

PLANNING APPLICATION CONSULTATION RESPONSE

SITE/LOCATION:	Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, London, N22 7BY
PLANNING REFERENCE AND PROPOSAL:	Previously HGY/2022/4552 Resubmission - HGY/2023/3192 and 3193 Demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self-contained residential units at ground to fourth floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvements.
PLANNING OFFICER:	Valerie Okeiyi

HOUSING STRATEGY AND POLICY OFFICER:	Luke Howarth
DATE:	26 February 2024

The applicant has resubmitted an application at the above site following a refusal by the Planning Committee on 6 November 2023; this was due to the lack of affordable housing provision. Whilst the affordable housing provision is unchanged, and the response provided by the Housing Strategy and Policy team in February 2023 remains accurate, it is important to stress that the provision of affordable housing should be balanced with viability. As such it is important to highlight the following paragraph from the original response:

The council's housing strategy sets out that developers should "provide 40% on-site affordable housing on schemes of ten units or more and give priority to the provision of family sized housing", but where it is not possible to provide affordable housing on site, off-site contributions are acceptable. Whilst the 40% on-site target is a borough-wide target and is subject to financial viability on a site-by-site basis, this is a matter for the planning team to discuss further with the developer to "maximise the benefit for the community while ensuring that these requirements do not make development unviable".