

PLANNING SUB COMMITTEE

ADDENDUM

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ADDENDUM REPORT FOR ITEM 8**UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8**

Reference No: HGY/2018/0050	Ward: Tottenham Hale
Address: Land north of Monument Way and South of Fairbanks Road, N17	
Proposal: Submission of reserved matters namely a) Scale, b) Layout, c) Landscaping, and d) Appearance of outline planning permission reference HGY/2016/2184 dated 21/12/2017 for 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories	

1.0 ADDITIONAL CONSULTATION COMMENTS:

1.1 Two (2) further consultation responses have been received post publication of the committee report. The responses are summarised below.

External:

1.1 London Fire and Emergency Planning Authority: No objection.

Internal:

1.2 Environmental Health: No objection subject to conditions.

2.0 ADDITIONAL CONDITIONS:

2.1 As a result of the Environmental Health comments, it is recommended that the following additional condition be attached to the permission should it be granted:

PRE-ABOVE GROUND WORDS – Ventilation Strategy (LBH Environmental Health)

- A) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and sent to the LA for approval. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to

improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide.

- B) Using the information in the ventilation strategy and prior to the commencement of above-ground works, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: To protect the amenity of future occupants against poor air pollution

ADDENDUM REPORT FOR ITEM 9

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

<p>Reference No: HGY/2017/3584</p>	<p>Ward: Tottenham Green</p>
<p>Address:</p> <p>Proposals: Land at Bernard Works, Bernard Road, Herbert Road and Norman Road, Bernard Road Tottenham London N15 4NX</p> <p><i>Demolition of existing buildings and erection of a part 1,3,4,5,6,7 storey mixed use development comprising 25 Commercial Units (B1), music rehearsal space (Sui Generis), a café (A3), Commercial Pavilion (Sui Generis) (2446.9sqm), and 99 Residential Units (C3) including 12 apartments tethered to the commercial space, plus site access, landscaping, plant and other associated development.</i></p>	

1. ADDITIONAL REPRESENTATIONS

- 1.1. Additional representations have been received. One comment in support and one objecting.
- 1.2. The supporter notes the new provision of affordable workspace is welcomed due to demand in the local area. This is noted.
- 1.3. The objector raises no new planning issues, they have provided a list of planning applications refused in the local area, images and commentary on the local open space and an extract of plans, the accommodation schedule and the landscaping Design and Access Statement provided with the application.
- 1.4. Officers have considered these representations. The issues of the re-location of open space has been addressed in the report.

2. ADDITIONAL HEAD OF TERM (HOUSING MANAGEMENT PLAN)

- 2.1. The S106 Heads of Terms (HoTs) currently provides for the submission of an Affordable Workspace Plan, however for clarity, the HoT list at paragraph 2.4 is amended to insert the following Head of Term:

14) Affordable Housing Management Plan.

The additional HoT is to ensure that this direct residential management is of a high quality and incorporates review mechanisms.

3. CLARIFICATION OF EMPLOYMENT FLOORS SPACE.

3.1. Paragraph 6.2.6 is deleted and the following text is inserted:

The redevelopment will result in the loss of 2,019.1m² Gross Internal Area (GIA) of existing B8 floorspace, however the proposal will result in the provision of employment generating floorspace as follows:

- 1,117.3 m² B1
- 85.8m² A3
- 705m² Sui Generis

These figures show the Net Internal Area (NIA) of the proposed floorspace. The total (GIA) of commercial floorspace is 2,446m². The committee report incorrectly noted the NIA not the GIA figure for commercial space provision. GIA is the measurement generally used for planning purposes.

The proposed 2,446m² of employment floorspace represents a small increase in employment floorspace and the intensity of employment use will be considerably increased. The number of jobs on the site will initially increase from approximately 60 to 88, and the provision will improve quality by providing a flexible range of commercial unit sizes designed to meet the needs of the creative sector in line with the aims of the Creative Enterprise Zone and the site allocation. The number of jobs on the site is expected to increase over time as curated businesses expand.

4. CORRECTION

Paragraph 6.2.6

- Substitute the words green space with 'open space'. This is a typographical error. Policy DM20 references open space provision rather than greenspace.

5. CONDITIONS

5.1. The applicant has provided feedback and the following corrections and updates are noted below.

Appendix 1

- Condition 2 – The following text is inserted into the approved documents section:

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SP00 - Tree and Shrub Plan, SP01 - Shrub and Perennial Planting Plan, SP02 - Soil Plan,, SP03 - Irrigation Plan

These plans were omitted in error.

- Condition 19 - Scheme of Sound Insulation

Insert the words '*excepting demolition*' following 'prior to the commencement of the development'.

This will allow the developer the flexibility to start demolition while addressing sound insulation. The planning impact of the alteration is negligible.

- Condition 20

Insert the Condition title '*PRE COM Site Wide Energy Strategy*'

This condition title was omitted in error.

- Condition 25 - Details of Flood Risk Attenuation Measures

Insert the words '*excepting demolition*' following 'prior to the commencement of the development'.

This will allow the developer the flexibility to start demolition while addressing drainage details. The planning impact of the alteration is negligible.

ADDENDUM REPORT FOR ITEM 10**UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 10**

Reference No: HGY/2018/0047	Ward: White Hart Lane
Address: 500 White Hart Lane London N17 7NA	
Proposal: Submission of Reserved Matters, namely a) Layout, b) Scale, c) Appearance and d) Landscaping pertaining to Outline Permission ref. HGY/2016/0828 for mixed use redevelopment to comprise the demolition of existing buildings/ structures and associated site clearance and erection of new buildings / structures to provide 144 residential units, employment uses (Use Class B1 and B8), retail uses (Use Class A1 and A3), community uses (Use Class D1) associated access, parking and servicing space, infrastructure, public realm works and ancillary development	

1.0 ADDITIONAL INFORMATION:

- 1.1 A separate s96a (non-material amendment) application (ref. HGY/2018/0695) to relocate the B1/B8 employment use to the front of the site has been submitted by the applicant. This application is to be determined under delegated powers, and prior to a formal decision being issued on the application for reserved matters.

2.0 ADDITIONAL CONSULTATION COMMENT:

- 2.1 The London Fire Brigade is not satisfied that the development is compliant with Part B5 of building regulations and recommends sprinklers should be installed in order to be in compliance of Part B5 of building regulations.
- 2.2 (**Officer comment:** This is not a material planning consideration as such issues are governed by building regulations / legislation. Further, the LFB did not object to the outline proposal. However, an informative has been recommended and has been included as Informative number 6 on the officer report.