

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPLICATION DETAILS

Reference No: HGY/2023/2436

Ward: Noel Park

Date received: 11/09/2023

Drawing number of plans:

Address: Land at the Chocolate Factory and Parma House, 5, Clarendon Road, London, N22 6XJ

Proposal:

Variation of Condition 2 (Approved plans) of planning permission ref: HGY/2017/3020 (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. This application is accompanied by an Environmental Impact Assessment.)

To change the tenure of the seven market residential units located in Block E2 to affordable housing and amend the affordable housing for Block E2 to include London Affordable Rent.

Applicant: Jon Southern

Ownership: Private

Officer contact: Valerie Okeiyi

1. RECOMMENDATION

Approve with Conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 2.1. This application seeks planning permission for the variation of condition 2 (approved plans) of planning permission ref: HGY/2017/3020 to amend the seven market residential units located in Block E2 to affordable housing and to confirm that all affordable housing units (the 73 units contained in the S106 attached to planning application ref: HGY/2017/3020 and the seven market residential units subject to this application, therefore 80 in total), will be offered to eligible households at London Affordable Rent or Social Rented.

Site and Surroundings

- 2.2 The mixed-use development known as Land at Chocolate Factory and Parma House was granted planning permission in 2019 under planning permission reference HGY/2017/3020. The site is currently under construction with the building owned by the Council known as block E2 completed for occupation shortly. The main Chocolate Factory building owned by Workspace is currently being refurbished. Parma House is to the east of the Chocolate Factory and eastern side of Clarendon Road.
- 2.3 The site is located to the west of Wood Green Metropolitan Town Centre. The surrounding area is intensively developed generally with buildings of 2-3 storeys in height in a mixture of uses; including Alexandra School to the north,. South of Coburg Road is the Clarendon Square development. Western Road forms the western boundary of the site and to the west of that is a Council recycling depot and vacant railway land adjacent to East Coast Main Line.
- 2.4 The site falls within the Wood Green Growth Area, Local Employment Area: Regeneration Area and lies adjacent to Wood Green Common Conservation Area. The site also falls within Site Allocation SA19 'Wood Green Cultural Quarter (South)' of the Site Allocations DPD, which allocates the site for the enhancement of the Wood Green Cultural quarter through improvements to Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed use development with residential.
- 2.5 The site has a PTAL level of 4, which is ranked as 'medium' access to public transport service.

Relevant Planning and Enforcement history

- 2.6 The most recent planning history in relation to the site and its neighbours is as follows;

HGY/2017/3020- 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 – 15/02/2019

HGY/2021/0624-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 – 13/09/2021

HGY/2022/1986 - Non-Material amendments to planning permission HGY/2017/3020 and resultant update of Condition 2 (approved drawings and supporting documents) in relation to changes to Block A Chocolate Factory including retention of existing built form (previously shown to be demolished), resultant increase in floorspace and changes to floorplans, changes to atrium roof and design amendments to the 5th floor extension. Corresponding drawing reference updates to Conditions 3 and 36 – Granted – 17/01/2024

3 CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

Internal:

1) LBH Lead Pollution:

Having considered the nature of the requested variation of Condition 2 (Approved Plans) to change the tenure of the seven market residential units located in Block E2 to affordable housing and amend the affordable housing for Block E2 to include London Affordable Rent, please be advised that we have no objection to the proposed application with regards to land contamination and air quality. However, the applicant is reminded of the need to comply with the previous conditions on both grounds i.e. land contamination and air quality, as outlined in the approved planning permission HGY/2017/3020 where applicable for the previously approved development.

2) LBH Waste Team:

The variation of condition 2 for this development will not impact the waste storage and collection services or previous feedback provided about those – no comments to add.

External

3) National Gas Transmission Asset Protection team

Regarding planning application HGY/2023/2436, there are no National Gas Transmission assets affected in this area. After looking at the London Borough of Haringey Council boundary, we have found that National Gas Transmission do not have any assets within your boundary.

