

Officer Report

Application Number:	HGY/2023/2766
Application Type:	Approval of details reserved by a condition
Address:	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal:	Approval of details for Condition 24 (Be Seen) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer:	Tania Skelli
Valid Date:	13/10/2023
Applicant:	3
Agent:	Miss Aisling Carron
	Miss Aisling Carron

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

2. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

3. CONSULTATION RESPONSE

LBH Carbon management – Support

4. ANALYSIS/ASSESSMENT

Condition 24 reads:

The approved development shall not be implemented unless and until verified estimates of the 'Be Seen' energy performance indicators have been submitted to the GLA via their online portal and evidence of this, plus a metering strategy, has been submitted to the Local Planning Authority for its written approval. Reason: To contribute towards sustainable development, energy reduction measures and climate change mitigation.

Pursuant to condition 24 the applicant has provided a technical note to demonstrate compliance with the above condition. This was assessed by the Carbon Management Team and is considered satisfactory.

Accordingly, the condition is recommended to be discharged.

The following conditions are outstanding:

6 (Telecoms), 7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 20 (Energy), 23 (Highway works).

Conditions 9 (Boundary treatment) and 15 (Piling), 16 (Water main), 17 (Ground investigation), 18 (Land contamination), 28 (Passive house) and 29 (PHPP) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following conditions are outstanding:

6 (Telecoms), 7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 20 (Energy), 23 (Highway works).

Conditions 9 (Boundary treatment) and 15 (Piling), 16 (Water main), 17 (Ground investigation), 18 (Land contamination), 28 (Passive house) and 29 (PHPP) are currently under consideration.