

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Haringey
LPA planning ref no	HGY/2023/1924
Our ref	pgo-4212
Site address	Council Depot, Ashley Road, London N17 9DP
Proposal description	Minor Material Amendment (S73 Application) to vary Condition 2 (approved Plans) of Planning Permission Ref: HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The minor material amendment seeks to amend the affordable housing provision and tenure in order to allow for an increase in the number of affordable homes and changes to the affordable tenures.
Date on fire statement	N/A
Date consultation received	27/10/2023
Date response sent	15/11/2023

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE
Headline Response from HSE ('content')

Scope of consultation

- 1.1 The above planning application relates to a proposed development which consists of 10 residential buildings, arranged to form three private courtyards (A, B & C). Building heights range between 4 to 13 storeys.

1.2 It is noted that planning permission was granted on 31st August 2022 under planning application reference; HGY/2022/0752, for *“50% of the residential accommodation at Social Rent and 50% at Market Sale”*.

1.3 As per the project description above, it is noted that this S73 Minor Material Amendment application relates to a variation of Condition 2 (approved plans). However, the supporting statement titled ‘S73 Cover Letter_version FINAL’, available on the planning register states: *“The council is seeking to amend planning condition 16, reflecting a cabinet approved decision to convert all 136 Social Rent and 136 market sale homes to housing at London Affordable Rent levels”*, also...

“Following a review of the plans for this site, on 7 February 2023, Haringey Council’s Cabinet approved the provision of all homes at London Affordable Rent levels which is reflected in the following proposed amendments to planning condition 16: Notwithstanding any provisions to the contrary, all homes shall all ne provided at London Affordable Rent levels or Social Rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing in advance by the Local Planning Authority”.

1.4 The ‘S73 Cover Letter_version FINAL’ also states: *“Please note that the bedroom mix and provisions of wheelchair accessible homes remains the same as in the original planning application...”*

“The proposals also seek to address the additional children’s play space requirements due to the change in tenure...”, and

“The application proposes no other amendments to the scheme as permitted”,

and concludes that:

“The amendments to the scheme proposed under this Section 73 application seek to change the tenure to allow the delivery of all homes by the Council on the site at affordable rent levels. The layout, design and quantum of residential and commercial floorspace will remain unchanged.

The Ashley Road Depot site will deliver a range of significant planning and regeneration benefits, in terms of maximising the delivery of high-quality new homes; employment generation and the local economy; its responsive dwelling mix and contribution towards creating a sustainable community; its design quality and townscape response; local environmental enhancement and sustainability and renewable energy use. The provision of more affordable rented residential accommodation will address housing need and bring significant benefits to the local community.

The revised tenure complies with the objectives and requirements of the Development plan and is acceptable with regards to all other material planning considerations. We respectfully submit that planning permission should be granted for this Section 73 application”.

1.5 HSE acknowledges that no design amendments for the approved scheme are proposed that would affect the fire safety design of the development. Therefore, the applicant is directed to the advice provided within the previous substantive response (pgo-1099, dated 21/04/2022).

- 1.6 Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

Yours sincerely

S Peacock

Sara Peacock
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application
- matters related to planning applications around major hazard sites, licensed explosive sites and pipelines
- applications for hazardous substances consent
- London Plan policy compliance