

Addendum

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Planning Sub Committee 7 October 2019

ADDENDUM REPORT FOR ITEMS

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

Reference No: HGY/2019/1775	Ward: Noel Park
<p>Address: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and Kings Cross/Easy Coast Mainline, Clarendon Gas Works, Olympia Trading Estate and 57-89 Western Road, N22.</p> <p>Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale, access pertaining to Buildings D3 and D4 forming Phase 2 of the Eastern Quarter, including the construction of 101 residential units and new landscaping public space pursuant to planning permission HGY/2017/3117 dated 19th April 2018.</p> <p>Applicant: St. William.</p> <p>Ownership: Private</p>	

9. Material Planning Considerations

9.1 Key Planning Policy Context Update

In a recent appeal decision published on 2 October 2019, the Inspector, whilst finding overall in the Council's favour and dismissing the appellant's appeal, found that the Council was narrowly unable to demonstrate a 5 year supply of housing land when assessed against recent planning practice guidance published by the Government. The Inspector therefore found that the Council's relevant policies were out of date and applied paragraph 11(d) of the NPPF, which advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

It was the Council's position at the appeal that it had a 5 year housing land supply (5YHLS) and it is in the process of considering the decision of the Inspector. Whilst the decision is disappointing, in the meantime and whilst the Council reassesses its position, paragraph 11(d) of the NPPF should be treated as a material consideration when determining this application.

The officer's recommendation, having considered paragraph 11(d) of the NPPF, remains as set out in the report.

The Sub-Committee should note that this is an interim approach only and the Council is in the process of reviewing its emerging evidence base for its Annual Monitoring Report (due to be published in December this year). This evidence will fully consider the deliverability of sites and take into account new applications and pre-applications received since the date of the inquiry, and will be considered in its normal way to establish if the Council has a 5YHLS.

The Council is reasonably confident at this time that it will be able to demonstrate that it has a 5YHLS once it has fully reviewed the emerging evidence.

New paragraph – Affordable Housing Update

The development of the wider masterplan site (approved by the Hybrid permission) to date has detailed / reserved matters consent for 816 homes, of which 47% is affordable by habitable room (19% Shared Ownership - SO / 28% Affordable Rent - AR), as follows:

To date Blocks A, B, C & D

	Units		Hab Rooms	
PD	523	64%	1254	53%
SO	140	17%	435	19%
AR	153	19%	657	28%
	816		2346	

Based on the illustrative scheme approved by the Hybrid permission, outline consent has been given to deliver a minimum 926 homes across remainder of the site, of which 21% will be affordable (16% SO / 5%), as follows:

Remaining Blocks E, F, G, H, J

	Units		Hab Rooms	
PD	759	82%	1837	78%
SO	134	14%	377	16%
AR	33	4%	128	5%
	926		2342	

It is important to note that this will deliver 34% affordable housing across whole site by habitable room. The Hybrid planning consent required 32.5% affordable provision by habitable room. The applicant is therefore able to increase amount of market housing in remainder of scheme (subject to the submission and approval of further reserved matters) and still be compliant with s106 agreement.

These numbers exclude 145 market homes in Buildings A and B which have been sold to L&Q and that will be used for Shared Ownership.

In terms of housing mix the development is currently providing site-wide:

	Manh	1bed	2bed	Family	Total
PD	159	364	590	24	1137
SO	18	156	235	10	419
AR	0	22	62	102	186

Paragraph 4.1.7 (page 32):

Building D4

- 46 affordable and social rent units on all floors within a 9 to 11-storey block (***subject to agreement with St. William, the Council is currently seeking to acquire and manage these units for social rent***).
- A 900sqm District Energy Centre at basement level with associated plan and welfare/management office on ground floor, *to be fitted out and managed by the Council*.

Paragraph 4.1.13 (page 34):

The detailed layout of the energy centre including basement, ground floor and roof level and associated servicing arrangements are subject to further design work and the imposition of appropriate conditions. ***The Council will be responsible, as required by the s106 agreement relating to the Hybrid consent for the costs associated with the detailed design and fit out of the energy centre.***

Paragraph 6.1.4 (page 36):

The development will provide ***a minimum*** of 1714 residential homes.

Paragraph 9.4.8 (page 48):

The proposed building will provide a range of generally smaller market units ***in accordance with the approved mix for market homes in the s106 agreement relating to the Hybrid consent***, as follows:

Paragraph 9.4.23 (page 51):

The ventilation louvres shown on the ground floor will only serve to supply and extract clean air to the energy centre, other than smoke in an emergency. Any emissions from the heat generating plant will be via the flue through the roof so there will be no impact on the public realm. ***The ventilation louvres are also sixed to ensure that there is sufficient space to accommodate the necessary acoustic attenuation measures.*** The Council's Environmental Services team is satisfied with the approach set-out.

New Paragraph 9.4.28 (page 51):

The additional space required by the district Energy Space at ground floor level, outside that required by the s106 agreement i.e. the retail floorspace will be paid for by the Council and will be subject to a successful application for CIL (Community Infrastructure Levy) funding. If this is unsuccessful, St. William will revert the space back to a commercial use and seek an appropriate amendment to the consent. In this instance, the Council would have to find an alternative provision elsewhere to accommodate the required plant.

Paragraph 11.1 (page 64):

Based on the information given on the plans, the Mayoral CIL charge will be ***c.£258,180 (4303sqm x £60 x 1) the Haringey CIL charge will be c.£710,000 (sqm x £165 x 1.088 –***

Total: c.£968,777 following any application for relief in respect to the affordable housing floorspace.

