

ADDENDUM REPORT FOR ITEMS

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

Reference No: HGY/2021/2283 AND 2284	Ward: Northumberland Park
Address: Printworks, Nos. 819-829 High Road, N17 8ER	
Proposal: Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E).	
Listed building consent: Internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, facade and related external works, internal alterations, and associated works.	
Applicant: Goods Yard Tottenham Limited	
Ownership: Private	

The following items in **green** will show amendments/corrections/changes and **red** deletions.

1. Correction on page 5 (1d). Following further discussions more units will be offered to the Council:

Section 106 Heads of Terms:

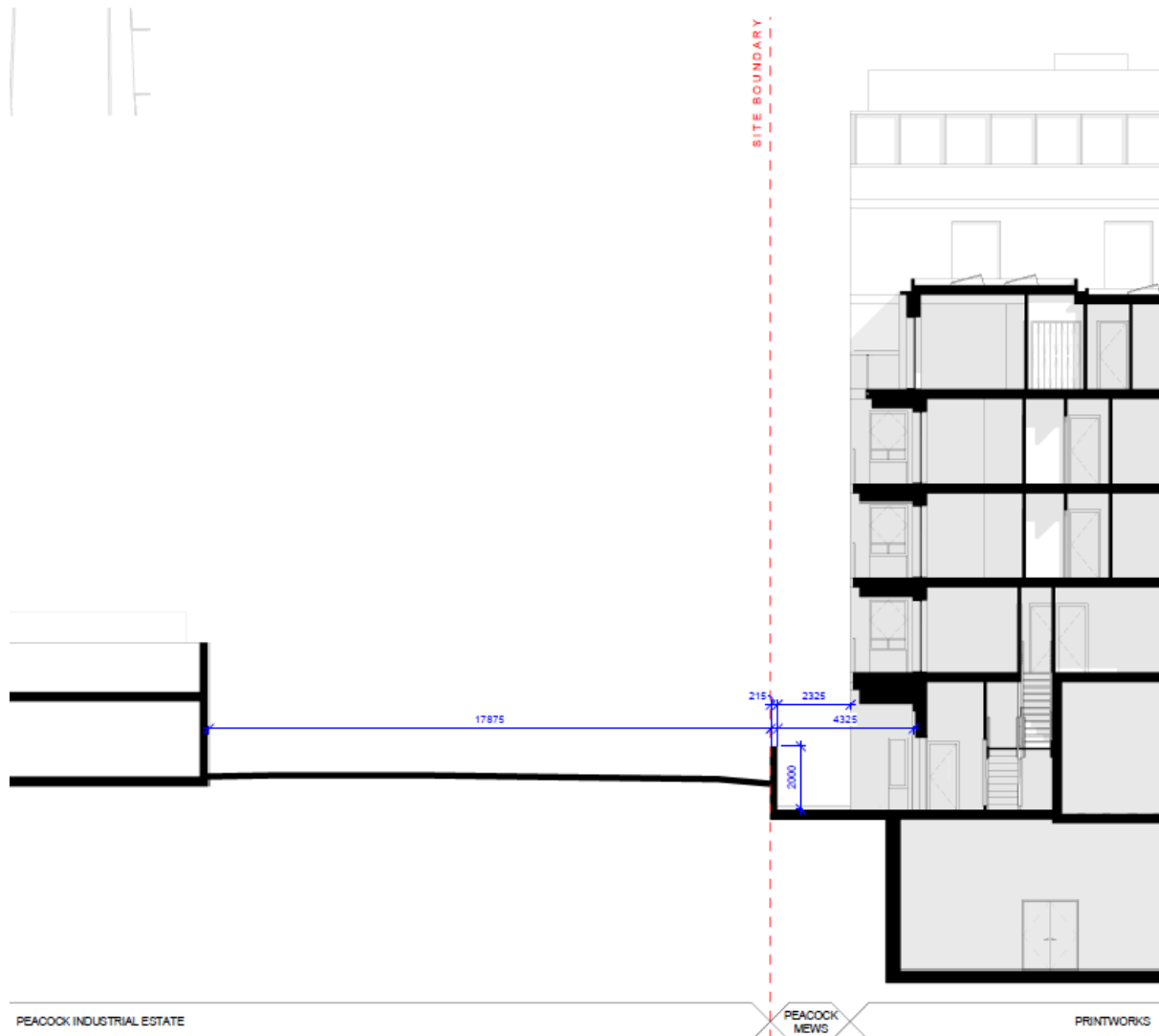
Affordable Housing

- 1) **Affordable Housing** – Affordable Housing Scheme to be submitted for approval prior to commencement of development:
 - d. LB Haringey to be offered first rights to purchase up to ~~4~~ **7** Low Cost Rented homes

2. Correction on page 12 (para 3.3) page 47 (para 6.5.13) and page 55 (paragraph 6.6.12). Distance between boundary and the existing Peacock Industrial Estate:

Layout & Access

3.3 Cleared land to the rear of the retained and altered frontage buildings would be redeveloped in a series of new buildings based around two courtyards and provide active frontages to Brunswick Square, Percival Court and (pulled back from the boundary by between ~~2.8 and 3.1m~~ 2.3 and 4.3m) the existing Peacock Industrial Estate and future development of this as part of the wider development of the High Rad West Site Allocation.



3. Correction on page 12 (para 3.5). Height along the western boundary between these corner blocks:

Layout & Access

3.5 A small basement car parking area would sit under the western part of the proposed Printworks Building, accessed from Percival Court. The buildings would extend from two storeys at its High Road frontage to a maximum 7 storeys at the north-west corner, with the remainder of the proposed scheme being at lower heights – notably 6 storeys in the south-west corner, 4 5 storeys along the western boundary

between these corner blocks, and 2/3 storeys rising from the rear of the High Road properties.

4. Correction on page 14 (Table 01: Proposed land uses and parking provision). Residential GIA 6,517sqm is incorrect – it should be 6,571sqm:

Table 01: Proposed land uses and parking provision.

Total floorspace	10,036sqm (GIA)
Residential	23 x 1-bed 35 x 2-bed 13 x 3-bed 1 x 4-bed
	72 homes 6,517sqm 6,571sqm (GIA)

5. Correction on page 17 (para 3.18). Land should read Lane:

3.18 To the west of the site is the Peacock Industrial Estate (accessed via White Hart ~~Land Lane~~ and Brunswick Square). Immediately to the west of the site is the Estate's access and parking area, with 2-storey industrial and warehousing units approx. 16-19m from the boundary. Existing occupiers of the nearest units include a car repair garage, window and door manufacturer and bakery.

6. Correction on page 17 (para 3.19). The presence of a Photography Suite cannot be confirmed so it has been omitted:

Existing Land Uses

3.19 The site currently accommodates a number of uses based in buildings fronting the High Road and premises to the rear. These include 3 x health and beauty businesses (hairdressers, barbers, and nail bar), a bridal gown shop and a ~~photography shop~~ and the La Royale Banqueting Suite.

7. Correction on page 33 (para 6.3.13). Net increase of 6,015sqm (GIA) incorrect as referencing incorrect figure above – should = 6,069sqm (6,571(Pr.) – 502(Ex.)):

6.3.13 The proposed scheme would deliver a net increase of approx. ~~6,015sqm~~ 6,571sqm (GIA) of residential floorspace or 59 homes. As such, the loss of the existing 13 homes would be acceptable in principle.

8. Correction on page 36 (para 6.3.23). The cinema would have 5 screens not 4 as stated:

6.3.23 The proposed ~~4~~ 5 x screen cinema would be an appropriate use of the ground floor of the site, be of an appropriate scale, provide an active frontage to the High

Road and help meet the leisure requirement of the Site Allocation. It would also complement the approved 'cultural quarter' on the other side of the High Road (at Northumberland Terrace, Nos. 798 to 808 High Road) in Site Allocation NT4. In the absence of an available sequentially preferable location within Site Allocation NT5, the proposed use is considered acceptable.

9. Correction on page 54 (paragraph 6.6.5). Only lifts in Cores A & B rather than all lifts would provide direct access to the proposed basement car park:

6.6.5 Five of the proposed wheelchair accessible dwellings would be within Core A (the western most wing of the proposed building) and three would be in Core B (the wing closest to the High Road frontage buildings). They would all be accessed via a lobby from a reconfigured Brunswick Square, with a separate pedestrian footway. Core A would be served by 2 x lifts and (the smaller) Core B would be served by 1 x lift. ~~All lifts~~ Lifts in Cores A & B would provide direct access to the proposed basement car park. Proposed emergency evacuation provision is addressed under Fire, Safety and Security below (and is considered acceptable).

10. Correction on page 61 (paragraph 6.9.2). To quote the latest relevant paragraph from the NPPF:

6.9 Heritage Conservation

6.9.1 ~~Paragraph 196~~ Paragraph 202 of the revised NPPF sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

11. Correction on page 97 (paragraph 7.1). Correction to CIL amounts as they used new CIL rates that are not yet adopted. The increased residential CIL rate in the east of the borough from £15psm to £50psm can only be sought by law for permissions granted after the date it 'takes effect'. It is currently at examination, may need further modifications which would require further consultation, and would then need relevant reporting through Committees, Cabinet and Full Council for formal approval – before it is adopted. In any event, the correct CIL charge rate at the point of planning permission would be charged if granted.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

7.1 Based on the information given on the plans, the Mayoral CIL would be £312,582, and the Haringey CIL charge would be ~~£190,288~~ £57,086. These are net figures and take into account social housing relief, ~~subject to relief being confirmed and applying the correct CIL charge rate at the point of planning permission.~~

12. Associated correction to Informative number 2

2. Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL would be £312,582 and (based on the current Haringey CIL charge rate for the Eastern Zone of £15 per square metre (£20.90 with indexation) the Haringey CIL charge would be ~~£190,288~~ £57,086, giving a total of ~~£502,870~~ £369,668. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

13. A revised Daylighting and Sunlight Assessment has been submitted which is discussed at page 56 paragraph 6.6.16 onwards in the report.

The daylight/sunlight section relates to the original assessment (July 2021), rather than the first addendum (November 2021). The latter achieves better results; however, this has been improved again by the second addendum. The second addendum is attached to this addendum as **Appendix 1**. These changes have come about following design changes to improve the living conditions/amenity to several homes.

14. Associated correction to page 56 paras 6.6.16 – 6.6.18

Daylight/Sunlight/overshadowing – Future Occupiers

~~6.6.16 The applicant's Daylight and Sunlight Report (July 2021) reports on an assessment of all 72 proposed homes (212 proposed habitable rooms).~~

~~6.6.17 The full nature of the application, with detailed proposed floor plans, allows Average Daylight Factor (ADF) to be used to consider daylight. The assessment found that 163 (77%) of proposed habitable rooms tested would satisfy the relevant ADF figures for different room types (with this increasing to 83% if the less stringent living room target of 1.5% is applied to Living/Kitchen/Dining and Living/Dining Rooms).~~

~~6.6.18 The assessment of sunlight used Average Potential Sunlight Hours (APSH). This found that 37 (48%) of the main living rooms with a southerly aspect would satisfy the BRE guidelines. This is considered reasonable for a proposed high-density flatted scheme and the overall level of residential amenity homes is considered good.~~

6.6.16 The applicant submitted two Addendum Internal Daylight and Sunlight Reports (November 2021 and January 2022) following minor design amendments to fenestration and internal layouts, which were made in response to officer comments relating to daylight, energy and privacy/overlooking.

6.6.17 Out of the 212 habitable rooms, 169 (80%) would satisfy the relevant Average Daylight Factor (ADF) figures for different room types (with this increasing to 86% if

the less stringent living room target of 1.5% is applied to Living/Kitchen/Dining and Living/Dining Rooms).

6.6.18 Of the 50 main living rooms (including Living/Kitchen/Dining and Living/Dining Rooms) with a southerly aspect, 34 (68%) would satisfy the BRE sunlight guidelines for Annual Probable Sunlight Hours (APSH). Officers consider that this demonstrates an overall acceptable level of daylight and sunlight for the proposed homes.

15. Addition to Condition 5 (Basement Impact Mitigation Measures) to focus on impacted buildings:

5. Basement impact mitigation measures (PRE-COMMENCEMENT in part)

(a) Notwithstanding the information submitted with the application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority.

The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence. It shall include pre-commencement condition surveys of nearby buildings (being any buildings within the zone that may be impacted by construction works) and the proposed systems of excavation support including any underpinning. The development thereafter shall be carried out in accordance with this approved methodology and detail....

16. Correction to Condition 8 to align the opening restrictions with expected tenant requirements.

8. Cinema/Commercial Units - Café/restaurant Opening Hours

(a) Neither the cinema nor any café/restaurant use (Use Class E(b)) shall only be open to the public between the hours of ~~07~~06.00 to ~~23~~24.00 (Monday to Saturday) and ~~08~~06.00 to 23.00 (Sundays and Public Holidays).

REASON: To safeguard residential amenity.

17. Correction to Condition 10 to align with Building Regulations Approved Document E (ADE) – which allows the internal noise insulation levels for the dwellings to be $\geq DnT.w + Ctr 55$ dB (as opposed to 60 dB)

10. Cinema/Commercial Units – Noise Attenuation

(a) No development of the Printworks building at slab level or above shall commence until such times as full details of the floor slab and any other noise attenuation measures between the ground floor cinema and/or commercial unit and dwellings on the first floor have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between dwellings and the ground floor commercial unit, the internal noise insulation level for the dwellings is no less than 6055 dB DnT,w + Ctr...

18. Correction to Condition 21 to add 'fronting the western façade of the development' to enable the relevant properties only to be affected.

21. Ground Floor Western Boundary Details

(a) No development shall commence above ground floor slab level of the Printworks Building until details of the approved boundary wall between the site and the Peacock Industrial Estate to the west have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved boundary fence and/or building elevation shall be provided before any dwelling fronting the western façade of the development in Cores A and C are first occupied and shall be maintained thereafter.

REASON: To ensure a satisfactory boundary treatment between the Printworks Building and the Peacock Industrial Estate and ensure a satisfactory internal noise environment for the approved homes fronting the Estate.

19. Correction to Condition 37 to show the exact number indicated in the submission:

37. Cycle Parking Details (PRE-COMMENCEMENT)

(a) No development of the Printworks Buildings shall commence until details of cycle parking (136 long-stay residential, 4 commercial and 22 visitor spaces, unless otherwise agreed in writing ~~152 long-stay and 22 sort-stay~~) and provision for changing/locker space for the cinema and commercial units in the Printworks Building have been submitted to and approved in writing by the Local Planning Authority.

(b) The cycle parking details shall demonstrate compliance with the relevant standards in Policy T5 of the London Plan (2021) and the London Cycling Design Standards.

(c) The cycle parking provision shall be implemented in accordance with the approved details and retained thereafter for this use only.

REASON: To promote travel by sustainable modes of transport and to comply with Policy T5 of the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.

20. Correction to Listed Building Condition 8 to allow investigative work:

Approval of Details PRE-COMMENCEMENT

8. (a) Prior to the commencement of any relevant works, save for investigative work, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun...

