

# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/2095</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                                                                                                                                                                                                                                                                      |
| <b>Address:</b>            | Land at Watts Close, London, N15 5DW                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Proposal:</b>           | Approval of details pursuant to condition 18 (EVCP) 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. |
| <b>Case Officer:</b>       | Tania Skelli                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Valid Date:</b>         | 02/08/2023                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Applicant:</b>          | 3                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Agent:</b>              | Formation Design and Build Ltd<br>Eva Romero                                                                                                                                                                                                                                                                                                                                                            |

## **RECOMMENDATION**

**Approve**

## **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 Transport - Support

## **4. ANALYSIS/ASSESSMENT**

Condition 18 reads:

Details and location of the electric vehicle charging points, shall be submitted and approved by the Council, prior to occupation. The charging points shall remain and be maintained as

approved thereafter.

Reason: To provide accessible electric vehicle charging points for vehicles in the interest of emission reduction.

Pursuant to condition 18 the applicant has provided a plan and details of the electric charging vehicle points. This was assessed by the Transport Team and considered acceptable to recommend discharge of this condition.

*The following conditions are outstanding:*

4(b-d) (Energy) [post occupation], 8(c-d) (Energy), 14 (SBD).

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

## **5. RECOMMENDATION**

GRANT DISCHARGE CONDITION

### **Informatives:**

*The following conditions are outstanding:*

4(b-d) (Energy) [post occupation], 8(c-d) (Energy), 14 (SBD).

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