



Officer Report

Application Number:	HGY/2024/0724
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 42 (Residential Access) of planning permission HGY/2017/3020 and pursuant to condition 42 - (Residential Access) of the first S96a Planning Permission reference HGY/2021/0624 in relation to Blocks E2 only
Case Officer:	Valerie Okeiyi
Valid Date:	15/03/2024
Applicant:	Delta Architects (Agent)
Agent:	Mrs. Benitez

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 – Granted - HGY/2017/3020

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) – Granted – HGY/2021/0624

2. CONSULTATION RESPONSE

N/A

3. ANALYSIS/ASSESSMENT

Condition 42 (Residential Access) reads:

Fobs shall be provided for occupants of the family units in order to obtain access to the communal amenity space of the development hereby approved as follows:

- The family units within Block B and E1 will have access to the Block E1 roof top amenity space.
- The family units within Block D shall have access to the Block D roof top amenity space.
- The family units within Block E2 will have access to the podium amenity space to Block E2.

Officers are satisfied with the details which show that the developer has provided fobs for occupants of the family units in order to obtain access to the podium amenity space to Block E2. Therefore condition 42 is discharged in relation to block E2 only.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION 42

Informatives:

The applicant is advised that condition 42 (Residential Access) has only been discharged in part and relates to Block E2 only.