

Planning Sub Committee 09 July 2020

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 7

Reference No: HGY/2020/0795	Ward: Noel Park
Address: Former Petrol Filling Station, 76-84 Mayes Road, N22	
Proposal: Redevelopment of the site to provide a single building of between 4 and 9 storeys in height, comprising 75 residential units (C3) and 953 sqm of flexible commercial floorspace (Use Classes A1-A5, B1 and B8), with associated cycle parking, plant, refuse and recycling provision, landscaping and all necessary ancillary and enabling works	

1. RECOMMENDATION

Section 106 Heads of Terms

Affordable Housing:

Add additional obligation "1B. Service Charges" in line with paragraph 6.4.23 as follows:

Any service charges levied will be fair and reasonable, in accordance with the Landlord and Tenant Act 1985, and other relevant legislation.

Amend obligation 1c as follows:

London Affordable Rent levels and Shared Ownership income marketing bands

2. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

Proposed residential units

Amend paragraph 3.1.6 to read as follows:

Subsequent to further consideration and assessment, officers requested that the applicant provide more Low Cost Rented units and less Intermediate units. The applicant has agreed to this request and therefore the proposed affordable housing tenure mix has changed from 11 Low Cost Rented homes (3 Social Rented and 8 London Affordable Rent) and 14 Intermediate homes to **15 Low Cost Rented home (all London Affordable Rent) and 10 Intermediate homes**. The overall affordable housing provision remains as originally proposed, being 39.4% by habitable room.

Access, parking and servicing

Amend paragraph 3.1.11 as follows:

Given the high PTAL (5) of the site, the proposed development will be car free and therefore designated 'permit-free' with ~~one~~ three 'blue badge' disabled parking space provided on-street (Caxton Road) in close proximity to the site.

Add paragraph 3.1.16:

The applicant has, post publication of the Planning Sub-committee report, amended the ground floor access and access across the development.

3. LOCAL REPRESENTATIONS

Subsequent to publication of the Planning Sub-committee report an additional 20 objections to the application have been received (total 62).

The objections received post publication of the Planning Sub-committee report raise the following additional matters:

- Tenure changes
- Inadequate provision of wheelchair dwellings
- Inadequate provision of private outdoor amenity space

The remainder of the matters raised in the objections received post publication of the Planning Sub-committee report have already been considered in the main report.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 Affordable housing

It is acknowledged that Social Rented is the Council's preferred low cost rented option. However, it is noted that London Affordable Rent is now the main low cost affordable rented housing that the GLA currently expects to fund. Furthermore, given the overall increase in Low Cost Rented homes and reduction in Intermediate homes resulting in affordable housing tenure mix of 60% Low Cost Rented/40% Intermediate, the lack of Social Rented homes is considered acceptable in this instance and in accordance with planning policy.

Amend paragraph 6.4.11 to delete reference to Social Rent as follows:

A s106 planning obligation will ensure that the Council has the first right of refusal to purchase all of the Low Cost Rent housing (~~Social Rent~~ and London Affordable Rent).

The ground floor plan has been amended to give greater priority to the one central lobby access and direct all residents to access the site by the central lobby located off Caxton Road. The lobby, which contains post boxes for all units, provides access to the courtyard podium and access to both lift serving cores A and B. There is one central cycle store at ground floor level which would serve residents of the entire development.

The amended plans show that residents from either core can access all sides of the deck, and as noted above, can access all of the proposed roof terraces.

4.2 Affordable housing dwelling mix

Replace the table at paragraph 6.4.18 with the following:

	1-bed	2-bed	3-bed	Total
--	-------	-------	-------	-------

Low Cost Rent (all London Affordable Rent)	0	4 (26.7)	11 (73.3%)	15
	Target (11%)	Target (45%)	Target (33%)	
Intermediate	8 (80%)	2 (20%)	0	10
	Target 30%	Target 60%	Target 10%	

Add the following additional paragraphs:

The revised proposed affordable dwelling mix is not in strict accordance with the Council’s target. However, given the circumstances of the site and the fact that additional Low Cost Rented homes are being provided with less Intermediate units, which has meant changes to the affordable housing dwelling mix, this is considered to be acceptable in this instance. It is also noted a higher percentage of the rented units would be family units.

