

Planning Sub Committee 8 July 2019

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2018/1806	Ward: St Ann's
Address: 423-435 West Green Road, London, N15 3PJ	
Proposal: Demolition of existing buildings and erection of three buildings up to a maximum 6 storeys in height, and extension and conversion of former public house for use of the relocated Church and nursery plus a café, to provide a total of 88 residential units (54.9% affordable units by habitable room), associated car and cycle parking spaces (including within new basement) and improvements to adjacent park.	
Applicant: Mr Simon Oliver	
Ownership: Private/Council	

2. UPDATE TO RECOMMENDATION

[Page 36 correction] Section 106 Heads of Terms, should read:

"2) Non-market residential units: Four flats provided above church not for public sale".

6.15 Section 106 Heads of Terms

[Page 87 Correction] *"Total Contributions (minimum): £340,000"*

7.0. RECOMMENDATION

Additional condition recommended in the interests of fire safety.

37. Prior to occupation of each residential block, details of the location of dry riser inlets in each corresponding block, shall be submitted to and agreed by the Local Planning Authority.

Reason: In order to ensure sufficient residential quality in accordance with Policy DM1 of The Development Management DPD 2017.

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

Reference No: HGY/2019/1278	Ward: Muswell Hill
<p>Address: Marsh Lane Refuse Depot, Marsh Lane, N17 0XE</p> <p>Proposal: Erection of a two storey office and workshop building, gatehouse and other ancillary buildings/stores, repositioning of existing storage buildings, provision of new vehicle access onto Watermead Way, and provision of vehicle parking and circulation areas.</p> <p>Applicant: Mr Andrew Harrison, London Borough of Haringey</p> <p>Ownership: Council</p>	

2. UPDATE TO RECOMMENDATION

Update to recommendation (below) in order to ensure the Environment Agency concerns are resolved prior to granting planning permission, and to reflect that a S106 agreement is no longer required; as this site is council-owned, operational solutions and conditions have been applied negating the need for a S106 (carbon off-setting).

6. MATERIAL CONSIDERATIONS

Carbon Reduction

Full technical details of a complete battery storage solution has been submitted since publishing of the main report and can be secured by condition (below). This negates a carbon off-setting contribution.

7. RECOMMENDATION

7.1.1 DELEGATE to the Head of Development Management / Assistant Director for Planning to GRANT PLANNING PERMISSION subject to the Environment Agency confirming it has no objections, and subject to conditions.

Additional condition (in lieu of S106):

Condition 8

The battery storage solution (electricity storage) within the office and workshop building hereby approved and as set out in Virtue ESS Document V12393, shall be installed prior to first occupation and retained for the life of the building.

Reason: In order to ensure adequate carbon reduction measures are incorporated within the development, in accordance SP4 of the Haringey Local Plan and 5.5 of the London Plan 2016.