

Officer Report

Application Number:

HGY/2023/1088

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 23 (Accessibility) 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:

20/04/202

3

Applicant:

Formation Design and Build Ltd

Agent:

Ms Rocio Casado

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 BC – No objections

4. ANALYSIS/ASSESSMENT

Condition 23 reads:

Part M4(2)

Prior to occupation, the development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (1), (2) and (3) as indicated on the approved plans and supplementary information. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

Pursuant to condition 23 the applicant has provided a floor plans and a schedule of units detailing which unit complies with which part M Building regulation.

Two units are provided as M4(3), ground floor flat homes are provided as M4(2) and upper floor flats as M4(1).

This has been assessed by Building Control and considered acceptable.

The following condition are outstanding:

The following condition are outstanding:

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

Conditions 5 (Overheating), 14 (SBD) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following condition are outstanding:

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

Conditions 5 (Overheating), 14 (SBD) are currently under consideration.