4.3 Affordability

The committee report set out rent levels of 2019/20 and the amendments below update the levels to 2020/21 levels. Amend paragraph 6.4.22 as follows:

As a quantitative example, in this case, the weekly rent for a London Affordable Rent 3 bed unit would be £178.05 compared to £128.03 at Social Rent (average charge for new tenancies for the postcode of the site), £368.22 Local Housing Allowance (LHA) and £196.15 at Haringey affordable rent cap (50%) using 2020/21 benchmarks. We do not know when these properties will be completed and therefore the rent levels will change. The figures quoted are to give an indication of the relative differences between rents for different products.

Add the following additional paragraphs:

In terms of the objections received on grounds of inequality and racism, Local Plan policies, including the Council’s housing policies, were subject to an Equality Impact Assessment (EqIA) at all stages of the plan-making process.

In addition, individual planning applications are not required to be subject to EqIA but officers are mindful of judgements such as R (Buckley) v Bath and North East Somerset Council 2018, which both concerned adverse impacts of planning decisions on specific communities. Unlike those cases, the current planning application is not considered to be so sensitive as to warrant an EqIA be undertaken, particularly as the housing policies which it has been assessed against have already been subject to EqIA as noted above.

4.4 Quality of residential accommodation

Size, quality and aspect

Add the following additional paragraphs:

All units have access to individual private amenity spaces, in the form of balconies, winter gardens or terraces. Each unit’s private amenity space complies with the GLA

and National Technical Guidance minimum standards, as confirmed by the proposed floor plans and the area schedule.

In addition to the podium courtyard garden, which is accessible to all residents, there are 3 communal roof gardens. One at level 4 – accessed from 2 sides by both deck areas and each core equally and two further larger roof gardens at level 7. Direct access has now been provided between both of these two level 7 roof gardens by extending the deck access route and can be accessed from each core.

4.5 Inclusive access

Add the following additional paragraphs:

8 units are designed to meet Part M4(3) and meet the required areas thresholds as confirmed by the schedule of accommodation and new plans AA8418-01404, 01405 and 01414, which demonstrate compliance with accessibility tested layouts.

Given the site, design and viability constraints of the development, it has not been possible to designate any affordable housing as M4(3) units. However, as noted above, all units will still be M4(2) compliant. To accommodate M4(3) provision, the respective affordable housing units would have to be reduced in bedroom number, which would reduce the overall amount of affordable housing by habitable room.

3 on street disabled bays will be provided on street prior to occupation. Two of these disabled bays will have electric charging points. This will be confirmed and secured as part of the Parking Management Plan in the s106 and will be paid for by the applicant. This 3% provision is in line with the London Plan requirements. The ability for the proposal to provide a 10% provision (an additional 5 disabled parking bays) will also be secured through the s106, where again, if these spaces are required by future residents of the development, they will be provided and funded by the applicant through the s106 obligation. The proposal therefore provides 3% provision from occupation of the development with a demonstration of how 10% provision can be achieved. This is wholly in line with the London Plan and Transport for London (TfL) requirements and is an acceptable approach

5. APPENDIX 1: CONDITIONS AND INFORMATIVES

Insert “APPENDIX 1:” before “CONDITIONS AND INFORMATIVES” at page 53 of the Planning Sub-committee report.

Amend the “Drawings” section of condition 2 as follows:

AA8418-01404 (Private 1B2P T105 W); AA8418-01405 (Private 2B3P T201 W); AA8418-01414 (Private 2B4P T213 W); AA8418-02001 (Site Location Plan); AA8418-02002 (Site Plan Existing); AA8418-02010 Rev B C (Site Plan Ground Floor); AA8418-02011 Rev A B (Site Plan Level 1); AA8418-02012 Rev A (Site Plan Level 2); AA8418-02013 Rev A B (Site Plan Level 3); AA8418-02014 Rev A B (Site Plan Level 4); AA8418-02015 Rev A B (Site Plan Level 5); AA8418-02016 Rev A B (Site Plan Level 6); AA8418-02017 Rev A B (Site Plan Level 7); AA8418-02018 Rev A B (Site Plan Level 8); AA8418-02019 Rev A B (Site Plan Roof Plan); AA8418-02100 Rev D E (Ground Floor Plan); AA8418-02101 Rev A B (Level 1 Floor Plan); AA8418-02102 Rev A B (Level 2 Floor Plan); AA8418-02103 Rev A B (Level 3 Floor Plan); AA8418-02104 Rev B C (Level 4 Floor Plan); AA8418-02105 Rev A B (Level 5 Floor Plan); AA8418-02106 Rev A C (Level 6 Floor Plan); AA8418-02107 Rev A B (Level 7 Floor Plan); AA8418-02108 Rev A B (Level 8 Floor Plan); AA8418-02109 Rev A B (Level 9 Roof Plan);

