

Planning Sub Committee 18 July 2023

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.

Reference No: HGY/2022/2116	Ward: Hornsey
Address: Hornsey Police Station, 98, Tottenham Lane, London, N8 7EJ	
Proposal: Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works	

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

3.2 Site and Surroundings

Paragraph 3.2.4 is amended (in bold) to correct the sentence as follows:

The Police Station is not statutorily or locally listed but it is located within the Hillfield Conservation Area **which also includes all the properties on Harold Road, but no other properties or spaces on Tottenham Lane, Church Lane or Glebe Road.** The site is also located within a 'Critical Drainage Area'

5. LOCAL REPRESENTATIONS

2 further objections have been received which have raised a number of points. Most of these points have already been considered in the officers report. The additional points raised are listed below, as follows:

- The height of the mews houses should be re-considered
- Increased congestion
- Electric vehicle charging points should be considered (Officer comment- as the parking is on street EV charging cannot be provided by this application).

1 further support has been received from the Council for British Archaeology (CBA). The additional points raised are listed below, as follows:

- Happy to see the former police station will be retained and reused
- The proposal will conserve its historic character and significance
- The proposal will minimize the carbon cost of the development
- It would be good to see some interpretation which indicates the buildings former use incorporated into the development to maximise

the public benefits of the scheme and retain some of the former police station's communal and evidential value such as an external name plaque or historic photos as decorative elements within communal areas.

ADDITIONAL CONDITIONS INCLUDED

[Condition 32 is included to ensure new developments minimise the use of mains water]

The dwelling(s) shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

ADDITIONAL INFORMATIVES:

[An additional informative is included to encourage water efficiency]

Developers are encouraged to maximise the water efficiency of the development. Thames Water offer environmental discounts for water efficient development which reduce the connection charges for new residential properties. Further information on these discounts can be found at: <https://www.thameswater.co.uk/developers/charges>

To address the point raised by the Council for British Archaeology

The applicant shall consider incorporating indication of the buildings former use into the development to retain some of the former police station's communal and evidential value such as an external name plaque or historic photos as decorative elements within communal areas

NEIGHBOURING PROPERTIES		
<p>3 further letter received</p>	<p>The height of the mews houses should be re-considered</p> <p>Increased congestion</p> <p>Electric vehicle charging points should be considered</p> <p>Happy to see the former police station will be retained and reused</p> <p>The proposal will conserve its historic character and significance</p> <p>The proposal will minimize the carbon cost of the development</p> <p>It would be good to see some interpretation which indicates the buildings former use incorporated into the development to maximise the public benefits of the scheme and retain some of the former police station's communal and evidential</p>	<p>From a design point of view, the proposed scale of the mews houses is considered acceptable in line with the relevant policies</p> <p>The Transportation Officer has assessed these points and which have been covered in the main body of the report and concludes that the proposed development is considered acceptable, in regard to transport impacts</p> <p>Comments noted</p> <p>Comments noted</p> <p>Comments noted</p> <p>Comment noted and informative included</p>

Addendum Report

	value such as an external name plaque or historic photos as decorative elements within communal areas.	
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