Officer Report

Application Number:	**HGY/2023/2260**
Application Type:	**Approval of details reserved by a condition**
Address:	Land at Watts Close, London, N15 5DW
Proposal:	Approval of details pursuant to condition 16 (Refuse Storage) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.
Case Officer:	Tania Skelli
Valid Date:	21/08/2023
Applicant:	Delta Architects (Agent)
Agent:	Mrs Benitez

RECOMMENDATION

Approve

Officer contact: Tania Skelli

2. APPROVED DEVELOPMENT

HGY/2022/0035 Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

3. CONSULTATION RESPONSE

LBH Cleansing - Support

4. ANALYSIS/ASSESSMENT

Condition 16 reads:

Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development, in accordance with policy 5.16 of the London Plan 2017, policy SP6 of the Haringey Local Plan 2017 and policy DM1 of the Haringey Development Management DPD 2017.

Pursuant to condition 16 the applicant has provided a plan and details of the refuse storage and collection. This was assessed by the Cleansing Team and considered acceptable to recommend discharge of this condition.

The following conditions are outstanding:

4(b-d) (Energy), 5 (Overheating), 14 (SBD).

Conditions 5 (Overheating), 12 (Drainage), 15 (cycle storage), 18 (EVCP), 19 (Servicing), 23 (accessibility) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following conditions are outstanding:

4(b-d) (Energy), 5 (Overheating), 14 (SBD).

Conditions 5 (Overheating), 12 (Drainage), 15 (cycle storage), 18 (EVCP), 19 (Servicing), 23 (accessibility) are currently under consideration.