AA8418-02200 Rev B (North West Elevation);_AA8418-02201 Rev A (North East Elevation);
AA8418-02202 Rev A (South East Elevation);_AA8418-02203 Rev A (South West Elevation);
AA8418-02204 Rev A (Courtyard North West Elevation);_AA8418-02205 Rev A (Courtyard
South West Elevation);_AA8418-02206 Rev A (Courtyard North East Elevation);_AA8418-
02207 Rev A (Courtyard South Elevation);_AA8418-02300 Rev A (Section A-A);_AA8418-
02301 Rev A (Section B-B);_AA8418-02302 Rev A (Section C-C);_AA8418-02500 Rev A (Bay
Study North West Podium);_AA8418-02501 (Bay Study North East Facade);_AA8418-02502
Rev A (Bay Study South East Facade);_AA8418-02503 (Bay Study South West Facade);
AA8418-02504 Rev A (Bay Study Deck Access Facade);

Amend the “Documents” section of condition 2 as follows:

Accommodation Schedule Rev F dated ~~16/06/2020~~ 08/07/2020;

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Item No. 8

Reference No: HGY/2020/0847	Ward: Tottenham Hale
Address: Lock Keepers Cottages, Ferry Lane, N17 9NE	
Proposal: Redevelopment of the site comprising the demolition of existing buildings and the erection of a new building ranging in height from 3 to 6 storeys to accommodate 13 residential units (Use Class C3), employment floorspace (Use Class B1a) at upper ground and first floor level and retail / café floorspace (Use Class A1 / A3) at lower ground floor level, along with associated landscaping and public realm improvements, cycle parking provision, plant and storage and other associated works.	

6. CONSULTATION RESPONSE – EXTERNAL

6.1 Lee Valley Regional Park Authority (LVRPA)

Formal comments were received late (7th July) (Full comments in Appendix 1).

Summary

LVRPA confirm that it objects to the proposed development on the grounds that it represents an overdevelopment of the site, is too tall and dominant in respect of adjoining waterway corridors and waterside paths, and lacks detail to show how the environmental and ecological interests of the Regional Park have been addressed.

However, the LVRPA have also stated that they can support the application if additional information is provided relating to:

- a) landscaping treatments of the development in relation to the Regional Park
- b) the ecological value of the site and adjoining waterways
- c) measures for habitat retention, enhancement, mitigation and compensation based on the findings of ecological surveys, and
- d) a lighting plan strategy for both the operational development and the construction period.

6.2 OFFICER RESPONSE

The density proposed is within established ranges. The proposed building is not considered to constitute overdevelopment of the site, nor would it be excessively tall or dominant in respect of adjoining waterways or waterside paths, for the reasons have already been outlined in the Committee Report.

LVRPA's comments relating to the lack of detail provided in respect of environmental and ecological interests of the Regional Park are addressed as follows:

Point (a) – landscape treatment of Tottenham Marshes and land to north of site

Tottenham Marshes is outside of the applicant's land ownership and is separated from this site by Pymme's Brook. The applicant's ecologist has stated that there would be no material impact and the relatively low net increase in units (11) proposed would not result in a significant additional recreational pressure to the Marshes. Officers are satisfied that this is the case.

The applicant is providing a £50,000 contribution towards the delivery of improvements to the Paddock Community Nature Park which is in the Lee Valley Regional Park. Therefore, it is considered that the impact on the Marshes would not be significant, and that landscaping improvements to the Regional Park are already provided through that financial contribution.

The applicant will also deliver extensive landscaping and biodiversity enhancements along the towpath, to the north of the site, through an agreement with the Canals and River Trust. This is secured through Condition 30.

