

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS (POST-COMMITTEE)

1. APPLICATION DETAILS

Reference No: HGY/2023/2357

Ward: Noel Park

Date received: 01/09/2023

Address: Land at Haringey Heartlands between Hornsey Park Road Mayes Road Coburg Road Western Road and the Kings Cross / East Coast Mainline Clarendon Gas Works Olympia Trading Estate and 57-89 Western Road London N8 & N22

Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access, pertaining to Buildings H1, H2 and H3, forming Phase 4, including the construction of residential units (Use Class C3), commercial floorspace, basement, and new landscaped public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.

Applicant: St William Homes LLP

Ownership: Private

Officer contact: Valerie Okeiyi

1 SUMMARY OF DECISION

1.1 I exercise my delegated authority to issue permission and GRANT PLANNING PERMISSION subject to conditions, following:

- 1) The Planning Sub-Committee's (PSC's) resolution to grant planning permission on **15th January 2024**.
- 2) The imposition of an amended condition as requested by the Planning Sub Committee (PSC).
- 3) The agreement of the Chair of Planning Sub Committee to the imposition of amended conditions and informative
- 4) The consideration of additional consultation responses.

2 Conditions changes

Condition 2- the recommendation was revised to amend this condition as follows:

Prior to occupation: Landscaping

Prior to occupation of the residential areas, details of the hard and soft landscaping provision contained within the private amenity areas **including safety measures**, in accordance with the Design and Access Statement, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

Condition 3 - The Chair of the Planning Su Committee has agreed to the revised wording of the condition

Prior to superstructure works: Design Details

Detailed drawings showing the eills, parapets, roof plant arrangement, and screening (if required for acoustic purposes), reveals, corners and soffits of the proposed buildings shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced on that phase. Thereafter only such approved details shall be implemented.

Reason: To ensure the satisfactory development of the site.

Condition 5 – The Chair of the Planning Su Committee has agreed to the revised wording of the condition following further correspondence with the 3rd party expert

Prior to superstructure works: Revised Wind Assessment

Prior to the commencement of superstructure works for the development hereby approved a *supplemental* wind assessment shall be carried out by the applicants' wind consultants to **assess communal elevated amenity space and an appropriate range of balconies to be agreed with the LPA**. In the event that the report indicates the prevailing wind conditions would not provide comfort levels generally suitable for the intended use then modifications to the landscaping in this scheme shall be made to provide suitably comfortable wind levels. All details shall be submitted to and approved by the Council and thereafter implemented in accordance with the approved scheme.

Reason: To ensure public safety and amenity of the public realm within and around the development

3 Informative changes

Community Infrastructure Levy - The Chair of the Planning Su Committee has agreed to the revised wording of the informative

CIL will be collected by Haringey after/should the scheme is/be implemented and could be subject to relief, surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL index.

4 Further correspondence from third parties (PMRA) was received on Monday, January 15 2024 6:43pm.

- The objection raised were as follows;
 - Lack of engagement (Officers comment: Officers response to this was addressed in the planning committee addendum report, there had been a public consultation and letters were sent out directly to residents. There were also meetings with the Residents Association in October 2023)
 - Concerns residents were not notified of the parameter plans being exceeded (Officers comment: In terms of the parameter plans being exceeded, this has been amended through approval of a non-material amendment application addressed in paragraph 6.2.5 and 9.16.3 of the planning committee report)

A petition was received on 15/01/24 raising the following points:

- Concerns with the previously approved non-material amendment
- The proposal has a great impact on privacy, daylight sunlight than the previously approved maximum parameters.
- These impacts should be reassessed.
- PMRA would have welcomed the opportunity to engage with the Council on the impact of these proposals

Officer comment: as the non-material amendment has been approved already these matters are not for consideration in this application. As set out in the planning committee addendum report, there had been a public consultation and letters were sent out directly to residents. There were also meetings with the Residents Association in October 2023.

As such the petition does not raise any material planning consideration that were not already considered in the officer report.