

ADDENDUM REPORT

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

Reference No: HGY/2021/2031	Ward: Woodside
Address: Wood Green Social Club, 3 & 4 Stuart Crescent, London, N22 5NJ	
Proposal: Partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and reconstruction of existing 2 nd floor of ‘Social Club’ building and change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking.	

Corrections and clarifications on the main report

The report for the application refers to the site as the ‘Wood Green Labour Club’ in paragraphs 3.3 and 6.21, while the address of the site being the ‘Wood Green Social Club, 3 & 4 Stuart Crescent’.

While it is understood that the use of this site was linked to the Labour Club many years ago, such a connection has ceased with there being no connection in terms of use, ownership, and any other form of interest with the Labour Party over many years. As such for the avoidance of doubt and purpose of clarification the references to ‘Wood Green Labour Club’ in paragraphs 3.3 and 6.21 should instead read as the ‘Wood Green Social Club’.

Updated drawings in connection with condition 2 pg. 40

A full set of revised drawings were submitted to reflect the changes discussed and shown in the published report. The following drawings substitute those listed in condition 2 pg. 40.

Updated drawings:

2102-EMR-SC-RL-AP-A-01101 – PL02, 2102-EMR-SC-B1-AP-A-02101 - PL02, 2-EMR-SC-LG-AP-A-02102 - PL04, 2102-EMR-SC-00-AP-A-02103 - PL06, 2102-EMR-SC-01-AP-A-02104 - PL06, 2102-EMR-SC-02-AP-A-02105 - PL06, 2102-EMR-SC-RL-AP-A-02106 - PL07, 2102-EMR-SC-RL-AP-A-02107 - PL07, 2102-EMR-SC-ZZ-AP-A-04101 – PL04, 2102-EMR-SC-ZZ-AP-A-04102– PL04, 2102-EMR-SC-ZZ-AP-A-04103 – PL02, 2102-EMR-SC-ZZ-AP-A-04104 – PL04, 2102-EMR-SC-ZZ-AP-A-04105 – PL04, 2102-EMR-SC-ZZ-AP-A-04105 – PL03, 2102-EMR-SC-ZZ-AP-A-04107 – PL01, 2102-EMR-SC-ZZ-AP-A-05101 – PL04, 2102-EMR-SC-ZZ-AP-A-05102 – PL05, 2102-EMR-SC-ZZ-AP-A-05103 – PL03, 2102-EMR-SC-ZZ-AP-A-05104 – PL02, 2102-EMR-SC-ZZ-AP-A-05105 – PL03, 2102-EMR-SC-ZZ-AP-A-05106– PL005, COMMITTEE MEMBERS BRIEFING VISUALISATIONS, Transport Statement.

Replacing drawings:

00100 PL01, 02103 PL03, 02104 PL03, 02105 PL03, 02101 PL01, 02102 PL03, 02106 PL06, 04101 PL02, 04102 PL02, 04103 PL01, 04104 PL03, 04105 PL03, 04106 PL02, 05101 PL01, 05102 PL03, 05103 PL02, 05104 PL01, 05105 PL03, 05106 PL04, E1119-ESS-01 & Transport Statement.

Additional internal consultation response:

Additional comments from the Conservation Officer have been provided as follows in respect of the amendments to the scheme:

“Updated comments following changes to the design

Further to my comments, there have been some amendments to the initial drawings submitted for this application.

The amendments include alterations to the front elevations of the properties at nos. 3 and 4 and the front garden and boundary of no. 4 Stuart Crescent.

In terms of the property at no. 3, the fenestration at the front elevation has been slightly amended in an attempt to reduce the extensive glazed areas; the parapets have been raised in order to minimise the visual impact of the balconies; and the overhang on the top floor has been amended to simplify the design of the top floor.

Overall, and taking into account the amendments to the scheme, the proposed alterations would reduce some of the mass and scale of the building, particularly to its part facing onto Stuart Crescent. Subject to details of the proposed materials and detailed design, the proposed alteration to the front elevation would slightly enhance the appearance of the existing property, which is considered that it would continue to detract from the character and appearance of the conservation area but to a less extent.

As far as the locally listed building at no. 4 Stuart Crescent is concerned, the proposed new window on the front elevation has been removed and the proposed alterations have been kept to a minimum. A new door is proposed to replace an existing, non-original opening to accommodate the conversion of the building to two properties. The design of the front garden wall has also been amended and is now considered more in keeping with the traditional character of the locally listed property.

Overall, and taking into account the amendments to the scheme, the alterations to the property at no. 4 would result in a slight enhancement of the locally listed building, which makes a positive contribution to the conservation area – the open and green character of the front garden would be restored and the proposed boundary wall would be in keeping with the character and appearance of the locally listed property. Part of the rear garden of no. 4 would be also restored.

No changes have been made to the proposed new housing to the rear of the property at no. 3 which, mainly due to its height and mass, would detract from the character of the area.

While some elements of the proposed scheme are acceptable and would slightly enhance the character and appearance of the locally listed building, and subsequently the character and appearance of the conservation area, there are still elements, including the new mews housing to the rear, which would detract from it. Taking into consideration the condition and

appearance of the existing properties and of the area, the proposed works would result to some harm to the conservation area. This harm is considered to be less than substantial and should be weighed against the public benefits of the proposal.”

Additional comment/ point of clarification in respect on ‘Energy & Sustainability’

All of the apartments and houses irrespective of them being new build or refurbished will have an air source heat pump. Such an approach is being taken in response to the UK government’s commitment to phasing out the buying of gas boilers over the next decade.

Additional comment in respect of section on Transport.

Transport Officers have clarified that as the site’s has a PTAL of 5/6a, which denotes excellent connectivity to public transport services, irrespective of whether there are existing units on site and an element of on-site parking, all of the resulting units associated with this development are required to be ‘car free’, removing the ability of future occupiers to obtain an on-street parking permit, as secure by way of a S106 legal agreement. The Council would use such a legal agreement to require the landowner(s) to advise all occupiers of the car-free status of the new units and in addition require a contribution of £4000 towards the amendment of the relevant Traffic Management Order (TMO).