

Officer Report

Application Number:	HGY/2024/1129
Application Type:	Approval of details reserved by a condition
Address:	land adjacent to, 16 Park Road / Edith Road, Wood Green, London, N11 2QE
Proposal:	Approval of details for Condition 10 (MVHR) of planning permission ref. HGY/2020/0589 dated 3/7/2020 for the erection of part 2/3/4-storey block of 8no. houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3)
Case Officer:	Tania Skelli
Valid Date:	22/04/2024
Applicant:	4
Agent:	Mr Mark Campin Mr Samuel Bowman

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2020/0589 - Erection of part 2/3/4-storey block of 8no. houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3)

CONSULTATION RESPONSE

LBH Carbon Management – Support

LBH Environmental Health – no comment.

ANALYSIS/ASSESSMENT

Condition 10 reads:

Prior to installation, details of the Mechanical Ventilation and Heat Recovery (MVHR) system shall be submitted to the Local Planning Authority. Details should include the efficiency, location of the units to ensure easy access for servicing, plans showing the rigid ducting.

Reason: To ensure the new homes are adequately ventilated as required by London Plan Policy 5.9 and Policy D6 (housing quality and standards) of the Haringey Local Plan 2017.

Pursuant to condition 10 the applicant has submitted the necessary documentation to demonstrate efficiency and suitable locations for the units for servicing. The Council Carbon Management team has reviewed the details and in support of discharging this condition, with informative attached.

Accordingly, the condition is recommended for approval.

RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

INFORMATIVE:

The applicant is reminded that the following conditions are outstanding: 12 (living roofs), 13 (SBD), 16(d) (ASHP) – under consideration, 17 (CF), 18 (HW), 19 (lighting).

INFORMATIVE:

The applicant should consider to use higher grade filter for the main air intake to the MVHR unit.