



Officer Report

Application Number:	HGY/2023/1371
Application Type:	Approval of details reserved by a condition
Address:	Car Dealership, 23-23A High Street, Hornsey, London, N8 7QB
Proposal:	Approval of details pursuant to conditions 3 (materials), 4 (front elevation details), 5 (boundary treatments and landscaping), 6 (screen planting and fencing), 7 (refuse storage and collection), 8 (cycle store), 13 (central aerial dish system), 18 (green roof), 19 (energy statement) attached to planning permission HGY/2020/0590.
Case Officer:	Eunice Huang
Valid Date:	12/07/2023
Applicant:	Mario Bedvinos
Agent:	Mr Kurt Gander-Howe

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Planning permission granted under application reference HGY/2021/2718 for demolition of existing building and construction of a mixed-use scheme at part two and part three storeys in height (with accommodation in the roofspace) providing retail floorspace (Class A1) at ground floor level, together with 7 residential flats (Class C3) and 2 residential houses (Class C3), with associated cycle parking, landscaping and ancillary works.

2. CONSULTATION RESPONSE

LBH Conservation

Materials, front façade details and boundary treatment, as revised acceptable.

LBH Carbon Management

The overall predicted reduction in CO2 emissions for the development shows an improvement of approximately 80% in carbon emissions with SAP10.2 carbon factors, from the Baseline development model (which is Part L 2021 compliant). This represents an annual saving of approximately 7.0 tonnes of CO2 from a baseline of 8.72 tCO2/year. This is acceptable in principle.

It is recommended to explore different design interventions to lower the solar gain and the cooling demand, to ensure the electricity consumption is minimised as much as possible. The green roof should be revised section demonstrating settled substrate levels of no less than 120mm for extensive living roofs, to maximise biodiversity.

On this basis, it is not recommended to discharge Condition 18 and 19.

3. ANALYSIS/ASSESSMENT

Condition 3

Condition 3 reads:

3. Further details of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Details should include brick types, roofing materials, details of balconies railings, panels and screens, combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Assessment

A schedule of external materials has been submitted with exact product references., including brick types, roofing materials, details of balconies railings, panels and screens. LBH Conservation is satisfied with the details provided.

The submitted details are thus considered satisfactory for the discharge of Condition 3.

Condition 4

Condition 4 reads:

4. Notwithstanding the approved plans fully annotated and dimensioned elevation and section drawings of the proposed front elevation to the High Street, at a scale of 1:20, illustrating the detailed design of all architectural features and facing materials, including design details of ground floor shopfronts, upper floors timber windows and their architrave surrounds, window sills, banding, eaves and coping detail, rainwater goods etc, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To ensure that the development is of a highest quality standard to preserve the character and appearance of conservation area.

Assessment

Details of the front façade have been submitted and revised to the satisfaction of LBH Conservation.

The submitted details are thus considered satisfactory for the discharge of Condition 4.

Condition 5

Condition 5 reads:

5. Notwithstanding the approved plans, prior to the occupation of the unit hereby approved details of all boundary treatments, and hard and soft landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority, including details of location, type and materials to be used for hard landscaping and specifications for the permeable paving. The development thereafter shall be implemented in accordance with such approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Assessment

Details of the boundary treatment, including gates and fencing, have been submitted and revised to the satisfaction of LBH Conservation.

The submitted details are thus considered satisfactory for the discharge of Condition 5.

Condition 6

Condition 6 reads:

6. Prior to commencement of all works above ground, details of screen planting and fencing for the roof terrace above Block B shall be submitted to and approved in writing. The development shall be carried out in accordance with the approved details and shall be maintained as such.

Reason: In the interests of protecting the privacy and amenities of neighbouring residential occupants, in accordance with policy 7.6 of the London Plan 2016 and policy DM1 of the Haringey Development Management DPD 2017.

