



Haringey Council

Agenda item:

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Planning Committee

11 January 2010

Report Title: Former Nurses Home, Hornsey Central Hospital Site, Park Road, N8; Section 106 Agreement

Report of: Niall Bolger Director of Urban Environment

Wards(s) affected: Muswell Hill

Report for: Planning Committee

1. Purpose

. To advise and obtain Members agreement to an amendment to the dwelling mix contained in the description of development for a residential scheme (Reference HGY/2009/0219) which was considered by Planning Committee on 11 May 2009. The amendment is to bring the description in line with the dwelling mix shown on the plans viewed by the Committee at that meeting.

2. Summary

Members resolved to grant Planning Permission for a residential redevelopment of 56 flats on this site; the dwelling mix figures contained within the plans which were reported to and agreed by Members on 11 May 2009 were an amended scheme, and differed from the figures set out in the Officers Report, and the Minutes of the meeting, which were based on the originally submitted plans. A resolution containing the correct dwelling mix is necessary to ensure the correct authority is in place to enter into the Legal Agreement and to issue the correct Planning Permission. The overall proportion of affordable housing is very similar (39.5% as opposed to 40% on a habitable rooms basis). Physically the plans are as agreed by Members on 11 May 2009.

3. Recommendations

That the Committee note and agree the dwelling mix of the proposed 56 dwelling units on the former Hornsey Central Hospital Nurses Home site; at 23 x1 bed, 18 x 2-bed, 13 x 3-bed, and 2 x 4-bed units, in accord with the Drawings Nos. P100 Rev B, P101 to P104 Rev A..

Report Authorised by:

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4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.

REPORT

- 1.1 The redevelopment of the former Nurses Home at the Hornsey Central Hospital site, in Park Road, Hornsey, was considered by Planning Committee on 11 May 2009 (reference HGY/2009/0219), and Members resolved to grant planning permission subject to a Section 106 Agreement which, as well as Educational and Transport contributions totalling £568,200, would secure the provision of 20 units of affordable housing.
- 1.2 The scheme is for 56 flats, within 2 four-storey blocks. The dwelling mix set out in the description of development in the Officer's Report is for
 - 20 x 1 bed
 - 23 x 2 bed
 - 10 x 3 bed
 - 3 x 4 bed units.
- 1.3 This breakdown of dwelling mix was taken from the Design and Access Statement which accompanied the application as first submitted on 29 January 2009. It was also contained in a briefing document prepared for Members by the applicant's agent immediately prior to the Committee meeting.
- 1.4 During its course, the original application was amended, to reduce the bulk of the front block facing Park Road; much of the fourth floor was removed from the front block, and there was also some setting back of the top floor of the rear block. There was no reduction in the overall number of units, but the number of habitable rooms reduced by 2, from 164 to 162, and the dwelling mix changed to

23 x 1 bed
 18 x 2 bed
 13 x 3 bed
 2 x 4 bed units.

There have been slight increases in the numbers of larger 3 and 4 bed units; and in the number of 1 bed units; and a reduction, by 5 , in the number of 2 bed units.

1.6 The mix of Affordable is;

7 x 1-bed	(35%)	(all shared ownership)
4 x 2-bed	(20%)	(all Social renting)
7 x 3-bed	(35%)	((3 Soc .Rent; 4 shared ownership)
2 x 4 bed	(10%)	(all Soc. Rent)

1.5 The number of Affordable Housing units remains at 20, and there is a very marginal reduction in the overall proportion of Affordable Housing, from 40% to 39.5% on a Habitable room basis.

1.6 The Council's Solicitor has advised that, in order that the proper authority is in place to sign the Section 106 Agreement and issue the Planning Permission, have stated that, for the purpose of signing the Section 106 Agreement, there should be a Committee resolution which accords with the Amended plans which went before the Committee, rather than a resolution with the old dwelling mix..

1.7 The Enabling Manager, Strategic Housing, has stated that he is not able to support the increase in 1-bed units at the expense of 2 –bed units. The scheme, prior to amendment, for the Affordable housing element had 4 x 1-bed units and 9 x 2-bed units; the amendment changes this to 7x 1 bed, and 4 x 2-bed.

1.8 Whilst the reduction in 2-bed units is regrettable, it should be noted that this is to an extent offset by the provision of 7 x 3-bed and 2 x 4-bed units giving family accommodation, and it is not considered that there are sufficient grounds for refusal based on dwelling mix alone. A scheme of this nature has many elements – height, bulk design, parking , landscaping, and effect on neighbours' amenity, as well as dwelling mix and Section 106 issues, - and it is not always possible to achieve perfection on every count.

1.9 The development, if it goes ahead, will nevertheless make a useful contribution towards the provision of affordable housing in the west of the Borough.

RECOMMENDATION

That Members agree the dwelling mix as shown on the Amended Plans Nos. P 100 Rev B, P102 to P 104 Rev A, in respect of the redevelopment of the former Homsey Central Hospital site.