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

Reference No: HGY/2019/0938	Ward: West Green
Address: Frankum & Kaye Ltd, 38 Crawley Road, N22 6AG	
Proposal: Demolition of existing buildings and erection of two part-three part-four storey residential blocks and a row of three-storey terraced houses (total of 29 units) and provision of a pedestrian/cycle link connecting Crawley Road to Downhills Way, plus landscaping, cycle and car parking, and other associated works.	

6.2.1. Policy Framework

6.2.4 Key Planning Policy Context Update

In a recent appeal decision published on 2 October 2019, the Inspector, whilst finding overall in the Council’s favour and dismissing the appellant’s appeal, found that the Council was narrowly unable to demonstrate a 5 year supply of housing land when assessed against recent planning practice guidance published by the Government. The Inspector therefore found that the Council’s relevant policies were out of date and applied paragraph 11(d) of the NPPF, which advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

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The Council is reasonably confident at this time that it will be able to demonstrate that it has a 5YHLS once it has fully reviewed the emerging evidence.

AMENDMENTS TO HEADS OF TERMS

- 5) Carbon Mitigation
 - Post-occupation Energy Statement review
 - Contribution for carbon offsetting (£54,410.40), or more if required by Energy Statement review
 - Monitoring contribution (£2,720.70)

- 6) Public Realm and Link to Lordship Recreation Ground
 - To pay a Public Realm Contribution of £35,000 upon commencement of works on site to pay for the necessary public realm works for connecting the pedestrian/cycle route to the level crossing on Downhills Way.
 - Works will include:
 - i. Pedestrian/cycle pathway infrastructure construction from east of site to Downhills Way crossing;
 - ii. Landscape verge improvements on land between the site and Downhills Way adjacent to new pedestrian/cycle route;
 - iii. Visibility safety requirements;
 - iv. Road Safety Audit of the proposed connection
 - Monitoring contribution (£1,750)

- 8) Monitoring Contribution
 - £500 for each head where monitoring is not otherwise stated

Total Contributions: £342,000 approx.

AMENDMENTS TO CONDITIONS

Condition 2

WDG-519-A-ZZ-D-A-2001 Rev. P3, 2002 Rev. P2, 2101 Rev. P4; WDG-519-B-XX-D-A-2001 Rev. P7, 2101 Rev. P9; WDG-519-B-ZZ-D-A-2002 Rev. P7; WDG-519-S-00-D-A-9010 Rev. P8, 01-D-A-9011 Rev. P4, 02-D-A-9012 Rev. P4, 03-D-A-9013 Rev. P4; WDG-519-S-GF-D-A-7001 Rev. P3, GF-D-A-7002 Rev. P3, RF-D-A-9014 Rev. P4; WDG-519-S-XX-D-A-0101 Rev. P1, 0401 Rev. P1, 0402 Rev. P1, 0410 Rev. P1, 0411 Rev. P1, 2101 Rev. P3, 2111 Rev. P2; WDG-519-S-XX-DR-A-2110 Rev. P2; WDG-519-HT1-XX-D-A-2001 Rev. P5, 2101 Rev. P3, HT2-XX-D-A-2001 Rev. P2, 2101 Rev. P1; RFM-XX-00-DR-L-0001 Rev. PL02, 0004 Rev. PL02, 0007 Rev. PL02, 0009 Rev. PL02, 8001 Rev. PL01, 8002 Rev. PL01, 8003 Rev. PL01; RFM-XX-00-RP-L-0001 Rev. PL02; 3534-SK08 Rev. P1; SK09 Rev. P1; 18165-01-008; 3534-DS-101 Rev. P2, 102 Rev. P2; 180151-EEX-01.

Condition 6

All the residential units will be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% (3 units) shall be wheelchair

accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Condition 7

Other than for the houses within the residential terrace on the southern side of the development hereby approved, the placement of a satellite dish or television antenna on any external surface of the development is precluded, with the exception of a communal solution for Blocks A and B, the details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Condition 8

Prior to the commencement of works (other than investigative and demolition works) full details of both hard and soft landscape works for the private and public realm areas 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 information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Arrangement of private defensible and public communal amenity spaces;
- c) Vehicle and cycle parking layouts;
- d) Vehicle and pedestrian access and circulation areas;
- e) Hard surfacing materials and the management and maintenance of the new through route;
- f) Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- g) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include the following details:

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

The soft landscaping scheme shall include detailed drawings of:

- l) Existing trees to be retained;
- m) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- n) Any new trees and shrubs to be planted together with a schedule of species.

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.

Condition 11

All combination gas boilers that are to be installed throughout the development shall have a minimum SEDBUK rating of 91% (net). The applicant shall demonstrate compliance by supplying installation specification within three months post-completion of the development. Once installed these boilers shall be operated and maintained as such thereafter.

Reason: To comply with London Plan 2016 Policy 5.2 and Local Plan 2017 Policy SP4.

Condition 27

Prior to the commencement of works (other than investigative and demolition works) for the development hereby approved a scheme of window and obscure glazing design shall be submitted for the northern elevation, and a scheme of balustrade treatment for the southern elevation, of Block B for the written approval of the Local Planning Authority. Once approved, the agreed arrangement shall be retained as such in perpetuity.

Condition 34 (New)

No development approved by this planning permission shall commence until a strategy for ensuring the culvert is safe for the purposes of the development, is submitted to, and approved in writing by, the Local Planning Authority in consultation with the Environment Agency. This strategy will include the following components:

1. A condition survey of the existing culvert.
2. A scheme, based on the condition survey in (1), to undertake any required repairs to the culvert prior to the construction works.

The scheme shall be fully undertaken, in accordance with the scheme's timing and/or phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure the structural integrity of the culvert is not compromised and to prevent flooding on site and elsewhere, in accordance with Paragraph 163 of the NPPF and Policy DM28 of the Development Management DPD.

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