Overall the ecological and recreational features of the Regional Park would be enhanced in accordance with the requirements of Policy SP13 of the Local Plan 2017.

Points (b) and (c) – ecological value of site/waterways, and associated ecological measures

The ecological value of the site has been assessed in detail as part of the submitted *Preliminary Ecological Appraisal (PEA)*, which states that there are limited potential habitats for local ecology, other than to support breeding birds and bats. Bat surveys were recently completed, and no bat activity was observed within the application site. The applicant has confirmed that bird and bat boxes, as well as other ecological measures such as insect hotels, will be incorporated into the development. A dedicated ecological 'buffer zone' will be provided within the site boundary. These measures will be secured by Condition 17.

Neither the Council's Nature and Conservation Officer, the Environment Agency, Natural England nor the Canal and River Trust have raised any concerns in terms of the potential impact of this development proposal on local ecology and the adjacent waterways.

The applicant has submitted a 'Review of Offsite Ecological Impacts' note which states that no construction or other works associated with this development would impact directly on the watercourse. Surface water run-off would be prevented from entering the watercourses through the integration of appropriate sustainable drainage measures and effective construction site management.

Native plant species shall be incorporated within planters on site, and on the proposed green roofs. The financial contribution towards the Paddock would provide additional ecological benefits within the Regional Park.

As such, the local ecology, and adjoining waterways and waterway paths, would be protected and enhanced by this development proposal in accordance with Policy 7.19 of the London

Plan 2016, emerging Policy G6 of the Intend to Publish London Plan, Policy SP13 of the Local Plan 2017 and Policy DM19 of the Development Management DPD 2017.

Points (d) – lighting plan

It is acknowledged in the Committee Report that lighting is an important aspect of this development and requires further consideration for design, security and ecological reasons. Condition 23 has been included which requires a detailed lighting scheme to be submitted to the Council for its approval prior to first occupation of the development and which specifically requires consultation with the LVRPA.

7. RECOMMENDATIONS

Conditions

List of Conditions must be updated (former Condition 36 was integrated with Condition 35 prior to publishing of the Committee Report, so there is no longer a Condition 39):

- 1) Three-year permission
- 2) Approved plans
- 3) Business use classes
- 4) Business hours
- 5) Finishing materials
- 6) Accessible / adaptable dwellings
- 7) Satellite dish / antenna
- 8) Archaeology 1 – WSI
- 9) Archaeology 2 – Public heritage display
- 10) Contamination 1 – Investigation
- 11) Contamination 2 – Unidentified finds
- 12) Machinery registration
- 13) Machinery emissions limits
- 14) Centralised boilers
- 15) Environmental management plans
- 16) Piling method statement
- 17) Ecological buffer zone
- 18) Secured by design
- 19) Drainage systems
- 20) BREEAM accreditation
- 21) Living roofs / walls
- 22) Energy and sustainability statement
- 23) External lighting
- 24) Landscaping
- 25) Replacement trees
- 26) Invasive species control
- 27) Cycle parking
- 28) Wayfinding installations
- 29) Lift management
- 30) Towpath landscaping
- 31) Waterway risk assessment / method statement
- 32) Broadband connections
- 33) Internal noise levels

Addendum Report

- 34) Sound insulation
- 35) Plant / equipment noise
- 36) Fume / odour control equipment
- 37) Delivery, servicing and waste management plan
- 38) Nesting bird protections

Amendments have been made to the wording of the conditions referenced below.

Condition 6

(NB: new wording in bold and italics)

All residential units on site shall be built to Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2013 (as amended) ***and at least one unit on site 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.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and the Intend to Publish London Plan Policy D7.

Condition 21

(NB: no new wording is proposed but references to green walls have been removed as these no longer form part of the development)

No development shall commence above ground floor slab level until details of the living roofs have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i. Plans identifying where the living roofs and solar panels will be located and what surface area they will cover;
- ii. Sections demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iii. Plans showing details of the diversity of roof substrate depths and types to provide contours of substrate, such as mounds in areas with the greatest structural support to provide a variation in habitat;
- iv. Details of the location of log piles / flat stones for invertebrates;
- v. Details of the range of native species of wildflowers and herbs planted on the living roofs and as living walls to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- vi. Living roof relationship with photovoltaic array; and
- vii. Irrigation, management and maintenance arrangements.

