

Date: 01.08.2023

Your ref:

Our ref: HGY/2023/1835

London Borough of Haringey
Planning Department
Development Management
Alexandra House
10 Station Road, Wood Green,
N22 7TR

Dear Sir or Madam,

Section 73 Application for Minor Material Amendments to Planning Permission Ref: HGY/2022/3858

Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU

Please find enclosed an application under Section S.73 application of the Town and Country Planning Act 1990 for a minor material amendment to planning permission HGY/2022/3858.

Planning permission (ref: HGY/2022/3858) was granted on 1 June 2023 for:

Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.

This letter sets out the proposed amendments sought by this application and provides a short assessment of the changes against the provisions of S.73 of the Town and Country Planning Act 1990.

Proposed Minor Material Amendments

Planning permission HGY/2022/3858 was approved subject to a number of conditions including condition 3 which states:

“Notwithstanding any provisions to the contrary, all the residential units delivered by the development hereby approved, shall be provided at affordable rent levels within the C3 use class, and for no other tenure or use. All the residential units shall be retained in this tenure and use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the scope of this permission in relation to the provision of affordable housing for rent accommodation, in accordance with Policy H4 of the London Plan (2021), Policy SP2 of the Haringey Local Plan (2017) and Policy DM13 of The Development Management DPD (2017)”.

As approved, the Council was intending to deliver the homes at Social Rent levels, however it is now seeking the flexibility to deliver these homes at London Affordable Rent levels.

The S.73 application therefore proposed to amend condition 3 to reflect this change and enable the delivery the new homes at either Social Rent or London Affordable Rent levels.

The Council has an ambitious programme to deliver 3,000 new council homes by 2031. This is a key corporate priority given that, like many other local authorities, Haringey is facing an acute demand for

housing with more than 12,500 households on our housing waiting list.

The proposed change to the condition to include the provision of London Affordable Rented housing will support the delivery of the Housing Priority in the new Borough Plan, which sets out in its first outcome that “We will work together to deliver the new homes Haringey needs, especially new affordable homes.” Within this outcome, the Corporate Delivery Plan sets the aim to “Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough”.

In particular, the change to London Affordable Rent will financially support the council’s aim to deliver 3,000 new council homes by 2031. Thereby contributing directly to the strategic outcomes on new housing supply that are at the core of the aims of the Council as expressed in the Borough Plan.

Moreover, the London Plan 2021 emphasises the importance of delivering genuinely affordable housing, The Mayor’s preferred affordable housing tenures as set out in the London Plan include homes based on social rent levels, including London Affordable Rent.

It is considered that the proposed provision of affordable rented homes across this scheme at London Affordable Rent levels will make a significant contribution to meeting an identified local need and is fully compliant with national, regional and local planning policy and guidance in this respect.

A S.96a (NMA) application to vary the wording of the tenure condition attached to the planning permission has also been submitted and subject to a decision on this application and the S.73 application, a request will be made to amend the relevant tenure obligation in the Planning Obligations letter.

The following documents and information accompany this submission:

- This covering letter
- Application form and CIL form
- Approved documents and plans (HGY/2022/3858)

We trust that the above and enclosed is in order and look forward to receiving a decision in due course. Should you wish to discuss any of the above, please contact me.

Yours sincerely

Samantha Jones
Project Manager – Housing

Email Samantha.Jones@Haringey.gov.uk

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