



Officer Report

Application Number:

HGY/2023/2333

Application Type:

Approval of details reserved by a condition

Address:

Land at Watts Close, Tottenham, London, N15 5DW

Proposal:

Approval of details pursuant to condition 19 (Service and delivery plan) 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:

29/08/2023

Applicant:

Formation Design & Build Ltd.

Agent:

Eva Romero

RECOMMENDATION

Approve

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.

CONSULTATION RESPONSE

LBH Transport – no objections

Met Police Secure by Design – no objection.

ANALYSIS/ASSESSMENT

Condition 19 reads:

Prior to any residential, commercial or community use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan shall be implemented as approved and maintained thereafter unless agreed in writing by the Local Planning Authority.

Reason: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

Pursuant to condition 19 the applicant has provided a Service and Delivery plan. This was assessed by the Transport Team and Met Police/ Secure by Design Officer and found acceptable. Accordingly, it is considered acceptable for discharge.

It is noted that Conditions 4 (Energy - parts b-d) & 8 (Land Contamination - parts c-d) remain outstanding.

Conditions 5 (Overheating); 12 (Drainage); 14 (SBD); 15 (Cycle Storage) and 23 (Accessibility) are currently under consideration.

RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The applicant is advised that Conditions 4 (Energy - parts b-d) & 8 (Land Contamination - parts c-d) remain outstanding.

Conditions 5 (Overheating); 12 (Drainage); 14 (SBD); 15 (Cycle Storage) and 23 (Accessibility) are currently under consideration.