The approved living roofs and photovoltaic array shall be provided before 90% of the dwellings are first occupied and shall be managed thereafter in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In

accordance with Policies 5.3, 5.9 and 5.11 of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

Condition 23

(NB: new wording in bold and italics)

- a) ***Prior to commencement of the development hereby approved (including demolition but excluding any investigative works) details of lighting to be used during the demolition and construction periods of the development shall be submitted to the Local Planning Authority for its written approval, in consultation with the Lee Valley Regional Park Authority. Thereafter the demolition and construction works shall be undertaken in accordance with the approved details.***

- b) Prior to first occupation of the development hereby approved details of all external lighting to building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Met Police, Lee Valley Regional Park Authority and Canal and River Trust. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and also to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

APPENDIX 1 – LEE VALLEY REGIONAL PARK AUTHORITY COMMENTS



Christopher Smith
London Borough of Haringey
River Park House
225 High Road
Wood Green
London
N22 8HQ

6 July 2020

Your Ref: HGY/2020/0847
Our Ref: 20.041

Dear Christopher

RE: PLANNING CONSULTATION BY LONDON BOROUGH OF HARINGEY - LOCK KEEPERS COTTAGES, FERRY LANE, N17 9NE - LEE VALLEY REGIONAL PARK AUTHORITY REPRESENTATIONS

Thank you for consulting Lee Valley Regional Park Authority on the Planning Application:

Redevelopment of the Site Comprising Demolition of Existing Buildings and Erection of a New Building Ranging in Height from 3 to 6 Storeys to accommodate 13 Residential Units (Use Class C3), Employment Floorspace (Use Class B1A) at Upper Ground and First Floor Level and Retail / Café Floorspace (Use Class A1 / A3) at Lower Ground Floor Level, along with Associated Landscaping and Public Realm Improvements, Cycle Parking Provision, Plant and Storage and Other Associated Works.

This was considered by the Regeneration and Planning Committee on 25 June 2020 and the following recommendations approved:

- (1) that the London Borough of Haringey be informed that the Authority recognises the principle of development on the site. However, it objects to the current proposal on the grounds that it represents an overdevelopment of the site; is too tall and dominant in respect of the adjoining waterway corridors and waterside pathways; and lacks detail to show how the proposed development addresses the environmental and ecological interests of the Regional Park.

Before the Authority can support a development proposal for this site it would need to see further detail in relation to:

- a) the landscape treatment of the development in relation to the Regional Park, namely Tottenham Marshes which lies on the opposite side of the Pymmes Brook to the application site, and land to the north of the application site contiguous with the towpath, that should provide an additional area of public open space of benefit to Park visitors;

Addendum Report

- b) the ecological value of the site and adjoining waterways; further detailed survey work is required in order to assess the application for biodiversity impacts, particularly in relation to protected species; this should be a material consideration in this case;
 - c) measures for habitat retention, enhancement, mitigation, and compensation, based on the findings of the ecological surveys to be incorporated within the proposed development;
 - d) a lighting plan or strategy for the development both in operation and during the construction period, this should be informed by the ecological surveys and take particular account of the adjoining areas of the Regional Park and the habitats these contain.
- (2) that the London Borough of Haringey be informed that the Authority would wish to see this detail provided prior to any grant of consent.
- (3) that should the London Borough of Haringey be minded to approve the planning application then efforts should be made to secure, via conditions or planning obligations:
- a) the area immediately north of the application site as an area of public open space forming part of the towpath and to implement a comprehensive landscape and access plan in association with the new footbridge landing;
 - b) wayfinding and interpretation measures to identify access into Tottenham Marshes as part of the above wider landscaping scheme;
 - c) open space and habitat enhancements within Tottenham Marshes to cater for the recreational needs of the new residents and mitigate for habitat loss and disturbance along the waterway as set out in Appendix C to Paper RP/41/20;
 - d) a management and maintenance agreement for the green roof, green terraces and walls and other areas of landscaping and planting.