4) Nation Grid Team

Regarding planning application HGY/2023/2436, there are no National Grid Electricity Transmission assets affected in this area.

5) Crossrail 2 Safeguarding

No objection subject to the following condition and an informative

Condition:

None of the development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- (i) Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,
- (ii) Accommodate ground movement arising from the construction thereof,
- (iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures,

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] [is] [are] occupied

Informative:

Transport for London is prepared to provide information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are

encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements.

Officers comments (The original permission has a Crossrail 2 condition attached - also Block E2 has been implemented / completed)

6) Transport for London:

Having assessed the proposals, we can confirm that TfL has no comments to make on this planning application regarding strategic transport issues. We would, however, expect the application to be determined in line with relevant London Plan policy and guidance plus that issued by TfL including the Mayor's Transport Strategy.

7) Thames Water

Thank you for consulting Thames Water on this planning application. Having reviewed the details, we have no comments to make at this time. Should the details of the application change, we would welcome the opportunity to be re-consulted.

4 LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Background
2. Scope of a section 73 application;
3. Proposed change

Background

The original permission (HGY/2017/3020) was granted for the development outlined above and a subsequent Non material Amendment application was approved under planning reference: HG/2021/0624 and HG/2022/1986 for the changes outlined above. However, a variation is sought to alter condition 2 to amend the seven market residential units located in Block E2 to affordable housing and to allow the Local Authority to charge rent at London Affordable rent and social rent levels.

Condition 2 (Approved plans) reads:

Plans:

Site Wide Drawings:

Drawing No. PL003 Red Line Drawing;

Drawing PL-A1-011 Rev A Proposed Roof Plan AOD Height Diagram Area 1;

Drawing PL-A2-011 Rev_ Proposed Roof Plan AOD Height Diagram Area 2;

Drawing PL-A1-010 Rev A Site Plan Area 1

Drawing PL-A2-010 Rev_ Site Plan Area 2

Demolition Drawings:

Drawing No. PL700 Rev A Demolition Plan

PL701 Demolition Diagram

Existing Drawings:

Drawing No. PL-500 Existing Site Plan Diagram

Drawing No. PL-501 Building 1 Existing Plan

Drawing No. PL-502 Building 1 Existing Elevations

Drawing No. PL-503 Building 2 Existing Plan

Drawing No. PL-504 Building 2 Existing Elevations

Drawing No. PL-505 Building 3 Existing Plan

Drawing No. PL-506 Building 3 Existing Elevations

Drawing No. PL-507 Building 4 Existing Plans and Elevations

Drawing No. PL-508 Building 5 Existing Plan

*Drawing No. PL5294-01 The Chocolate Factory Ground Floor Existing Layout
(Building 6)*

*Drawing No. PL5294-02 The Chocolate Factory First Floor Existing Layout
(Building 6)*

*Drawing No. PL5294-03 The Chocolate Factory Second Floor Existing Layout
(Building 6)*

*Drawing No. PL5294-04 The Chocolate Factory Third Floor Existing Layout
(Building 6)*

*Drawing No. PL5294-05 The Chocolate Factory Fourth and Fifth Floor
Existing Layout (Building 6)*

Drawing No. 0306 GA 020 Parma House As Built Ground Floor Plan (Building 7)

Drawing No. 0306 GA 022 Parma House As Built Second Floor Plan (Building 7)

Drawing No. 0306 GA 023 Parma House As Built Third Floor Plan (Building 7)

Drawing No. 0306 GA 031 Parma House As Built Elevations (Building 7)

Blocks A and F Plans:

Drawing No. PL-BA-BF-100_Rev E Proposed Ground Floor Plan Blocks A - F

Drawing No. PL-BA-BF-101_Rev E Proposed First Floor Plan Blocks A - F

Drawing No. PL-BA-BF-102_Rev E Proposed Second Floor Plan Blocks A - F

Drawing No. PL-BA-BF-103_Rev E Proposed Third Floor Plan Blocks A - F

Drawing No. PL-BA-BF-104_Rev E Proposed Fourth Floor Plan Blocks A - F

Drawing No. PL-BA-BF-105_Rev E Proposed Fifth Floor Plan Blocks A - F

Drawing No. PL-BA-BF-106_Rev D Proposed Sixth Floor Plan Blocks A - F

Blocks A and F Elevations:

