



# Officer Report

**Application Number:** HGY/2022/3884  
**Application Type:** Approval of details reserved by a condition  
**Address:** Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ  
**Proposal:** Approval of details pursuant to condition 9 - partial discharge (Delivery and Servicing Plan and Waste Management Plan) of planning permission HGY/2017/3020 and pursuant to condition 9 (Delivery and Servicing Plan and Waste Management Plan) of the first S96a Planning Permission reference HGY/2021/0624 in relation to Blocks E2 only  
**Case Officer:** Valerie Okeiyi  
**Valid Date:** 25/10/2022  
**Applicant:** Formation Design and Build Ltd  
**Agent:** Ms Rocio Casado

## **RECOMMENDATION**

### **Approve**

#### **1. APPROVED DEVELOPMENT**

Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 18 storeys. Mixed use development comprising 10,657 sq.m (GIA) of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 230 Class C3 residential units together with associated residential and commercial car parking, public realm works and access – Granted - HGY/2017/3020

Non-Material amendment to planning permission (HGY/2017/3020) to amend the description of development to partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks comprising commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), residential dwellings (Class C3) together with associated residential and commercial car parking, public realm works and access. Amendments to conditions to enable phased submission and approval of details, and control of the approved scheme on a phased basis. Changes proposed to Conditions 2 (Approved drawings and supporting documents), 3 (Minimum B1 Business floorspace) 6 (Materials to be approved), 8 (Electric charging facilities), 9 (Delivery and Servicing Plan and Waste Management Plan), 11 (External Lighting), 12 (Crossrail 2 operations protection), 16 (Sustainable drainage details), 17 (Drainage Management Maintenance Schedule), 19 (Contaminated land 1), 20 (Contaminated land 2), 22 (Non-road mobile machinery), 25 (Secured by Design certification), 27 (Residential amenity noise levels), 28 (Sound Insulation - residential), 29 (Sound Insulation - commercial), 31 (Heating and hot water system), 32 (Construction standard of energy network), 33

(BREEAM), 34 (Overheating), 36 (Wheelchair unit provision), 37 (Central satellite dish), 38 (Broadband), 41 (Residential Design Standards) and 42 (Residential Access) – Granted – HGY/2021/0624

## 2. CONSULTATION RESPONSE

Internal

Waste Management Team – Thank you for getting the clarification about the commercial waste containers which is suitable and on that basis I don't have any other comments.

Transportation team –

I can see the DSP has been updated with respect to commentary on the waste collection arrangements and I understand the waste team are happy with the proposed arrangements overall.

The applicant's response references the on site management team will ensure the ability of residents to use trolleys as required to move deliveries to their homes, from whatever loading bay is able to be used.

There's vagueness as to whether the closest bay to E2 will be able to be used by E2, so the on site management team will need to ensure occupiers of E2 are aware of this and enable the use of trolleys to move deliveries if necessary.

No objections to the sign off of this application.

## 3. ANALYSIS/ASSESSMENT

Condition 9 (Delivery and Servicing Plan and Waste Management Plan) reads:

Prior to occupation of Block A, B, D, E1, E2 and F a Delivery and Servicing Plan (DSP) for that block shall be submitted for the local authority's approval in writing. The DSP (which can include temporary arrangements) must be in place prior to occupation of the Block. The DSP must also include a waste management plan which includes details of how refuse is to be collected. The plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day and that the truck is able to enter and exit in forward moving motion. Deliveries to the site should also be restricted between the hours 07.00hrs - 19.00hrs Monday to Saturday with no deliveries on Sundays or Bank Holidays.

Officers have reviewed the revised Delivery and Servicing Plan (DSP) and is satisfied for condition 9 to be discharged in relation to Block E2 only

## 4. RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION 9

**Informatives:**

The applicant is advised that condition 9 (Delivery and Servicing Plan and Waste Management Plan) has only been discharged in part and relates to Block E2 only.

The applicant is advised to ensure that the on-site management team makes the occupants of Block E2 aware of the closest bay and whether they can use it to enable the use of trolleys for moving deliveries if necessary.