

Planning Sub Committee 06 November 2023

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.

<b>Reference No:</b> HGY/2022/4552 & HGY/2023/0236	Ward: Bounds Green
<b>Address:</b> Braemar Avenue Baptist Church, Braemar Avenue, Wood Green, London, N22 7BY  <b>Proposal:</b>  Planning application for the demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self-contained residential units at ground to fourth floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvements.  Listed building consent application for demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self contained residential units at ground to fourth floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvements.	

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

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## 2. RECOMMENDATION

### Section 106 heads of terms – Planning Application HGY/2022/4552

#### 1. Affordable housing provision

The affordable housing head of terms which includes the mechanism to ensure the works to the church are carried out is amended as follows:

~~Works to the church to be undertaken and completed before no more than 50% of the residential units are occupied~~

- The church hall shall be available prior to occupation of the residential development and the final residential flat can only be occupied until the repairs/refurbishment of the church has been carried out
- The necessary listed building consent must be sought for the repairs/refurbishment of the church prior to the commencement of the development

#### 5. LOCAL REPRESENTATIONS

1 further objections has been received which have raised a number of points. These are responded to in detail in Appendix 1 below and the objection attached in full (appendix 2). The additional points raised are listed below and addressed as follows:

- Concern with the publication on consultation responses
- Concerns with the viability appraisal
- Concern with the consideration of the proposal has 'enabling development'
- Concerns with CIL figures and impact on viability
- Concerns with detailed points raised in the officer's report

## CONDITION 2

### **Condition 2 of HGY/2022/4225, amended to include the drawing numbers**

1802 - 000.1, 1802 - 000.2, 1802 - 001, 1802 - 002, 1802 - 003, 1802 - 004, 1802 - 010, 1802 - 011, 1802 - 012, 1802 - 013, 1802 - 014, 1802 - 015, 1802 - 020, 1802 - 021, 1802 - 022, 1802 - 023, 1802 - 024 Rev A, 1802 - 025 , 1802 - 026, 1802 - 027, 1802 - 028, 1802 - 031 Rev A, 1802 - 032 rev E, 1802 - 033 rev A, 1802 - 034 rev A, 1802 - 035 rev B, 1802 - 036, 1802 - 037/041, 1802 - 040 rev A, 1802 - 041 \_rev A, 1802 - 042 rev A, 1802 - 043, 1802 - 044, 1802 - 045, 1802 - 046, 1802 - 051\_3D Visual 01, 1802 - 055\_3D Visual 02\_rev A, 1802 - 056\_3D Visual 03\_revA, 1802 - 057\_3D Visual 04\_revA, 1802 - 058\_3D Visual 05, 1802 - 059\_3D Visual 06, 1802 - 060\_3D Visual 07, 1802 - 061\_3D Visual 08\_revA, 1802 - 067, 1802 - 080\_Accommodation Schedule, 1802 - 081\_Site Plan 1, 1802 - 082\_Site Plan 2, 1802 - 083

Condition 2 of HGY/2023/0236 amended to include the drawings of appendix

## ADDITIONAL CONDITIONS INCLUDED

### **Condition 39 is included to secure the opportunity for the new church hall to be used by the local community**

The development hereby approved shall not commence until a Community Use Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- The approach to advertising and promoting the use of the space
- Management arrangements to ensure it can be provided for wider use
- A pricing regime for the use of the space

## ADDITIONAL INFORMATIVE INCLUDED

### **An additional informative is included to encourage water efficiency**

## Addendum Report

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>

### **CIL**

Correction to the CIL calculation. The total Mayors CIL is £69,714.00 (1080 sqm x £64.55).

**Appendix 1-**

<p><b>NEIGHBOURING PROPERTIES</b></p>	
<p><b>1 further letter received</b></p> <p>On 27/10/23, six working days before the planning committee's meeting, the council uploaded at least fifteen (15) new documents from the applicant that had not been made available to the community for the original consult</p> <p>BNP Paribas did not consider two schemes surrounding the application site to assess value per square foot, namely Caxton Square and Campsbourne Well or the increased value of the land following the alleged increased amenity and attraction of the site.</p> <p>Affordable housing assumptions and consideration of benefits of repairs to the church; £206,325 new church hall; £790,331 and manse; £545,000.</p>	<p>It is normal that in the course of considering an application response are received from consultees outside of the consultation period.</p> <p>There is no obligation to display such comments or any other comments on a public portal and therefore no timescale for displaying them.</p> <p>They are summarized and set out in full in the report to sub-committee which must be published 10 days prior to the committee meeting.</p> <p>Officers are satisfied that the market comparisons are acceptable and provide a robust analysis of the likely sales values for this development based on nearby new build developments such as Clarendon Square.</p> <p>The proposal does not include value for the site as it is owner by the applicant. The Council's viability consultant does not advocate this approach but accepted it in this instance. Their preference is for a policy compliant affordable housing to be tested with a land value included. However the re-provision of a new church hall is required by Local Plan Policy which requires replacement and enhancement of community facilities which includes repairs to the church which is a listed building. The Manse is conditioned to only be used in connection with the church and not for commercial purposes. The manse was originally included in the viability assessment as a private unit and only generated a surplus of £30,000. As noted below the CIL calculations included in the viability assessment are less than calculated by the CIL officer so this figure is reduced to approximately £20,000 and S106 obligation have been included which were not included in the viability report which mean no payment towards affordable housing is viable.</p>

