

ADDENDUM

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Planning Sub Committee 11 January 2021

ADDENDUM REPORT FOR ITEMS

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

Reference No: HGY/2020/2794	Ward: Seven Sisters
<p>Address: Land to the North of Ermine Road N15</p> <p>Proposal – Temporary planning permission for a period of 7 years to provide 38 modular units for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.</p> <p>Applicant: Hill Residential</p> <p>Ownership: Council</p>	

1. Description Update

The description of development has been amended to be more precise. It now reads as follows:

“Temporary planning permission for a period of 7 years to provide 38 modular ~~residential homes~~ **units** for use as accommodation for people who have been street homeless, with associated cycle and refuse storage.”

- There are 38 units but only 37 would be occupied as homes. 1 of the units would be used as a site office for staff.

2. Objections

- 6 additional objections have been received since the publication of the Officers report.
- The objections all raise concerns about a potential increase in antisocial behaviour from new residents and 1 objection also raised concerns about the appearance and size of the units and their siting.
- All these points have been raised previously and have been addressed in the report.

3. Fire Safety

- **The London Fire Brigade (LFB)** have responded to the additional plans provided to confirm that they are now satisfied with the proposals. (Date 7th January 2021 and attached in Appendix 1 below)

4. Environment Agency – Culvert Survey

- With reference to paras 6.10.6- 6.10.8
- The EA have recommended carrying out a ground penetrating radar (GPR) survey to see if the culvert can be located on the site itself or within 4m outside of the site along the northern boundary. The applicant has commissioned this survey and it will take place this week.
- If the survey method locates the culvert its depth would need to be established through a dig. Loading calculations would then need to be provided to show that the proposed development would have an undue impact the stability of the culvert.
- If the survey method fails to locate the culvert under the site, or within 4m of the northern boundary the EA would remove their objection. The EA have also recommended Condition 18 which reads as follows:
- This Condition is amended (additional wording in bold) as follows to ensure the survey is carried out and the advice above is followed where necessary:

Culvert protection

- 18) **Prior to any above ground works, a ground penetrating radar (GPR) survey of the site and within 4m of the northern boundary shall be carried out to ascertain if the Stonebridge Brook (culvert) is located under or near to the site.**

If the GPR survey finds the culvert under, or within 4m of, the site (or if at any time during development a culverted river not previously identified is later discovered) then no further development shall be carried out until a condition survey has been completed and a strategy put in place to protect the culvert. The strategy shall be submitted to and approved in writing by, the local planning authority (in consultation with the Environment Agency), and shall be implemented as approved. The strategy shall include the following components;

- **Details of the location, depth, and structural condition of the culvert.**
- **Plans to repair any damage the culvert to ensure structural stability for the lifetime of the development.**
- **Details of how work would be carried out on site without damaging the structure, or impeding the function of, the culvert (including loading calculations).**

If the GPR survey does not locate the culvert, then the results shall be shared with the EA and works can proceed in accordance with the other conditions of the permission.

Reason: To reduce the risk of flooding to the proposed development and future occupants, ensure the structural integrity of the existing flood defences and reduce the risk of flooding from blockages to any existing culvert in accordance with Policy DM28: Protecting and Enhancing Watercourses and Flood Defences.

Appendix 1



Fire Safety Regulation, North West 4 Team
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Private & Confidential
Philip Elliott
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Wood Green,
N22 8HQ

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 7th January 2021
Our Ref
Your Ref HCY/2020/2794

Dear Sir/Madam

RECORD OF CONSULTATION/ADVICE GIVEN

TOWN AND COUNTRY PLANNING ACT

SCOPE OF WORKS: 3 Blocks Of 2-Storey Modular Homes To Provide Accommodation For People Who Have Been Homeless
PREMISES Land to the North of Ermine Rd
PLAN NUMBER(S) (if any): ERH-109-08-PS-014 &015

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:

The Commissioner is satisfied with the proposals with the fire fighting access only

This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.

Any queries regarding this letter should be addressed to FSR-AdminSupport@london-fire.gov.uk. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

FS_D_01 (Rev 23, 10/03/2016)

Page 1 of 2

A handwritten signature in black ink, appearing to be "A. Howlin", is located below the signature line.

Assistant Commissioner (Fire Safety Regulation)

Reply to M Howlin
Direct T 0208 555 1200 Ext 89170

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