Drawing No. PL-BA-200_Rev D Proposed East Elevation Block A

Drawing No. PL-BA-201_Rev F Proposed Elevations Block A South Elevation

Drawing No. PL-BA-202_Rev E Proposed Elevations Block A West Elevation

Drawing No. PL-BA-203_Rev F Proposed Elevations Block A North Elevation

Drawing No. PL-BF-200_Rev C Proposed Elevations Block F East Elevation

Drawing No. PL-BF-201_Rev C Proposed Elevations Block F South Elevation

Drawing No. PL-BF-202_Rev D Proposed Elevations Block F West Elevation

Drawing No. PL-BF-203_Rev C Proposed Elevations Block F North Elevation

Block B Plans:

Drawing No. PL-BB-099 Rev B Proposed Basement Plan Block B

Drawing No. PL-BB-100_Rev C Proposed Ground Floor Plan Block B

Drawing No. PL-BB-101_Rev C Proposed First Floor Plan Block B

Drawing No. PL-BB-102_Rev B Proposed Second Floor Plan Block B

Drawing No. PL-BB-103_Rev B Proposed Third Floor Plan Block B
Drawing No. PL-BB-104_Rev B Proposed Fourth Floor Plan Block B
Drawing No. PL-BB-105_Rev B Proposed Fifth Floor Plan Block B
Drawing No. PL-BB-106_Rev B Proposed Sixth Floor Plan Block B
Drawing No. PL-BB-107_Rev B Proposed Seventh Floor Plan Block B
Drawing No. PL-BB-108_Rev B Proposed Eighth Floor Plan Block B
Drawing No. PL-BB-109_Rev B Proposed Ninth Floor Plan Block B
Drawing No. PL-BB-110_Rev B Proposed Tenth Floor Plan Block B
Drawing No. PL-BB-111_Rev B Proposed Eleventh Floor Plan Block B
Drawing No. PL-BB-112_Rev B Proposed Twelfth Floor Plan Block B
Drawing No. PL-BB-113_Rev B Proposed Thirteenth Floor Plan Block B
Drawing No. PL-BB-114_Rev B Proposed Fourteenth Floor Plan Block B
Drawing No. PL-BB-115_Rev C Proposed Fifteenth Floor Plan Block B
Drawing No. PL-BB-116_Rev C Proposed Sixteenth Plan Block B
Drawing No. PL-BB-117_Rev B Proposed Seventeenth Floor Block B
Drawing No. PL-BB-118_Rev A Proposed Eighteenth Floor Block B

Block B Elevations:

Drawing No. PL-BB-200_Rev E Proposed Elevations Block B East Elevation
Drawing No. PL-BB-201_Rev E Proposed Elevations Block B South Elevation
Drawing No. PL-BB-202_Rev E Proposed Elevations Block B West Elevation
Drawing No. PL-BB-203_Rev E Proposed Elevations Block B North Elevation

Block E1 Plans:

Drawing PL-BE1-100_Rev_ Proposed Plans Block E1 Ground Floor
Drawing PL-BE1-101_Rev_ Proposed Plans Block E1 First Floor
Drawing PL-BE1-102_Rev_ Proposed Plans Block E1 Second Floor
Drawing PL-BE1-103_Rev_ Proposed Plans Block E1 Third Floor
Drawing PL-BE1-104_Rev_ Proposed Plans Block E1 Fourth Floor

Drawing PL-BE1-105_Rev_ Proposed Plans Block E1 Fifth Floor

Drawing PL-BE1-106_Rev_ Proposed Plans Block E1 Sixth Floor

Drawing PL-BE1-107_Rev_ Proposed Plans Block E1 Seventh Floor

Block E1 Elevations:

