

ADDENDUM REPORT

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 10

Reference No: HGY/2021/2304	Ward: Tottenham Hale
Address: The Hale, London, N17 9JZ	
Proposal: Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures. - RE-CONSULTATION on design updates to accommodate an additional stair and lift for evacuation in the event of a fire.	

Contents

1. PROCEDURAL MATTERS
2. PLAN CHANGES & APPENDIX 5 UPDATE
3. ADDITIONAL CONSULTEE RESPONSES
4. UPDATES AND CORRECTIONS TO THE REPORT & APPENDIX 4

1. PROCEDURAL MATTERS

Additional clarification on procedural matters

This matter has come back to the Planning Sub-Committee (PSC) because:

- (1) after the resolution to grant planning permission dated 5th September 2022 further representations were received by the HSE;
- (2) in the light of discussions with the HSE, the applicant has amended the scheme to include a second staircase and
- (3) re-consultation has taken place as set out in the report.

The PSC resolution dated 5th September 2022 has therefore been overtaken by these developments and a fresh decision needs to be taken.

It is relevant that the Planning Sub-Committee decided to resolve to grant planning permission for a very similar scheme in September 2022. However, as a matter of law, the Sub-Committee must now make a fresh decision.

The Sub-Committee should keep in mind the public interest in consistent decision making but, if the sub-committee considers that there is a reason to make a different decision in the light of the changes made and/or because it takes a different view as to the overall merits of the proposal now under consideration, it can do so.

Its task is to decide whether the scheme which is now before it should be granted planning permission. Officers recommendation is to grant planning permission as out in paras 2.1-2.4 (Page 142) of the pack.

For the sake of good order, it is suggested that the resolution dated 05 September 2022 is revoked to make it clear that only the amended scheme can be granted planning permission.

On page 149 of the pack para 2.8 should be added to read as follows:

2.8 That the resolution dated 05 September 2022 shall be revoked for the sake of good order, to make it clear that only the amended scheme can be granted/refused planning permission.

2. PLAN CHANGES & APPENDIX 5 UPDATE

The plans have been corrected so that the labelling for the above ordnance datum (AOD) figures reflect what is proposed. There have been no changes to the size of the building, and this is just a labelling correction that would not warrant re-consultation. The plans as previously shown had an incorrect AOD figure for ground level meaning that the AOD labelling across the plans was incorrect. This has now been corrected.

This has resulted in the following drawings being updated as follows:

- 15411-A-PL-X-(03)-107 Rev 5- Roof Plan (*amendment pack dated 17th March 2023*) AOD corrected 21/04/2023
 - Revision number updated from 4 to 5
- 15411-A-PL-X-(05)-100 Rev 4- North-East & North-West Elevations (*amendment pack dated 17th March 2023*) (AOD corrected 21/04/2023)
 - Revision number updated from 3 to 4
- 15411-A-PL-X-(05)-101 Rev 6- South-West & South-East Elevations (*amendment pack dated 17th March 2023*) (AOD corrected 21/04/2023)
 - Revision number updated from 5 to 6
- 15411-A-PL-X-(05)-103 Rev 5- Courtyard Elevations (*amendment pack dated 17th March 2023*) (AOD corrected 21/04/2023)
 - Revision number updated from 4 to 5
- The Design and Access Statement (DAS) addendum has also been updated as it showed plans with incorrect AOD figures.

These amendments also change Appendix 5 accordingly.

3. ADDITIONAL CONSULTEE RESPONSES

LBH Local Lead Flood Authority/Drainage

The previous response is still relevant and should be accepted as the formal consultation response in regard to HGY/2021/2304.

Officer note: *These comments reaffirm that the previous comments provided for the January consultation still stand (“We have no further comments to make on the application. We are content that the impact of surface water drainage has been addressed adequately.”).*

4. UPDATES AND CORRECTIONS TO THE REPORT & APPENDIX 4

Proposed development

Paragraph 3.1.4. on Page 151 of the pack reflects the description of the changes submitted in January 2023. This has been corrected as follows to reflect the March 2023 submission, the reference to realignment of external walls to the courtyard has been deleted and updates have

also been made to the reduction figures to reflect the latest updates (updates in bold, deletions struck through):

- 3.1.4. The following changes have been made to the scheme assessed by Members at the 5th September 2022 Sub-Committee meeting:
- Additional stair and evacuation lift added between levels 24 and the ground floor;
 - ~~Realignment of external walls to the courtyard to align with site boundaries;~~
 - Loss of 32 cluster rooms, with provision of 12 additional post-grad rooms - Resulting in the net loss of 20 rooms;
 - The total number of student bedrooms – would now be 431 (equivalent to 172 homes), a reduction from 451 (equivalent to 180 homes);
 - Of the 20 rooms lost 5 are wheelchair accessible, the proposed scheme provides a greater range of wheelchair accessible/adaptable room types, 15% of rooms in total, in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings - Code of practice’;
 - ~~Reduction of 20sqm to the communal amenity space;~~
 - **Reduction of 31sqm to the communal amenity space;**
 - ~~Reduction of 45sqm to the shared kitchen lounges;~~
 - **Reduction of 54sqm to the shared kitchen lounges;**
 - ~~Reduction of 25sqm to the retail space;~~
 - **Reduction of 1sqm to the retail space;**
 - Reduction of 11sqm to the reception / co-working space;
 - ~~Gym reduced by 33sqm; and~~
 - **Gym reduced by 35sqm;** and
 - Minor elevational adjustments – comprising an additional exit onto The Hale to enhance escape from the building and window readjustments to serve the additional stair and evacuation lift.

LOCAL REPRESENTATIONS

For clarity the third bullet point of the officer note at para 5.6 on Page 159 of the pack is corrected as follows to better reflect the addendum report to the 5th September 2022 Planning Sub-Committee and the discussion at the meeting:

- *Officers consider the impacts of the proposal to be comparable to the mirror massing scheme. This was relayed through the reports and the discussion at the meeting of the 5th September 2022. The consultant representing the applicant team, within a wider explanation of the topic, definitively referred to the effect to daylight/sunlight in Building 3 created by the mirror image when compared with the proposal as ‘comparable’.*

These changes also correct Appendix 4 on Page 530 of the pack where a reference is made to this as follows:

Stakeholder	Objection/Support/Comment (summarised)	Response
-------------	---	----------

<p>Sage Housing Limited 17/11/22</p>	<p>Failure to Report Increased Impacts - the analysis in para 6.5.47 of the OR was significantly misleading in its claim that the impact of the proposed development “provides improvements” over the Building 4 envisaged in the masterplan. The material presented in OR is not fairly summarised.</p>	<p>Officers consider the impacts of the proposal to be comparable to the mirror massing scheme. This was relayed through the reports and the discussion at the meeting of the 5th September 2022. The consultant representing the applicant team, within a wider explanation of the topic, definitively referred to the effect to daylight/sunlight in Building 3 created by the mirror image when compared with the proposal as ‘comparable’.</p>
--	---	--

Update to section 8.0 RECOMMENDATION

Updated to read as follows:

The Planning Sub-Committee (PSC) should note its previous resolution to grant planning permission on 05 September 2022.

It should further note that since that date: -

- (1) further representations were received by the HSE;*
- (2) the applicant has amended the scheme to include a second staircase; and*
- (3) re-consultation has taken place on the amended scheme.*

It is therefore necessary for the PSC to make a fresh decision in respect of the (amended) scheme which is now proposed.

The recommendation is as set out in paras 2.1-2.4 and 2.6-2.8 of the report on Page 142-149 of the pack and as amended in this addendum report.