



Officer Report

Application Number:	HGY/2024/0733
Application Type:	Approval of details reserved by a condition
Address:	Unit 005, Chocolate Factory, 5 Clarendon Road Off Coburg Road, Wood Green, London, N22 6XJ
Proposal:	Approval of details pursuant to condition 9 partial discharge (Delivery and Servicing Plan) of planning permission HGY/2023/2436 in relation to Block A (Chocolate Factory) only
Case Officer:	Valerie Okeiyi
Valid Date:	15/03/2024
Applicant:	Victoria Bullock
Agent:	Victoria Bullock

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

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.

2. CONSULTATION RESPONSE

Internal

Transportation team –

LBH Transport Planning has reviewed the amended document and find it to be satisfactory. Condition 9 can now be discharged.

3. ANALYSIS/ASSESSMENT

Condition 9 (Delivery and Servicing Plan and Waste Management Plan) reads:

Prior to occupation of Block A, B, D, E1, E2 and F a Delivery and Servicing Plan (DSP) for that block shall be submitted for the local authority's approval in writing. The DSP (which can include temporary arrangements) must be in place prior to occupation of the Block. The DSP must also include a waste management plan which includes details of how refuse is to be collected. The plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day and that the truck is able to enter and exit in forward moving motion. Deliveries to the site should also be restricted between the hours 07.00hrs - 19.00hrs Monday to Saturday with no deliveries on Sundays or Bank Holidays.

Officers have reviewed the revised Delivery and Servicing Plan (DSP) and is satisfied for condition 9 to be discharged in relation to Block A (Chocolate Factory) only

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 9

INFORMATIVE(S):

The applicant is advised that Condition 9 (Delivery and Servicing Plan and Waste Management Plan) has only been discharged in part and relates to Block A (Chocolate Factory) only.

Informatives:

The applicant is advised that Condition 9 (Delivery and Servicing Plan and Waste Management Plan) has only been discharged in part and relates to Block A (Chocolate Factory) only.