

Planning Sub Committee 6th February 2023

ADDENDUM REPORT FOR ITEMS

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

Reference No: HGY/2022/0664	Ward: Northumberland Park
Address: 175 Willoughby Lane N17	
Proposal: Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 (General Industry), B8 (Storage and distribution) with ancillary offices), car parking, service yard areas, landscaping and associated works.	
Applicant: Paloma Capital	
Ownership: Private	

AMENDMENTS TO THE REPORT

Proposed Development (para 3.1.1- 3.1.2)

The report omitted to note that following the initial submission the applicant has made amendments to the proposal. The amendments were to reduce the northern building along the boundary with Middleham Road to a mono-pitch roof thus reducing the height on the boundary to neighbours.

Daylight to existing neighbouring properties amendments to paras 6.9.3 to 6.9.7

Following the changes noted above, the applicant revised their Daylight and Sunlight Report. The results confirm that the impact on all windows and rooms in 13 Middleham Road, 17 to 33 Middleham Road, the Malham Terrace properties and 179 Willoughby Lane complies with the BRE guidelines.

The report indicates that where there were previously minor Vertical Sky Component (VSC) reductions that sat marginally outside guideline recommendations to properties 1/1a, 3, 5, 7, 9 and 11 Middleham Road, following the amendments to the design, all windows within these properties now achieve or exceed the guideline recommendations.

Overall, the results show that there has been a reduction in the impact on neighbours. The conclusion set out in para 6.9.20 remains that the revised proposal would not have a material impact on neighbouring amenity.

AMENDED CONDITIONS

Condition 15 Urban Greening Factor

The applicant's agreement to include additional street trees will increase the overall greening impact of the development and therefore condition 15 is not necessary and such can be deleted.

Prior to completion of the construction work, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.3 has been met through greening measures.

Reason: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Correction to condition 14

This condition is missing a figure to be inserted as **in bold**:

The development hereby approved shall be constructed in accordance with the Energy Report rev C (dated October 2022) delivering a minimum 100% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and "a solar photovoltaic (PV) array with a minimum annual estimated generation of **289,898 kWh/year**". Apologies for missing that out.

Correction in numbering of conditions

There is currently no numbered Condition 22. Numbering to also be corrected to reflect the omission of Condition 15 (accordingly there should be 23 conditions).