

Planning Sub Committee 9th May 2016

ADDENDUM REPORT FOR ITEM 7

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 7

Reference No: HGY/2015/2915	Ward: Tottenham Green
Address: Apex House 820 Seven Sisters Road N15 5PQ	
Proposal: Demolition of existing building and construction of one 23 storey building with single basement, one 7 storey building and 4no. 3 storey townhouses comprising residential (private and affordable) use, with 875sqm of market (sui generis) or A2, A3, B1 flexible commercial floorspace at ground floor, servicing yard and associated landscaping.	

ADDITIONAL REPRESENTATIONS

3 further representations have been received, two of the responses are objections and one letter is supportive of the proposals. In addition to clarify objections have also been received from Seacole Court Residents Association and the matters raised are referred to in the report however the group is not listed in the list of local groups consulted.

The additional points raised are summarised as follows:

- Previous objections still stand
- Recommendation for approval has ignored the volume of objections
- We think it will lift that corner. The building looks amazing.

Officer response:

- Planning applications are determined with regard to planning policy. The volume of objections is not a material planning consideration although objections are considered.

Affordable Housing clarification

Further to publication of the report, discussions with the applicant and as a result of questions from members at the site visit, additional clarification is provided in respect of affordable housing as follows:

Paragraph 6.6.4 of the committee report indicates that the affordable housing proposed is affordable rented housing. The applicant has clarified that the affordable housing proposed is rather Discount Market Rented housing and the financial viability and the subsequent independent assessment was on this basis. There is no change to the proposed rent levels as set out in the committee report ie up to 80% of

market rent for 1 bed units, up to 65% of market rent for 2 bed units and up to 50% of market rent for 3 bed units. These are being secured within the S106 agreement. In addition, and in line with the Government's emerging policy for all affordable housing, the units will be let as Assured Short Hold Tenancies. These will be let on 5 year terms with a rollover renewal subject to satisfactory payment of rent and no other exceptional circumstances such as anti-social behaviour. The Council will be able to nominate to these units in a similar way as for affordable rented units. The PRS and affordable housing are expected to be managed under the same regime so that there will be no difference between the appearance of units and their surrounds and facilities.

Committee site visit

On 29 April 2016 the Committee carried out with officers a site visit that included consideration of both long distance and local/immediate views.