

Officer Report

Application Number:

HGY/2023/1605

Application Type:

Approval of details reserved by a condition

Address:

Land at Watts Close, London, N15 5DW

Proposal:

Approval of details pursuant to condition 15 (Cycle 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:

19/06/202

3

Applicant:

Formation Design & Build

Agent:

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 15 reads:

Cycle storage

The proposed 26 secure and covered cycle parking facilities as set out on the approved plan shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 15 the applicant has provided revised plans and technical specifications to demonstrate compliance with the above condition. 24 storage spaces are provided for the flats, 2 Sheffield stands for visitors and individual storage unit for each of the townhouses.

The revised report was assessed by the Transport Team and considered acceptable for discharge.

The following condition are outstanding:

4(b-d) (Energy), 8(c-d).

Conditions 5 (Overheating), 12 (Drainage), 14 (SBD) and 23 (accessibility) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

4(b-d) (Energy), 8(c-d).

Conditions 5 (Overheating), 12 (Drainage), 14 (SBD) and 23 (accessibility) are currently under consideration.