

ADDENDUM

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Planning Sub Committee 03 July 2023

ADDENDUM REPORT

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Agenda Item 8

Reference No: HGY/2023/0261	Ward: Tottenham Hale
Address: Berol Quarter, Ashley Road, London N17 9LJ	
Proposal: Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace; and the redevelopment of 2 Berol Yard to provide new residential homes and Use Class E floorspace; with associated landscaping, public realm improvements, car and cycle parking, and other associated works.	

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1. UPDATES AND CORRECTIONS TO THE REPORT

Paragraph numbers in section 2

- 1.1. The paragraph numbers under section '**2. RECOMMENDATION**' should read: 2.1, 2.2, 2.3... etc. to 2.7 as opposed to 1.1 to 1.7 as shown.

Carbon Offsetting excluded from total monitoring fee

- 1.2. On Page 10 of the agenda item under item **20) Carbon Offsetting** in the list of Section 106 Heads of Terms: The carbon offsetting includes a 10% management fee; therefore it shall be excluded from the total under item **21) Monitoring costs**.

Site size

- 1.3. The site is listed under paragraph 3.2.1 as being 2.67 hectares – that figure relates to the entire Ashley Road South Masterplan. The site area is circa 1.2 acres / 0.49 hectares, and this paragraph shall be updated to include the corrected figure.

Berol House locally listed

- 1.4. Paragraph 3.2.9 is updated to include a final sentence "Berol House is a three-storey locally listed building within the site." As this is currently not acknowledged in the Heritage section.

Cycle Parking

- 1.5. Paragraph 6.10.15 is updated to include a final sentence "The proposed cycle parking is considered to be policy compliant".

Fire Safety and Security

- 1.6. The final sentence of paragraph 6.20.3 should be updated to read “The scheme has gone through gateway one and the HSE are content with the proposals and the scheme complies with all current and emerging fire legislation at this stage.”

2. CLARIFICATIONS

DEN clarifications

- 2.1. To clarify, the non-residential elements of the development would not be linked between Berol House and 2 Berol Yard. Separate connections have already been installed in Ashley Road for Berol House and 2 Berol Yard. Berol House also has its own dedicated plant room. The DEN condition and s106 obligations seek details of the DEN infrastructure and connection to satisfy policy.

7.0 CIL

- 2.2. For clarification it is noted that the listed CIL amounts are already indexed and would apply if the scheme were implemented today.

Non-residential floorspace figures

- 2.3. For further clarity the summary tables have been included below to show, firstly, Berol House and 2 Berol Yard of existing, proposed, and net changes of the different uses. The second table shows a comparison with what was on site originally (pre-HGY/2017/2044), what was proposed under HGY/2017/2044, and what is proposed now (HGY/2023/0261).

Table 1 – Berol House and 2 Berol Yard non-residential floorspace

Non-resi floorspace figures	Existing	Proposed Class E	Proposed F2	Net change
Berol House	3,294	5492		2,198
2 Berol Yard*		706	161	867

Table 2 – Comparison of non-resi uses pre/post HGY/2017/2044 & proposed

Non-resi floorspace figures	Prior to permission HGY/2017/2044 (m2)	Proposed in extant HGY/2017/2044 (m2)	Existing position now (m2)**	Proposed Class E (m2)	Proposed mixed class E/F2 (m2)	Net change from pre HGY/2017/2044	Net change from extant permission (m2)
Berol House	4,285	3317	3294	5492	0	1,207	+2,175
2 Berol Yard	1,198	0*	0	706	161	-331	+867
Total	5,483	3317	3294	6198	161	+876	+3,042

*commercial space only – excludes college (D1 = 7,275sqm GIA)

** accounts for demolition that has taken place on site as a result of HGY/2017/2044

- 2.4. HGY/2017/2044 included The Gessner which falls outside of the site. It also included the college which added 7,275sqm GIA to the non-residential floorspace, albeit this was an educational use and not an employment use. Site

allocation TH6 identified an indicative development capacity of 15,300sqm of commercial floorspace across the ARSM.