<p>The development is for 16 flats not 15 as set out in the viability report.</p> <p>The 1950s extension in use is incorrectly included in CIL figures are 242.73 sqm.</p> <p>Omission in the report of consideration of enabling development and Historic England were not informed of this point.</p> <p><b>Concerns with the report</b></p> <p>Contrary to the officer's report the applicant is very clear that the new church hall is not for the local community; it is being provided for a very specific religious denomination</p> <p>The conservation officer's comments do not consider the tin tabernacle as curtilage listed.</p> <p>There are only two 3-bed units available to meet local housing requirements. One of the 3-bed units has been reserved for the applicant's pastor</p>	<p>The proposal is for 15 flats as assessed in the viability report. The first proposals for the site included 16 flats but this was reduced during pre-application discussions.</p> <p>The Council's CL officer has measured this part of the building and found it to be 40 sqm and this has been used in the Council's CIL calculation which exceeds the applicant's calculations.</p> <p>Enabling development is a specific consideration where a level of heritage harm is accepted to generate capital funding to repair a heritage asset. That is not the case here, the level of harm is found to be acceptable. Whilst repairs to the Church are included in the viability calculations and whilst the term enabling development is used in the applicant's financial viability assessment, this is not a true enabling development and has not been assessed as such in the report.</p> <p>Whilst the primary use would be for church functions these are community uses. Furthermore an additional condition (39) has been included above to ensure the use of the hall maximises the use by the community beyond the use by the church.</p> <p>Supplementary comments were provided by the Conservation Officer to consider this point and this is set out in the report so the officer's report does assess this issue correctly.</p> <p>Whilst one of the 3 bed units is reserved for the Pastor it can still be considered to meet housing need for family sized units.</p>
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Addendum Report

<p>The design documents appear to show that the height of the fourth story will exceed the height of the ridge of the church.</p> <p>There is no evidence for the conclusion that the proposal would not impact on neighbouring amenity particularly privacy and noise.</p>	<p>The proposed plans show the proposal beneath the height of the ridge of the Church, a levels condition (9) has been included to ensure the proposal complied with the application plans.</p> <p>The report assesses the impact on neighbours in detail including privacy (paras 6.7.5 – 6.7.6). The impact of noise during construction would be a temporary impact and controlled through environmental health legislation.</p>
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# Addendum Report

## Appendix 2

1802 - 000.1\_Front Cover

1802 - 000.2\_Contents

1802 - 001\_Site Location Plan

1802 - 002\_Site Images 01

1802 - 003\_Site Images 02

1802 - 004\_Site Analysis

1802 - 010\_Existing Ground Floor Plan

1802 - 011\_Existing Roof Plan

1802 - 012\_Existing Elevation D

1802 - 013\_Existing Elevation A

1802 - 014\_Existing Elevation B

1802 - 015\_Existing Elevation C

1802 - 020\_Demolition Ground Floor Plan

1802 - 021\_Demolition Elevation A

1802 - 022\_Demolition Elevation B

1802 - 023\_Demolition Elevation C

1802 - 024\_Tree Proposal\_revA

1802 - 025\_Tree Proposal

1802 - 026\_Proposed Site Plan

1802 - 027\_Proposed Church Amendments

1802 - 028\_Proposed Roof Amendments

1802 - 031\_Lower Ground Floor Plan\_revA

1802 - 032\_Ground Floor Plan\_revE

1802 - 033\_First Floor Plan\_revA

1802 - 034\_Second Floor Plan\_revA

1802 - 035\_Third Floor Plan\_revB

1802 - 036\_Roof Plan

1802 - 037/041\_Urban Greening Factor

1802 - 040\_Proposed Elevation A\_revA

## Addendum Report

1802 - 041\_Proposed Elevation B\_revA

1802 - 042\_Proposed Elevation C\_revA

1802 - 043\_Proposed Elevation D

1802 - 044\_Proposed Section AA

1802 - 045\_Proposed Front Landscape

1802 - 046\_Proposed Rear Fence

1802 - 051\_3D Visual 01

1802 - 055\_3D Visual 02\_revA

1802 - 056\_3D Visual 03\_revA

1802 - 057\_3D Visual 04\_revA

1802 - 058\_3D Visual 05

1802 - 059\_3D Visual 06

1802 - 060\_3D Visual 07

1802 - 061\_3D Visual 08\_revA

1802 - 065\_Precedents

1802 - 066\_Materials 1

1802 - 067\_Materials 2

1802 - 080\_Accomodation Schedule

1802 - 081\_Site Plan 1

1802 - 082\_Site Plan 2

1802 - 083\_Existing Urban Greening Factor



Addendum Report

Appendix 3