

Planning Sub Committee Monday 3rd June, 2024, 7.00 pm

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2023/3250	Ward: Hermitage and Gardens
Address: St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH.	
Proposal: Application for reserved matters seeking approval of appearance, landscaping, layout and scale in respect of Phases 1b and 2 of the site pursuant to Condition 61 of Planning Permission Reference HGY/2022/1833 dated 10 July 2023 for "outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces". Details are provided to partially satisfy Conditions 63, 65, 66, 67, 68, 69, 70, 71, 72 and 73 for Phases 1b and 2 of the site of Outline Planning Permission Reference HGY/2022/1833.	
Correction: Applicant: Applicant: Hill Residential Catalyst Housing Limited and Catalyst by Design Limited Peabody Trust	
Ownership: Private	

Correction:

Para 6.4.10 – States that the new woodland will be managed by a wildlife trust when this would be managed by Peabody who will have responsibility for the whole estate.

6.7 Conditions

~~6.7.55 Whilst a request to approve a these details has been submitted with this application, there are outstanding issues that at this time remain to be resolved. Discussions are continuing and once the outstanding matters are resolved officers will deal with this under delegated powers.~~

The Climate Change Manager has reviewed the information submitted pursuant to this condition and is satisfied with this proposal so this condition can be discharged.

Sustainability

The Carbon Management team has been consulted regarding the sustainability of the proposed Reserved Matters. They are broadly satisfied with the sustainability of the proposals however there are matters that remain to be resolved which include the overheating strategy and District Energy Network. These matters are already controlled by Conditions attached to the outline element of the Hybrid permission (Conditions 74, 79 and 80) however noting the issues that the reserved matters submission has raised ahead of formal submissions pursuant to this conditions the Carbon Management Team recommend further conditions to ensure these matters are satisfactorily addressed in the final proposal.