Drawing No. PL-BE1-200_Rev Proposed Elevations Block E1 East Elevation

Drawing No. PL-BE1-201_Rev Proposed Elevations Block E1 South Elevation

Drawing No. PL-BE1-202_Rev Proposed Elevations Block E1 North Elevation

Block E2 and D Plans:

Drawing PL-BE2-BD-100_Rev_ Proposed Plans Blocks E2 – D Ground Floor

Drawing PL-BE2-BD-101_Rev_ Proposed Plans Blocks E2 – D First Floor

Drawing PL-BE2-BD-102_Rev_ Proposed Plans Blocks E2 – D Second Floor

Drawing PL-BE2-BD-103_Rev_ Proposed Plans Blocks E2 – D Third Floor

Drawing PL-BE2-BD-104_Rev_ Proposed Plans Blocks E2 – D Fourth Floor

Drawing PL-BE2-BD-105_Rev_ Proposed Plans Blocks E2 – D Fifth Floor

Drawing PL-BE2-BD-106_Rev_ Proposed Plans Blocks E2 – D Sixth Floor

Drawing PL-BE2-BD-107_Rev_ Proposed Plans Blocks E2 – D Seventh Floor

Drawing PL-BE2-BD-108_Rev_ Proposed Plans Blocks E2 – D Eighth Floor

Drawing PL-BE2-BD-109_Rev_ Proposed Plans Blocks E2 – D Ninth Floor

Drawing PL-BE2-BD-110_Rev_ Proposed Plans Blocks E2 – D Tenth Floor

Drawing PL-BE2-BD-111_Rev_ Proposed Plans Blocks E2 – D Eleventh Floor

Drawing PL-BE2-BD-112_Rev_ Proposed Plans Blocks E2 – D Twelfth Floor

Drawing PL-BE2-BD-113_Rev_ Proposed Plans Blocks E2 – D Thirteenth Floor

Block E2 and D Elevations:

Drawing No. PL-BE2-200_Rev Proposed Elevations Block E2 West Elevation

Drawing No. PL-BE2-201_Rev Proposed Elevations Block E2 North Elevation

Drawing No. PL-BE2-202_Rev Proposed Elevations Block E2 South Elevation

Drawing No. PL-BD-200_Rev C Proposed Elevations Block D East Elevation

Drawing No. PL-BD-201_Rev C Proposed Elevations Block D South Elevation

Drawing No. PL-BD-202_Rev D Proposed Elevations Block D West Elevation

Drawing No. PL-BD-203_Rev C Proposed Elevations Block D North Elevation

Landscape Drawings:

Drawing No. L33-01 Rev B Detailed Landscape Masterplan Sheet 1 of 5

Drawing No. L33-02 Rev B Detailed Landscape Masterplan Sheet 2 of 5

Drawing No. L33-03 Rev D Detailed Landscape Masterplan Sheet 3 of 5

Drawing No. L33-04 Rev B Detailed Landscape Masterplan Sheet 4 of 5

Drawing No. L33-06 Rev D Detailed Landscape Masterplan General Arrangement

Supporting documents:

