



Officer Report

Application Number: HGY/2023/1215
Application Type: Approval of details reserved by a condition
Address: Block E, Chocolate Factory, 5 Clarendon Road Off Coburg Road, Wood Green, London, N22 6XJ
Proposal: Approval of details pursuant to condition 8 - partial discharge (Electric Charging Facilities) of planning permission HGY/2017/3020 and pursuant to condition 8 (Electric Charging Facilities) of the first S96a Planning Permission reference HGY/2021/0624 in relation to Blocks E2 only
Case Officer: Valerie Okeiyi
Valid Date: 05/05/2023
Applicant: Formation Design and Build Ltd
Agent: Ms Rocio Casado

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 18 storeys. Mixed use development comprising 10,657 sq.m (GIA) of commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 230 Class C3 residential units together with associated residential and commercial car parking, public realm works and access

Non-Material amendment to planning permission (HGY/2017/3020) to amend the description of development to partial demolition, change of use and extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks comprising commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), residential dwellings (Class C3) together with associated residential and commercial car parking, public realm works and access. Amendments to conditions to enable phased submission and approval of details, and control of the approved scheme on a phased basis. Changes proposed to Conditions 2 (Approved drawings and supporting documents), 3 (Minimum B1 Business floorspace) 6 (Materials to be approved), 8 (Electric charging facilities), 9 (Delivery and Servicing Plan and Waste Management Plan), 11 (External Lighting), 12 (Crossrail 2 operations protection), 16 (Sustainable drainage details), 17 (Drainage Management Maintenance Schedule), 19 (Contaminated land 1), 20 (Contaminated land 2), 22 (Non-road mobile machinery), 25 (Secured by Design certification), 27 (Residential amenity noise levels), 28 (Sound Insulation - residential), 29 (Sound Insulation - commercial), 31 (Heating and hot water system), 32 (Construction standard of energy network), 33 (BREEAM), 34 (Overheating), 36 (Wheelchair unit provision), 37 (Central satellite dish), 38 (Broadband), 41 (Residential Design Standards) and 42 (Residential Access)

2. CONSULTATION RESPONSE

Internal

Transportation team –

I've looked at this, and of the 16 blue badge bays on the drawing for block E2, it is noted that there are 5 passive and 5 active charging points/spaces, the data sheet provided details the chargers are 7.4KW 'fast' chargers.

The proposed provision of 5 of each type exceeds the London Plan requirements which are for 20% active and 20% passive facilities in the overall residential parking provision.

So as submitted (assuming the 16 spaces is the full E2 parking provision) exceeds the London Plan requirements for residential parking and there are no objections to the proposed arrangements.

It's not confirmed in the application, but I am assuming that the 16 spaces are the full parking provision for block E2, the parent applications refer to 27 spaces in total for Block E

(Officers comments: The applicant has confirmed that there are 16 accessible parking spaces for block E under the podium out of which and 9 is for the Chocolate Factory E2 and the remaining 7 assigned to E1. There are also 2 standard car parking spaces in garages at each E1 and E2. The reference to the 27 spaces cannot be for E only as there are 25 spaces in total for the development plus the 2 standard garages)

3. ANALYSIS/ASSESSMENT

Condition 8 (Electric Charging Facilities) reads:

The proposed car parking spaces to be approved pursuant to Condition 15 must include provision for electric charging facility in line with the London Plan; 20% active and 20% passive provision for future conversion. The car parking spaces, once implemented, are to be retained thereafter.

Officers have reviewed the proposed arrangement for electric charging facility in line with the London Plan and is satisfied for condition 8 to be discharged in relation to Block E2 only

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION 8 - Relating to Block E2 only

INFORMATIVE:

The applicant is advised that condition 8 (Electric Charging Facilities) has only been discharged in part in that it relates to Block E2 only.

Informatives:

The applicant is advised that condition 8 (Electric Charging Facilities) has only been discharged in part in that it relates to Block E2 only.