



Officer Report

Application Number:	HGY/2024/0770
Application Type:	Approval of details reserved by a condition
Address:	111-113 Fortis Green, Hornsey, London, N2 9HR
Proposal:	Approval of details pursuant condition 6 (Contract with a registered car club) attached to planning consent HGY/2021/2111.
Case Officer:	Mercy Oruwari
Valid Date:	19/03/2024
Applicant:	Smith
Agent:	Cleary

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2111 – Variation of condition 2 attached to planning permission HGY/2020/2156 to increase the basement floor-to-ceiling height – Approved with conditions 01/09/2021.

2. CONSULTATION RESPONSE

LBH Transportation Team raised the following concerns:

- Concerns regarding the potential impacts for on-street parking stress and the adverse implication for take up of car club membership without a car free s106 agreement.
- The proposed ZipCar Contract relates to four dwellings only rather than the 9 flats including the existing flats.
- There's no details regarding existing utilisation levels of the nearby ZipCar vehicles particularly during periods of peak demand on weekdays and weekends. Given that no additional car club vehicles are proposed, it is essential to demonstrate there is adequate capacity to accommodate the additional demands and for there to be specific utilisation trigger points that requires provision of additional car club vehicles.

The above concerns are noted. However, it is important to remember that the scope of this approval of details application is to assess whether the submitted details are satisfactory for the discharge of this condition, as opposed to re-assessing transport/parking considerations associated with this scheme. Such matters were considered in the previously related Officer's reports/assessments.

3. ANALYSIS/ASSESSMENT

Condition 6 reads:

Prior to occupation, details of an agreement for the entering of a contract of the unit with a registered car club company shall be submitted to the LPA.

Reason: in the interest of mitigating the lack of parking on site. Pursuant to Condition 6, the following details have been submitted:

- Zipcar Welcome Letter - Fortis Green
- Zipcar Proposal – February 2024
- Location Plan

Future occupiers will have membership and access to existing services provided by Zipcar, with a copy of the agreement submitted to confirm this.

Data from the Council shows that car clubs play a role in reducing private car ownership, contributing to more sustainable urban transportation and providing environmental benefits.

The submitted detail of providing car club membership in relation to existing car club spaces is considered acceptable for the purposes of meeting the requirements of this condition and is viewed to be proportionate taking account of the nature of this scheme.

3. RECOMMENDATION

GRANT DISCHARGE