- 2.5. Across the ARSM not including the site (Berol House and 2 Berol Yard) approximately 12,176sqm of commercial floorspace has been provided (permitted, under construction, or constructed). When the commercial floorspace within the current proposal is added total increases to 18,535sqm. This would exceed the identified capacity and provide a net increase in employment floorspace over the previous scheme.

Urban Greening Factor

- 2.6. Paragraphs 6.13.1 – 3. This notes that the proposal complies with policy G5 of the London Plan. The Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.
- 2.7. The proposal has more residential floorspace than commercial, however, the majority of the ground floor would be commercial, and the scheme delivers a significant uplift in commercial floorspace across the ground floor and upper floors of Berol House as well as public realm improvements.
- 2.8. The opportunity for greening in the public realm is very limited due to the need for maximum flexibility for the commercial spaces, the community & cultural activities, and for unrestricted movement through the site.
- 2.9. As a result, the majority of the paving in the public areas is designed to be hardstanding, which makes achieving an urban greening factor of 0.4 difficult without impacting on those factors. Furthermore, larger trees would be less suited to the proposed context.
- 2.10. Considering the mix of uses across the site, with Berol House dedicated solely to commercial purposes and 2 Berol Yard a mix of commercial and residential, the proposed urban greening factor of 0.32 – 0.34 would be acceptable.
- 2.11. Condition 19 – Biodiversity requires the applicant to show how additional greening has been maximised and will ensure that the urban greening factor is as high as possible.
- 2.12. Policy G5 allows Boroughs to develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. Given the quantum of commercial proposed, the need for the site to provide activation and permeability/movement, and the nature of the residential element being a tower, the proposed level of Urban Greening is considered to be appropriate and acceptable, and conditions would seek to maximise the level wherever possible.

Social & Community Infrastructure - Employment and skills

- 2.13. Additional wording –
- 2.14. *After Para 6.9.25 - Local Plan Policies SP8 and SP9 aim to support local employment, improve skills and training, and support access to jobs. The Council's Planning Obligations SPD requires all major developments to contribute towards local employment and training.*

- 2.15. *There would be opportunities for borough residents to be trained and employed as part of the construction process and once the proposed development is occupied. The Council requires the developer (and its contractors and sub-contractors) to notify it of job vacancies, to employ a minimum of 20% of the on-site workforce from local residents (including trainees nominated by the Council) during and following construction. These requirements have been agreed with the applicant and secured by legal agreement. As such, the development would have a positive impact on local employment provision.*

Trees

- 2.16. Para 6.14.7 to include- *49 trees are proposed in the scheme, 17 of which would be planted at street level within the public realm.*

Equalities

- 2.17. Paragraph 6.21.7 should state that there would be an overall positive equality impact from the new housing, affordable housing, employment, and arts/culture installations & new space.

3. ADDITIONAL CONSULTEE RESPONSES

- 3.1. The **Designing Out Crime Officer - Metropolitan Police Service** made the following comments:

We would ask that our department's interest in this planning application is noted and that we are advised of the final Decision Notice, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security, and community safety in mind.

Officer note: A Secured by Design condition has been recommended, which once approved would ensure a safe and secure development and reduce crime.

4. ADDITIONAL CONDITIONS

- 4.1. Transport Planning "raised concerns" about Blue Badge parking for the commercial Berol House. To ensure that a careful assessment is carried out and that sufficient Blue Badge parking is delivered for the commercial use the following condition is recommended:

Berol House Blue Badge Parking

53, Prior to first occupation of Berol House, an assessment which demonstrates adequate provision for Blue Badge holder parking bays for Berol House shall be submitted to and approved in writing by the Local Planning Authority.

Once approved the development shall be completed in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing.

REASON: To ensure that the development complies with London Plan Policy T6.5 Non-residential disabled persons parking.