Planning Statement prepared by Barton Willmore and dated 10/17, Existing Floorspace Schedule, Aborigicultural Impact Assessment Report prepared by Sharon Hosegood Associates and dated 09/17, Phase 1 Environmental Desk Study prepared by Furness Partnership and dated 10/17, Structural Engineer's Stage 2 Report made by Furness Partnership and dated 10/17, and Environmental Statement (Volume 1 – 4 inclusive) prepared by Barton Willmore and dated 10/17 received 20/10/17, Flood Risk Assessment prepared by Furness Partnership and dated 02/18, Block B Residential Acc. Schedule Rev J, Energy Statement prepared by Etude and dated 02/18, Sustainability Statement prepared by Etude and dated 02/18, Utilities Statement prepared by Furness Green Partnership and dated 02/18, Statement of Community Involvement prepared by Meeting Place Communications and dated 02/18, and Environmental Statement Addendum prepared by Barton Willmore and dated 02/18 received 21/02/18, Wind Microclimate Statement of Conformity prepared by RWDI and dated 02/18 and letter correspondence from T Rogan-Lyons, GL Hearn to V Bullock, Barton Willmore and dated 16/02/18 re. Daylight and sunlight amenity Coburg notional scheme received 22/02/18, Evaluate Infographic CL13351 prepared by Lichfields and dated 02/18, Block D Residential Acc. Schedule Rev J, Design and Access Statement Addendum 002.2 prepared by Barton Willmore and dated 02/18, received 02/03/18, RWDI response to the Wind Microclimate Review dated 09/03/18, RWDI Chocolate Factory – Wind Microclimate Statement of Conformity dated 13/03/18 and letter from T Rogan-Lyons, GL Hearn to V Bullock, Barton Willmore dated 15/03/18 received 15/03/18, and WG042 Chocolate Factory Methodology prepared by Hayes Davidson and dated March 2018 and WG044 Final images

*prepared by Hayes Davidson and dated March 2018 and received 19/03/18.
Etude Letter dated 9th July 2018.*

*Accommodation and Areas Schedule Block E1 Residential Rev A (01.03.21),
Accommodation and Areas Schedule Block E2 Residential Rev A (01.03.21),
Accommodation and Areas Schedule Residential Summary Rev M (01.03.21),*

*Addendum Design and Access Statement March 2021, Transport Phasing
Strategy February 2021, prepared by Steer, Etude letter dated 28 October
2020 on energy strategy and Addendum Planning Statement March 2021,
prepared by Barton Willmore LLP submitted 1st March 2021*

*Accommodation and Areas Schedule Commercial Rev J (19.05.22), Non-
residential Floorspace Schedule Rev E, Addendum Design and Access
Statement*

*July 2022 prepared by Barton Willmore, now Stantec and Highways Note
dated 12 July 2022 prepared by Steer submitted July 2022*

Scope of Section 73 Application

An application can be made under S.73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. A S.73 application results in a new permission being issued.

The LPA therefore has to make a decision focusing on national or local policies which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought.

Haringey Housing Delivery Context

The applicant team have set out that Haringey Council has an ambitious programme to deliver 3,000 new council homes by 2031. This is a key corporate priority, given that like many other local authorities, Haringey is facing an acute demand for housing with more than 12,500 households on our housing waiting list.

Following a review of the housing delivery program to address the significant challenges in the construction industry at present, Haringey Council's Cabinet approved the provision of all homes within the pipeline to be available at London Affordable Rent levels as well as at social rent levels. This flexibility has been included to help address financial pressures and is considered a positive step taken to accelerate the delivery of new council homes in the borough. The uplift in rent to London Affordable rent levels will help to financially support this change and ensure that the provision of homes for market sale is no longer required, increasing the delivery of more council homes.

Planning Policy Context

Planning Policy Framework 2021 (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

Policy SP2 of the Councils Local Plan Strategic Policies DPD 2017 (hereafter referred to as Local Plan) and Policy H4 of the London Plan requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals on public land should deliver at least 50% affordable housing on each site.

Delivering more genuinely affordable housing is a key strategic issue for London. Meeting the need for circa 43,500 affordable homes per year, as established in the 2017 Strategic Housing Market Assessment (SHMA), will require an increase in affordable housing contributions from all sources. All schemes are expected to maximise the delivery of affordable housing and make the most efficient use of available resources. This is critical to enabling London to meet the housing needs of its workforce and maintain the function and resilience of the city.

The Mayor is committed to delivering genuinely affordable housing. Within the broad definition of affordable housing, the Mayor’s preferred affordable housing tenures are:

- Homes based on social rent levels, including Social Rent and London Affordable Rent;
- London Living Rent
- London Shared Ownership

London Affordable Rent and Social Rent homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator’s Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and London Affordable Rent homes are capped at benchmark levels published by the GLA. Rents for both are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF. More detail is contained within the Mayor’s Homes for Londoners Affordable Homes Programme funding guidance. These homes will be allocated in accordance with need (based on the borough’s allocations policy).

