

Addendum

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Addendum Report

Planning Sub Committee 08 June 2020

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

Reference No: HGY/2020/0635	Ward: White Hart Lane
Address: 555 White Hart Lane, London, N17 7RP	
Proposal: Demolition of existing structures and construction of two buildings to provide eight units for light industrial (Use Class B1(c); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements.	

4. CONSULTATION RESPONSE (additional responses received)**Greater London Authority (GLA)**

Confirm that our air quality officer is now satisfied that all matters have been addressed in this regard. The information (regarding Fire Strategy) is considered fully resolved.

GLA Post Stage 1 Response:

General compliance comments	
The Energy Hierarchy has been followed; the proposed strategy is generally supported; however, the applicant should submit additional information to ensure compliance with the London Plan policies.	Nothing further required.
The applicant is encouraged to submit the completed excel file of the GLA's Carbon Emission Reporting spreadsheet, which has been developed to allow the use of the updated SAP 10 emission factors alongside the SAP 2012 emission factors.	The applicant has provided the carbon emission reporting spreadsheet and this appears consistent with the supporting BRUKL data provided. Nothing further required.
Overheating: The area weighted average (MJ/m ²) and total (MJ/year) cooling demand for the actual and notional building has been provided and the applicant has demonstrated that the actual building's cooling demand is lower than the notional. For the naturally ventilated spaces, a Dynamic Overheating Analysis has been undertaken using the CIBSE TM52 methodology. Its results demonstrate that compliance is achieved under DSY 1. The applicant has also investigated using the DSY 2 and 3 files and found the naturally reception areas to fail. They should confirm if the reception areas are to be cooled and if not then they should investigate further	The applicant has confirmed that the reception areas are to be cooled and that the cooling demands have been included within the average MJ/m ² calculations submitted within the original Energy Statement. Nothing further required.

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<p>measures to mitigate the overheating risk in future.</p>	
<p>Be Clean: The applicant has stated that the hot water generating system will be futureproofed for DH connection. They should provide further details on the proposed hot water production system including if it's a communal system serving all units or an individual system per unit.</p>	<p>The applicant has demonstrated via the submitted drawing that a future route is available for pipework should a district heating network become available. Nothing further required.</p>
<p>Be Green: The applicant is proposing to install Photovoltaic (PV) panels equating to circa 593,267 kWh of annual electricity generation. They should confirm the total kWp and number of panels proposed. A detailed roof layout has been provided demonstrating that the roof's potential for a PV installation. They have confirmed that further roof space has been provided for future tenants to include PV provision to offset any unregulated electricity demand associated with their activity.</p>	<p>The applicant has confirmed the PV areas and output. This is welcomed and nothing further required.</p>
<p>Centralised heat pumps are being proposed in the form of a ASHP system. Further information on the heat pumps should be provided including: A. Details of how the Seasonal Coefficient of Performance (SCOP) has been calculated for the hot water production. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water). B. A commitment to monitor the performance of the heat pump system post-construction to ensure it is achieving the expected performance approved during planning.</p>	<p>Details on how the SCOP has been calculated has been provided and is in line with the relevant standards. The applicant has provided a commitment to monitoring the ongoing as build performance of the proposed system. This is welcomed and nothing further is required.</p>

Transport for London

Satisfied with where the scheme is at now.

Thames Water

Thank you for consulting Thames Water for the discharge of matters relating to water networks. Thames Water confirm that they are happy for the water networks condition referenced, to be discharged based on the information submitted.

LBH Pollution Team

Having considered all the submitted supportive information...we have no objection to the proposed development in relation to AQ and Land Contamination but recommend planning conditions and informative should planning permission be granted.

7. RECOMMENDATIONS

ALTERATIONS / ADDITIONAL CONDITIONS

[Condition 2 is altered to include the updated Fire Safety Strategy revision, & Remediation Method Statement Confirmed as acceptable by the Council's Pollution Team].

Amend Condition 2 to read as follows:

2. The approved plans comprise: Historic Environment Desk-Based Assessment, Flood Risk Assessment, Desk Study and Ground Investigation Report, Preliminary Ecological Appraisal and Bat Roost Potential Survey, Breeam UK New Construction 2018 Pre-Assessment, Sustainability and Energy Strategy, TM 52 Overheating Study, External LED Lighting Assessment Report, Planning Statement, Design & Access Statement, 31136/PL/200A, 31171/PL/201B, 31171/PL/202C, 31171/PL/203A, 31171/PL/202C, 31171/PL/205A, 31171/PL/206A, 31171/PL/207A, 31171/PL/208, 31171/PL/209A, 31171/PL/210A, 31171/PL/211A, 31171/PL/212, 31171/PL/213, 31171/PL/214A, 31171/PL/215, 31171/PL/216, Statement of Community Involvement, Daylight and Sunlight Study, 1812035-TA-01, Visography TRAAC Outputs, Transport Assessment, Framework Travel Plan, Environmental Noise Assessment of a Proposed Industrial Development, Arboricultural Impact Assessment 783.10.05, 783.19.02, 783.29.04, 783.39.02, Foul and Surface Water Drainage Strategy, Landscape Management Schedule, 783.TS.04, Fire Safety Strategy 08 & Remediation Method Statement 13499 – HYD – XX – XX – RP – GE – 1003.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interest of amenity