Assessment

Details of the screen planting and fencing include a selection of trees 2m high, located along the perimeter of the terrace. Double slatted timber panels, 1.8m high, would be located on the western and southern side of the terrace, while a 1.8m high acoustic timber screen would be located on the eastern side to reduce sound transmittance of the ASHPs. The proposed details are satisfactory for the visual appearance, visual privacy mitigation and noise mitigation of the terrace use.

The submitted details are thus considered satisfactory for the discharge of Condition 6.

Condition 7

Condition 7 reads:

7. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the occupation and use of the development. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

Assessment

The applicant has made arrangements with Veolia to confirm waste management procedures.

The residential units will be provided with 1no. 1100L and 1no. 240L refuse bins; 1no. 1100L recycling bin, and 3no. 140L food waste bin, for timed collection by Veolia. The management company will move the bins to and from the shared storage space for collection within Veolia's provided schedule.

The commercial units have been provided with 1no 1,100L refuse bin and 1no 1,100L recycling bin. The commercial units will have their bin managed by Veolia and collections will be arranged between Veolia and the tenants once the commercial units have been occupied, but will be on an alternate day to the residential collection to minimise disturbance on the street.

The submitted details are thus considered satisfactory for the discharge of Condition 7.

Condition 8

Condition 8 reads:

8. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 16 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

Assessment

6 cycle spaces are provided with the installation of 3no. Sheffield Cycle Stands in the entrance passage. This would be secured by the entrance gate, and covered by the existing first floor of the adjacent building. 10 horizontal spaces are provided within a timber framed and clad enclosure in the courtyard. This has lockable doors.

The submitted details are thus considered satisfactory for the discharge of Condition 8.

Condition 13

Condition 13 reads:

13. The proposed development shall have a central dish/aerial system for receiving all broadcasts for the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: To protect the amenity of the locality.

Assessment

The proposal would be provided with a roof-mounted satellite dish, above the rear dormer of Block A. The dish would be mounted on a 600mm pole fixed to the roof. Due to its height and siting, the satellite dish would not be visible from High Street.

The DVB Aerial is similarly located above the rear dormer. The aerial will need protrude above the roof line to enable signals from the local transmitter to be received. The siting of the aerial at the rear of the roof minimises the prominence of the aerial.

The siting of the dish and aerial systems is thus acceptable.

The submitted details are thus considered satisfactory for the discharge of Condition 13.

Condition 18

Condition 18:

18. No development shall commence until details of a scheme for a ""vegetated"" or ""green"" roof above the 2 dwellings in Block C for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2016 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017.

Assessment

The green roof would be composed of a Green Blanket system by SkyGarden, which is a sedum roof blanket comprising a 50mm substrate with 25mm sedum blanket. Section drawings and details of the maintenance schedule has been provided.

It should be noted that the consented scheme is a minor development; not a major development. The requirements of Policy 5.11 of the London Plan 2016, as outlined by LBH Carbon Management, relate to major development. The submitted details are satisfactory and proportionate to the scale of the consented development.

The submitted details are thus considered satisfactory for the discharge of Condition 18.

Condition 19

Condition 19:

19. Prior to the commencement of construction works on site, a further energy statement demonstrating that carbon savings have been maximised, taking into account the limitations of the building, in line with policy 5.4 of the London Plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be built in accordance with the approved energy statement and the energy provisions shall thereafter be permanently retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of minimising carbon emissions and reducing energy use from the development, in accordance with policies 5.3 and 5.4 of the London Plan 2016, policy SP4 of the Haringey Local Plan 2017, and policy DM21 of the Haringey Development Management Plan DPD 2017.

Assessment

The applicant has submitted a revised energy statement that shows an overall 80% carbon reduction, from the baseline development model (which is Part L 2021 compliant). This is supported.

LBH Carbon Management have recommended changes to the building design, such as external shading to the south-facing shopfront, to reduce cooling demand. However, their comments note that the reported energy use intensity and space heating demand is within the limits of the GLA benchmark. Due to the sensitivities of the shopfront design within the conservation area, changes to the front façade are not considered warranted for the scale of the minor development.

The submitted details are thus considered satisfactory for the discharge of Condition 18.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION