

ADDENDUM REPORT

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

Reference No: HGY/2022/2354	Ward: Alexandra Park
Address: Woodridings Court Crescent Road N22 7RX	
Proposal: Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of 33 new Council rent homes in four and five storey buildings. Provision of associated amenity space, cycle and wheelchair parking spaces, and enhancement of existing amenity space at the front of Woodridings Court, including new landscaping, refuse/recycling stores and play space.	

[To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report]

(amendments in **bold**):

2. RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director of Planning, Building Standards & Sustainability is authorised to issue the planning permission and impose conditions and informatives **subject to the measures** set out in the Heads of Terms below.
- 2.3 That the **measures** referred to in resolution (2.1) above is to be completed no later than 23/12/2022 within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in his sole discretion allow; and
- 2.4 That, following completion of the **measures** referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.
- 2.8 The Council cannot impose conditions on planning permission requiring the payment of monies and so the Assistant Director of Housing **will confirm** in writing **before planning permission is granted** that the payment of contributions **and** the matters set out below will be made to the relevant departments before the proposed development is implemented/**occupied**.

8.0 RECOMMENDATION

GRANT PERMISSION subject to conditions in Appendix 1 and the measures set out in paragraph 2.8

ALTERATIONS TO CONDITIONS

(amendments in **bold**):

[Condition 17 - Tree Replacement Programme]

- 17 Prior to the commencement of above ground works a **tree replacement programme** shall be submitted to and approved, in writing, by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policies D4 and G1 of the London Plan 2021, Policy SP11 of Haringey's Local Plan Strategic Policies 2017, and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

[Condition 18 - Cycle Parking Condition - reworded]

- 18 **Prior to above ground works further details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority, these shall include full dimensional details, installation specifications for the systems proposed, spacing's, manoeuvring area, security and weather protection. The development shall not be occupied until a minimum of 48 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.**

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

[Condition 19 Logistics Plan]

19. A Construction Logistics Plan will be required to be submitted **prior to works commencing**. The Construction Logistics Plan shall include:
- a survey of the existing conditions of adjacent public highways;
 - an assessment of the cumulative impacts of demolition and construction traffic;
 - details of the likely volume of demolition and construction trips and any mitigation measures;
 - site access and exit arrangements including wheel washing facilities and swept paths where required;
 - vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips;

- proposed temporary access and parking suspensions and any temporary access and parking solutions required;
- Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements;
- methods for of protection of adjacent highway infrastructure; and,
- an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site. Works shall only be carried out in accordance with the approved Construction Logistics Plan.

Reason: To safeguard the amenities of the area, the local highway and manage the impacts of the development in accordance with Policies T7 and D14 of the London Plan 2021 and Policy DM23 of the Development Management Development Plan Document 2017

[Condition 28 Ecological Enhancements]

28 (a) **Prior to above ground works**, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

[Condition 30 - Refuse and Waste]

30 **Prior to above ground works**, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI 2 of the London Plan 2021.

ADDITIONAL CONDITIONS

[Condition 31 Accessible and Adaptable Units]

31. All the residential units will be built to Part M4(2) accessible and adaptable dwellings of the Building Regulations 2010 (as amended) and the 3 wheelchair accessible units will be built to 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 London Plan Policy D5.

[Condition 32 - Vibration Assessment]

32. No above ground works shall take place until a vibration assessment is submitted to and approved in writing by the Local Planning Authority demonstrating that residents of the development will not be adversely affected and thereafter shall be implemented in accordance with the details hereby approved

Reason: To protect the amenity of the residents

Appendix 3 Consultation Responses from internal and external consultees

(Received since publication of the agenda)

Stakeholder	Question/Comment	Response
INTERNAL		
Building Control	<p>Building Controls comments dated 01/12/2022</p> <p>Further to the fire consultant BB7's response, I am not satisfied that item 2 in my e-mail dated 24 November 2022 has been resolved. The stairs serving Blocks B, C and D discharge into an area that is not ventilated and the existing flats, whose internal arrangements are unknown, open directly on the 'enclosed walkway' Therefore, the stairs do not discharge directly to a final exit, and the stairs does not have the same standard of protection as the upper floors.</p> <p>It is noted in the response that the proposal is to provide cross corridor doors to improve the situation, however</p>	<p>Comments noted. This matter can be considered and resolved when an application is submitted for Building Regulation approval following detailed technical design work.</p>

	revised plans have not been submitted to be considered.	
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