Amend Condition 15 to read as follows:

15. (a) Prior to the commencement of above ground works, a revised Energy & Sustainability Statement shall be submitted to set out the heating strategy of the office spaces, and if known, the energy strategy of the warehouse spaces. The site shall not be supplied by a gas connection. The development shall achieve a minimum 122% improvement on carbon emissions over 2013 Building Regulations Part L with high fabric efficiencies, air source heat pumps and solar photovoltaic energy generation, based on SAP10 emission factors. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter. Any application to revise the building fabric or renewable energy technologies should be accompanied by an Energy Assessment to demonstrate the development is still 'zero carbon' in regulated energy terms.

(b) Prior to above ground construction works, details of the air source heat pumps must be submitted to the Local Planning Authority. This should include the location of ASHPs, and if necessary, the mitigation measures for the ASHP, and evidence that the heat pump complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements.

(c) Prior to occupation of the development, the following overheating measures shall be installed and retained for the lifetime of the development to reduce the risk of overheating in the ancillary offices:

- External Brise Soleil;
- Glazing g-value of 0.45;
- Internal blinds, with a 3% transmittance of solar energy through the fabric and 82% reflectance of solar energy;
- Living walls and trees within the car park areas; and,

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- Mechanical ventilation.

(d) Two months prior to the first occupation of the development, confirmation shall be submitted of the maximum possible solar photovoltaic (PV) energy to be generated on the roof. The submission shall include: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy. The proposed additional solar array should aim to generate at least 593,000 kWh of renewable electricity per year.

The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

Reason: To comply with London Plan 2016 Policy 5.2 and 5.9 and Local Plan 2017 Policy SP4 in the interest of adapting to climate change and to secure sustainable development.

Amend Condition 18 to read as follows:

18. Using the information already provided in the Desk study and Investigation Report with reference 13499 – HYD – XX – XX – RP – GE – 1000 prepared by Hydrock Ltd dated February 2020 which was revised on the 16th April 2020 and Remediation Method Statement with reference 13499 – HYD – XX – XX – RP – GE – 1003 also prepared by Hydrock Ltd dated 22nd May 2020, the applicant shall undertake before the occupation of the development:

a. Completion of the remediation work detailed in the method statement and a report that provides verification that the required works have been carried out. This shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Delete Condition 22.

Add new Condition (Plant noise):

22. The design and installation of new items of fixed mechanical plant shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS4142:2014 +A1:2019. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017.

Add new condition (fencing):

25. No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

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Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 10

Reference No: HGY/2020/0589	Ward: Bounds Green
Address: Land opposite 16 Park Road, Edith Road N11 2QE	
Erection of part 2/3/4-storey block of 8 houses and flats (affordable Council rent) with cycle and refuse storage facilities and associated amenity area and landscaping at former car parking site (Class use C3).	

6. MATERIAL PLANNING CONSIDERATIONS

‘Car-Free ‘

6.34 Following discussions with Transport Officers, and acknowledging the evidence with regards parking availability in this area (i.e. site visits and parking-stress survey) and that there is no CPZ in the area, it is not considered necessary to impose a condition preventing residents from being able to park on-street. One blue-badge space is to be provided in front of the site in the existing layby.

8. RECOMMENDATION

Condition 17 is deleted.

New condition:

17. No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus), with the exception of PV panels, shall be erected on the roof of any building.

Reason: In order to safeguard the visual amenity of the area.

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 10

Reference No: HGY/2020/0136	Ward: Tottenham Hale
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Address: Former Garages St Marys Close N17 9UD

Redevelopment of parking spaces and part of roadway to erect 2 x dwelling houses with front and rear gardens with provision of 2 x parking spaces

7.0 CIL

Correction: As affordable housing this development is not liable to pay Haringey CIL (only Mayoral).

8.0 RECOMMENDATIONS

Condition 14 corrected.

14. Notwithstanding any provisions to the contrary, the two residential units hereby approved shall be for rent at social-rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.
