



Officer Report

Application Number:	HGY/2023/3270
Application Type:	Approval of details reserved by a condition
Address:	Chocolate Factory, 5 Clarendon Road Off Coburg Road, Wood Green, London, N22 6XJ
Proposal:	Approval of details pursuant to condition 15 partial discharge (Landscaping) of planning permission HGY/2023/2436 in relation to Block A (Chocolate Factory) only
Case Officer:	Valerie Okeiyi
Valid Date:	07/12/2023
Applicant:	Victoria Bullock (Stantec) Victoria Bullock (Stantec)
Agent:	Director 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

Highways – I can confirm that Highways accept the scheme as shown on Drawing 32723 RD-LD-20 Rev P3 and your email dated 11 December 2024.

Tree Officer - I hold no objections and Condition 15 (landscaping) can be discharged

3. ANALYSIS/ASSESSMENT

Condition 15 (Landscaping) reads:

Prior to the commencement of works to the relevant part of the development, full details of both hard and soft landscape works for the public realm areas, 'Chocolate Yard', vacant space behind Block B, courtyard amenity space of Block E and roof top gardens of Block D and Block E shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

- a) Proposed finished levels or contours;
- b) Means of enclosure;
- c) Car parking layouts;
- d) Other vehicle and pedestrian access and circulation areas;
- e) Hard surfacing materials;
- f) Minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- g) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
- h) Measures to mitigate the impacts of wind within the development.

Soft landscape works shall include:

- i) Planting plans;
- j) Written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
- k) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- l) Implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- m) Those existing trees to be retained;
- n) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- o) Those new trees and shrubs to be planted together with a schedule of species;
- p) Green/podium roof details including details on substrate depth;
- q) Use of deep green roof substrate rather than Sedum mat roof unless justification is provide; and
- r) Communal planting within courtyard and roof top gardens.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

The revised details submitted relates to the land associated with Block A (Chocolate Factory) as shown edged red on Drawing RG-LD-20 General Arrangement. The proposals for the hard and soft landscaping have been the subject of much discussion with LB Haringey as landowner to the south and with LB Haringey Highways Department in terms of both general engagement and that associated with the S278 works.

The details submitted are consistent with the proposed S278 works to Clarendon Road which have been agreed in principle with LB Haringey Highways. The Tree Officer is also satisfied with the landscaping details, plans and specifications submitted. Condition 15 can therefore be partially discharged in relation to block A (Chocolate Factory) only.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION 15

Informatives:

The applicant is advised that condition 15 (landscaping) has only been discharged in part and relates to block A (Chocolate Factory) only.

The applicant is advised the partial discharge of Condition 15 (landscaping) relates to Block A (Chocolate Factory) only, with temporary landscaping shown to the area relating to Block F. The final hard landscaping details for Block F will need to be submitted in the future.