

Reference No: HGY/2024/0450	Ward: Noel Park
Address: 707-725 Lordship Lane, Wood Green, London, N22 5JY	
Proposal: Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.	
Applicant: Atri7 2 Limited & Fusion Global Management LLP (Applicant detail corrected in bold)	

*To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report. Additions and in **bold** and deletions ~~struck~~.*

2. RECOMMENDATION

Additional S106 Heads of Terms_-

- 1) Student Accommodation – Affordable Student Accommodation Scheme to be submitted for approval prior to commencement of development
 - d. PBSA wheelchair units
- 4) Viability Review Mechanism
 - b. **Break Review** – review if construction is suspended for 2 years or more. Break review should be deleted
- 13) Class E floorspace Marketing Strategy
- 14) Monitoring Contribution

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

Paragraph 3.1.2 is amended (in bold) to correct the sentence as follows:

The front of Building A comprises of **799 sqms** of flexible town centre uses on the ground floor consisting of a community café, food hall and workspace.

6. MATERIAL PLANNING CONSIDERATIONS

National Policy

Paragraph 6.2.1 is amended (in bold) to correct the sentence as follows:

The current National Planning Policy Framework was last updated on 5 **December** 2023 (hereafter referred to as the NPPF).

Site Allocation

Paragraph 6.2.26 is amended (in bold) to correct the sentence as follows:

The site forms part of Site allocation SA9 'Mecca Bingo' of the SADPD which designates the site for the 'Redevelopment of bingo hall for town centre uses with residential above' Site allocation **SA9** of the SA DPD has the following Site Requirements and Development Guidelines:

Loss of Mecca Bingo Hall

Paragraph 6.2.36 is amended (in bold) to correct the sentence as follows:

The site is occupied by the Mecca Bingo hall (**Sui Generis**) which is an existing and currently operating leisure/community facility. The proposal would result in the loss of the leisure / community use.

Principle of proposed flexible commercial space

Paragraph 6.2.42 is amended (in bold) to correct the sentence as follows:

The market demand report considers that the proposed quantum of **799sqm** is more appropriate for the site and identifies that there is expected to be sufficient demand for types of uses being considered for the site, which include a cafe, workspace and food hall, to justify the proposed quantum of floor space.

Parking

Paragraph 6.9.6 is amended (in bold) to correct the sentence as follows:

The Transport officer notes that the proposal would be a car free development with the residents and students not being able to attain a parking permit, therefore there would be no need to increase on-street parking bays as no new demand will be generated from the development. This is further supported by the local inner CPZ, which restricts parking to permit holders for 7 days of the week and for the majority of the day. The proposals provide 4 residential blue badge car parking spaces, 1 student blue badge car parking spaces and 1 commercial disabled parking space. **There is the ability to provide an additional 4 spaces within Wellesley Road if required in the future (i.e. total 10 spaces).** The proposals have also identified capacity for an additional 4 residential spaces along Wellesley Road, should the demand for these arise in the future. The applicant will need to enter into the appropriate Highways Act Agreement that would include highways work being required to be carried out to allow for this to be effective including the widening of Wellesley Road via a dedication of land from the applicant's site. The changes to the highway's layout would also include the provision of a new footway with a width of 1.5m, this will be sufficient to allow for two-way movement of pedestrians.

Cycle Parking

Paragraph 6.9.10 is amended (in bold) to correct the sentence as follows:

In terms of the residential component of the proposal, 158 long stay spaces are proposed and for the student component **480** long stay spaces are proposed. There is no cycle parking provision proposed for the commercial units. The proposal includes 28 short stay parking spaces. However, this will need to be increased by a further 31 spaces to be in accordance with the London Plan for all Use Classes. This can be secured by the imposition of a condition on any grant of planning permission.

Service and Delivery

Paragraph 6.9.15 is amended (in bold) to correct the sentence as follows:

The Transport officer notes that service and emergency vehicles will enter the site from Lordship Lane and onto Wellesley Road via a one-way system. **It is proposed that servicing of the commercial space will occur on site, rather than within Lordship Lane in response to TFL's comments.** It is envisaged that an 18 metre long loading bay would be provided opposite to the student accommodation building (A) on the private road and its main purpose is to meet the delivery requirements of the student accommodation.

Urban Greening Factor

Paragraph 6.11.3 is amended (in bold) to correct the sentence as follows:

The scheme would have an Urban Greening Factor of 0.38 which falls short of the required 0.4 score. The GLA comments note that the applicant must consider further opportunities to provide additional greening within the proposals and demonstrate that the greening opportunities have been maximised. The details of additional greening can be secured by the imposition of a condition to meet the required score.

AMENDMENTS TO CONDITIONS

Car Parking Management Plan

19 Prior to the first occupation of the development hereby approved the applicant shall submit for written approval ~~will be required to provide~~ a Car Parking Management Plan which must include details on the allocation and management of the on-site car parking spaces including all accessible car parking spaces (private and affordable housing) should be leased and allocated in the following order:

- 1) Wheelchair accessible units or residents with a disability with the need for a car parking space
- 2) Family size units 4/3 bed units
- 3) 2 bed four person units
- 4) 2 bed 3 person units
- 5) Any other units

The development shall be carried out in accordance with the approved details thereafter.

Reason: To manage the on-site car parking provision of the proposed development so that it is used efficiently and only by authorised occupiers. To protect the amenity of the site users. To promote sustainable travel.