London Living Rent (LLR) offers Londoners on average incomes a lower rent, enabling them to save for a deposit. The Mayor is introducing LLR as an intermediate affordable housing product with low rents that vary by ward across London. Where funded by the Greater London Authority, LLR will be a Rent to Buy product, with sub-market rents on time-limited tenancies, which

will help households on average income levels to save for a deposit. As London Living Rent can be a step to homeownership, it can be considered as an affordable homeownership product.

London Shared Ownership is an intermediate ownership product which allows London households who would struggle to buy on the open market, to purchase a share in a new home and pay a low rent on the remaining, unsold, share.

Local Plan Strategic Policies DPD 2017 sets out the long-term vision of the development of Haringey by 2026 and also sets out the Council's spatial strategy for achieving that vision.

Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.

The Development Management DPD 2017 (hereafter referred to as the DM DPD) supports proposals that contribute to the delivery of the strategic planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites.

Policy DM13 of the DM DPD makes it clear that the Council will seek to maximise affordable housing delivery on all sites and states that developments with capacity to accommodate more than ten dwellings should provide affordable housing and highlights a preference for social and affordable rented accommodation.

Assessment:

Change of housing tenure

The purpose of this application is to amend the seven market residential units located in Block E2 to affordable housing and to confirm all affordable housing units (the 73 units contained in the S106 attached to planning application reference: HGY/2017/0302 and the seven market residential units subject to this application, therefore 80 in total), will be offered to eligible households at London Affordable Rent or Social Rented.

The amendments proposed by this application will also increase the total number of affordable homes available at the development and allow the Council to offer homes to qualifying households at London Affordable Rent and/or Social Rent; thereby meeting an identified local housing need.

The S106 agreement attached to the permission, contained an obligation for the provision of no less than 73 homes (202 by habitable rooms) to be made

available to eligible households as Social Rented Housing. Having reviewed the council housing programme the view was taken to increase the Affordable Housing provisions within this development by changing the tenure of the council owned parts, Block E to 100% affordable housing. This is considered in line with planning policy as this change of 8 private sale units to affordable housing would be a very minor percentage change across the whole development, but nevertheless improve the overall affordable housing offer, and deliver much needed council homes.

As highlighted above, this proposal forms part of the Council's Housing Delivery Programme which seeks to increase Council owned, council rent homes in the borough through the delivery of 3,000 new council homes by 2031. It aims to address the Council's housing waiting list through the provision of a wide range of housing typologies and to address issues relating to the over and under occupation of the existing housing stock to ensure the effective use of public assets and funding.

London Affordable Rent as with Social Rent, is considered to be a low-cost rented tenure, aiming to deliver homes at the lowest rent levels within the rented sector. The provision of LAR and Social Rent remains compliant with both Haringey affordable housing Policy DM 13 to deliver social/affordable rent and London Plan policy H6 to deliver low-cost rented homes. This change would see no difference in the tenure mix of the proposed development but would allow the LPA further flexibility with the levels of rent offered to tenants within the guidance set out in Policy H6 of the London Plan (2021).

As such it is considered that the proposed S73 to allow for these homes to be rented at London Affordable Rent and Social Rent levels is considered to comply with policy and would help to deliver much needed affordable housing for the borough.

As such condition 2 of the approved planning permission (HGY/2017/3020) can be varied.

Other Issues:

There have been no significant policy changes since the permission was approved that would alter the outcome of the decision for this proposal.

The proposal also includes certain minor amendments to the description of development and conditions attached to the s.73 consent notice. The requested amendments have also been reviewed by planning officers and there are no objections to the minor revisions.

6. Conclusion

The proposal is considered acceptable as the changes area is deemed to be a minor variation to the original planning permission and associated conditions

that would not have any adverse impact on the tenure of the approved development and would be in line with up to date planning policies.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.