Yours sincerely

Claire Martin
Head of Planning Department

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

Reference No: HGY/2020/0158	Ward: West Green
Address: 300-306 West Green Road N15 3QR	
Proposal: Demolition of existing buildings and erection of a five-storey building (plus basement) comprising of a retail unit at ground and basement levels and nineteen residential units above; and associated landscaping and the provision of an outdoor children's play area	

7. MATERIAL PLANNING CONSIDERATION

7.1 Fire Safety

Building Control Officers have confirmed that the submitted fire safety details submitted are sufficient for the purposes of planning approval. A detailed assessment will be undertaken for fire safety at the Building Control stage.

8. RECOMMENDATIONS

8.1 CONDITION ALTERATION

[Condition 2 is altered to include the Fire Statement confirmed as acceptable by the Council's Building Control Team].

Amend Condition 2 to read as follows:

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Site Location and Site Plans (drawing no. 0513-000.01B); Urban Context Plan (drawing no. 0513-000.02A); Context Plan (drawing no. 0513-000.03A); Existing Ground Floor Plan (drawing no. 0513-100.01A); Existing First Floor Plan (drawing no. 0513-100.02A); Existing Second Floor Plan (drawing no. 0513-100.03A); Existing Roof Plan (drawing no. 0513-100.04A); Existing North and South Elevations (drawing no. 0513-300.01A); Existing East and West Elevations (drawing no. 0513-300.02A); Proposed Ground Floor Plan (drawing no. 0513-100.13V); Proposed First Floor Plan (drawing no. 0513-100.14Q); Proposed Second Floor Plan (drawing no. 0513-100.08P); Proposed Third Floor Plan (drawing no. 0513-100.09P); Proposed Fourth Floor Plan (drawing no. 0513-100.10O); Proposed Basement Plan (drawing no. 0513-100.16M); Proposed Roof Plan (drawing no. 0513-100.17G); Proposed North Elevation (drawing no. 0513-300.06H); Proposed East Elevation and Section AA (drawing no. 0513-300.07G); Proposed South Elevation (drawing no. 0513-300.08G); Proposed West Elevation (drawing no. 0513-300.09H); Proposed East Elevation and Section BB (drawing no. 0513-300.10G); South Elevation and Section- Detail (drawing no. 0513-300.11B); Precedent Images (drawing no. 0513-500.02); Proposed View Looking North East (drawing no. 0513-500.03B); Proposed View Looking South West (drawing no. 0513-500.04B); Proposed View Looking East (drawing no. 0513-

500.05B); Proposed View Looking West (drawing no. 0513.500.06B); Proposed View looking South (drawing no. 0513-500.07); Existing Aerial View (drawing no. 0513.500.08); Site Waste Management Plan (drawing no. 0513-500.09B);

Supporting documents also assessed:

Cover letter prepared by Firstplan dated 23 December 2019; Construction Methodology Statement and Basement Impact Assessment for Subterranean Development dated 22 June 2019 (prepared by John Farquharson Partnership LLP); Air Quality Assessment dated 19 December 2019 (prepared by Miller Goodall); Daylight, Sunlight and Overshadowing Report (prepared by Syntegra); Sustainability and Energy Statement dated August (prepared by Syntegra Rev B, dated May 2020); Dynamic Overheating Assessment Report prepared by Syntegra dated April 2020; Economic Viability Assessment Report dated December 2019 (prepared by Upside London Limited); Phase 1 Geo-Environmental Desk Study Report dated December 2019 (prepared by Brown 2 Green); SuDS Drainage Report dated December 2019 (prepared by EAS); Transport Statement dated December 2019 (prepared EAS); and Delivery and Servicing Plan dated December 2019 (prepared by EAS); Planning, Design and access Statement dated December 2019 (prepared by Firstplan), Fire Safety Strategy prepared by Bellis Architects Ref 19-5684

Reason: In order to avoid doubt and in the interests of good planning

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Building Control	I can confirm that the submitted fire safety details are sufficient for the purposes of Planning Approval. A forma detailed assessment will be undertaken for fire safety at the Building Control stage.	Comments noted
Carbon Management	Additional Carbon Management Response (30/06/2020) My thoughts are that the external louvres are likely to reduce the overheating risk in the flats, so this is great to see. However, we'd need to see further modelling to demonstrate the scheme complies (for all the necessary weather files). We'd also need to see further technical detail on	Comments noted. Condition was amended to reflect this.

Addendum Report

	the type of louvres proposed to understand how they will work and be maintained. The proposed condition on overheating will be amended to reflect this.	
--	---	--