Accessible Student Accommodation

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- 1) **5** ~~10~~ per cent of new bedrooms to be wheelchair-accessible in accordance with Figure 52 incorporating either Figure 30 or 33 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings - Code of practice; or

2) 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings - Code of practice'

Reason: For the purposes of ensuring provision of accessible student accommodation in accordance with London Plan policy D5 and the relevant part of Policy E10 Part H and so as to provide a proportionate quantity of affordable accessible student accommodation.

Off-site water infrastructure

21 There shall be no occupation beyond the 7 Houses and 70 71 Flats

Wheelchair accessible dwellings

25 All the residential units will be built to Part M4(2) accessible and adaptable dwellings of the Building Regulations 2010 (as amended) **and 10% in accordance with Part M4(3) as wheelchair user accommodation**, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision for accessible and adaptable dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D5

Commercial Units - Ventilation/Extraction

30

(a) No ground floor commercial unit shall be occupied as ~~a café/food hall~~ (Use Class E(b)) **(café/food hall/restaurant)** until such times as full details of ventilation and extraction of fumes have been submitted to and approved in writing by the Local Planning Authority

(b) The approved ventilation and fume extraction measures shall be completed and made operational prior to the first occupation of the unit as a café/food hall (Use Class E(b)) and shall be permanently maintained thereafter

Reason: In order to prevent adverse impact on air quality.

Commercial Units - Café/food hall Opening Hours

31 (a) Any café/food hall use (Use Class E(b)) **(café/food hall/restaurant)** shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 23.00 (Sundays and Public Holidays).

Reason: To safeguard residential amenity.

Ecological Management Plan (EMP) A Habitat Management Plan

~~36 Prior to the above ground commencement of the development an Ecological Management Plan (EMP) to support long term maintenance and habitat creation shall be submitted to the GLA and approved in writing by, the local planning authority~~

~~Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.~~

A Habitat Management Plan (HMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. The content of the HMP shall include the following:

- a) Description and evaluation of features to be managed.**
- b) Ecological trends and constraints on site that might influence management.**
- c) Aims and objectives of management.**
- d) Appropriate management options for achieving aims and objectives.**
- e) Prescriptions for management actions.**
- f) Preparation of a work schedule (including annual work plan capable of rolling forward over a five-year period).**
- g) Details of the body or organisation responsible for implantation of the plan.**
- h) Ongoing monitoring and remedial measures.**
- i) Habitat creation and enhancement in accordance with the Statutory biodiversity metric applied to the application site to demonstrate that no net loss to biodiversity will be achieved.**
- j) Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.**

The plan shall also set out (where results from monitoring show that conservation aims and objectives of the HMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

37 BMP

~~The development hereby permitted shall be carried out in accordance with the submitted Biodiversity Gain Plan and Biodiversity Management Plan prepared by Wardell Armstrong and dated February 2024, to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development and the Plan shall be implemented in full.~~

~~Monitoring reports will be submitted to the Council during years 2,5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.~~

~~The development hereby permitted shall be carried out in accordance with the submitted Biodiversity Gain Plan prepared by Wardell Armstrong and dated February 2024 to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development and the Plan shall be implemented in full.~~

No development shall commence until a Biodiversity Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports will be submitted to the Council during years 2,5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Energy strategy

31 Prior to the above ground commencement of the development, an updated Energy Assessment shall be submitted to and approved by the Local

Planning Authority. This assessment shall be based on the Energy Statement prepared by Amber Management and Engineering Services Ltd (dated January 2024) delivering a minimum 508% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, communal air source heat pumps (ASHPs) and a minimum 20027 kWp solar photovoltaic (PV) array

(a) Prior to above ground construction, a revised Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- - Confirmation of how this development will meet the zero carbon policy requirement in line with the Energy Hierarchy;

~~Confirmation of the necessary fabric efficiencies to achieve a minimum 13% reduction with SAP10.2 carbon factors~~

~~Details to reduce thermal bridging;~~

~~Details of a single site wide network setting out how heat supply will be delivered during construction in such a way as to back-end delivery of the ASHPs.~~

Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;

- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;

- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); inverter capacity; and how the energy will be used on-site before exporting to the grid;

~~-Specification of any additional equipment installed to reduce carbon emissions;~~

~~-A metering strategy~~

Living roofs

42 (a) Prior to the above ground commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. ~~Plants must be grown and sourced from the UK~~ and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

~~viii) A section showing the build up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;~~

An additional Condition 47) is included to ensure new developments minimise the use of mains water]

The dwelling(s) and student accommodation shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

An additional condition to allow for a phased development for the purposes of CIL calculations

48. This planning permission is a "phased planning permission" which expressly provides for development to be carried out in the following phases for the purposes of the Community Infrastructure Levy Regulations 2020 (as amended). Each phase may be treated as a separate chargeable development for the purpose of the Community Infrastructure Levy Regulations 2020 (as amended).

The Development hereby approved shall be delivered in the following two Phases:

- Phase 1 - Preparatory Operations - comprising: (a) ground investigations; (b) site survey works; (c) diversion, decommissioning and/or laying of services and service media for the supply or carriage of electricity, gas, water, sewerage, telecommunications or other utilities media or services; (d) construction of temporary boundary fencing or hoardings; (e) archaeological investigation; (f) demolition works including excavation, removal of redundant utilities, removal of underground structures including foundations and ancillary activities; (g) works of site clearance; (h) remediation works; and (i) evacuation works to adjust ground levels on site.**
- Phase 2 – Construction - comprising the construction of all the new floorspace permitted by this planning permission.**

Addendum Report

Stakeholder	Question/Comment	Response
INTERNAL		
Tree Officer	No objections following the applicant's clarification.	Noted