



Officer Report

Application Number:	HGY/2024/0265
Application Type:	Approval of details reserved by a condition
Address:	313 The Roundway, Tottenham, London, N17 7AB
Proposal:	Approval of details pursuant to Condition 17 (Air Quality Assessment) attached to Planning Permission Ref: HGY/2022/0967 dated 15 September 2023.
Case Officer:	John Kaimakamis
Valid Date:	31/01/2024
Applicant:	.
Agent:	PRATIBHA RAM

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning Permission was granted consent on 15 September 2023 for the following:

Demolition of existing buildings and erection of a three to five storey building with new Class E/F1 floorspace at ground floor and residential C3 units with landscaping and associated works.

ANALYSIS/ASSESSMENT

Condition 17

Condition 17 reads as follows:

"Air Quality Assessment

Prior to the commencement of above ground works, an updated Air Quality Assessment shall be submitted to the Local Planning Authority for its written approval. The updated AQA shall include:

- An addendum air quality assessment of the proposed development taking into consideration the likely operational impact of the development from its proximity to a major busy road (A10).*
- Monitoring will need to be undertaking at or within the close proximity of the site itself rather than relying purely on baseline monitoring farther away from the site nor Defra mapped background concentrations.*
- Provision of Predicted NO2 Concentrations beyond 2020 as currently submitted. This needs to be submitted for building operational commencement year and a couple of years following the completion of development.*

Once approved the development shall be completed in accordance with the approved details.

REASON: To Comply with the air quality requirements of the London Plan and GLA Sustainable Design and Construction SPG."

Pursuant to Condition 17 the applicant has provided the following document:

Air Quality Assessment (Ref: CS2267/TR/AQA/202311-EC) dated December 2023 prepared by NRG Consulting. This information was forwarded to the Council's Pollution Officer for review, who commented as follows:

"Having considered the applicant submitted Air Quality Assessment with reference CS2267/TR/AQA/202311-EC prepared by NRG Consulting, dated December 2023 and taking note of Sections 4 (Assessment Methodology), 5 (Air Quality Assessment), 6 (Conclusions and Recommendations), we are satisfied with the submitted report and are happy to recommend the discharge of Condition 17 (Air Quality Assessment) attached to approved planning permission HGY/2022/0967."

As such, it is considered that adequate details have been submitted to discharge Condition 17.

RECOMMENDATION

GRANT DISCHARGE CONDITION

APPROVAL OF DETAILS RESERVED BY CONDITION 17 ATTACHED TO HGY/2022/0967.

As shown on approved drawings/documents:

Condition 17

- Air Quality Assessment (Ref: CS2267/TR/AQA/202311-EC) dated December 2023 prepared by NRG Consulting.