

Planning Sub Committee 3rd April 2025

ADDENDUM REPORT FOR ITEMS

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

Reference No: HGY/2024/2851	Ward: Bruce Castle
Address: Community Centre, Selby Centre, Selby Road, Tottenham, London, N17 8JL	
Proposal: Demolition of all existing buildings comprising Selby Centre and the erection of four buildings. New buildings of 4 to 6 storeys to comprise of residential accommodation (Use Class C3); and commercial accommodation (Use Class E (a), (b), & (g)). With car and cycle parking; new vehicle, pedestrian, and cycle routes; new public, communal, and private amenity space and landscaping; and all associated plant and servicing infrastructure.	
Applicant: London Borough of Haringey / Haringey Council (LBH) [In partnership with The Selby Trust]	

2. RECOMMENDATION

Summary Lists of Conditions and Informatives

The following Informatives to be added:

New Informative 25:

25. Soft strip demolition not development. The applicant is advised that in relation to Conditions 31 (Written Scheme(s) of Investigation for Archaeology) and 32 (Programme of Public Engagement for Archaeology) soft strip demolition is not considered to constitute demolition or development.

Officer note:

'Soft strip demolition' involves the targeted removal of specific interior elements and fixtures within a building, preserving the structure's core. This would have no impact on heritage assets / any archaeological interest, and can proceed before details are submitted in relation to these aspects.

New Informative 26:

26. Pre-superstructure does not include ground floor slab. The applicant is advised that in relation to Conditions 23 (Energy Strategy), 24 (District Heat Network (DEN) Connection), 25 (Overheating), and 26 (Energy Monitoring) the triggers 'prior to above ground construction/commencement of each building or phase' or 'No development shall take place beyond the superstructure of each building or phase' is not considered to include the ground floor slab.

Officer note:

This informative makes it clear that the applicant can complete works on ground floor slab(s) prior to submission of the relevant information. The details would still be required at a stage that would give the Local Planning authority sufficient time to request changes or additional details should they be required.

ALTERATION TO CONDITION

Condition 47 - Telecommunications (Compliance/pre-occupation) to read:

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The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the buildings is precluded, with exception provided for a communal satellite dish or television antenna for each building, details of which are to be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation/use of each building hereby permitted. The approved provision shall be installed prior to occupation of each relevant building and retained as installed thereafter.

REASON: To protect the visual amenity of the locality in accordance with policy DM1 of the Development Management Development Plan Document 2017.

Officer note:

The wording of the condition has been rephrased to state: 'on any external surface of the buildings' instead of 'on any external surface', so that there is no ambiguity that the condition relates to telecommunications apparatus, a satellite dish or a television antenna applied to the proposed buildings only.

ADDITIONAL CONSULTATION COMMENTS

Comments were received from LBH Tree & Nature Conservation Manager after publication of the agenda. The comments do not raise any objections as set out below:

Stakeholder & Comment	Response
<p>LBH Tree & Nature Conservation Manager Comments dated 26/03/2025</p> <p><u><i>Preliminary Ecological Appraisal</i></u> <i>The proposed development site is considered to have broadly moderate ecological value due to the presence of notable areas of habitat such as trees, and scrub. However, the value of the site is decreased by its isolated urban nature. The proposed development is due to result in the loss of all on-site buildings, as well as areas of scrub, grassland, ruderal vegetation, tall forbs, some trees, and informal allotments. Other areas of scrub, grassland, ruderal vegetation, tall forbs, and the majority of trees are due to be retained within the development.</i></p> <p><i>The trees within the site have all been assessed for their potential for roosting bats. 17 trees and one tree group were assessed as requiring further assessment. One tree, T20, was assessed as having at least one potential bat roost feature.</i></p> <p><i>All remaining trees were assessed as having negligible potential for roosting bats. Recommendations of further assessments are made in Appendix 4. Other notable recommendations are set out for nesting birds and the removal of deadwood habitat.</i></p>	<p>Observations have been taken into account and recommended Conditions 17 (Ecological Enhancement / Protection), 18 (Lighting), 43 (Demolition/Construction Environmental Management Plans), and 54 (BNG) secure recommendations.</p>

Invasive plant species were recorded throughout the site. These include, Japanese knotweed and Virginia creeper, which are listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The recommendation made, where Japanese knotweed is present within land under the control of the developer, is that an invasive weed specialist must be engaged to eradicate the plant from the site.

Biodiversity Net Gain Assessment (BNG) report
Assessment of the Biodiversity Impact of a development proposal comprises two aspects. The first is that the Defra/Natural England Biodiversity Metric Calculation Tool is used to give a quantitative analysis of the habitats present before and after the development and related activities are undertaken. This gives numerical figures for the losses and gains of the habitat types present, expressed in biodiversity units.

The Biodiversity Metric calculator in Sec 6.2 of the report, concludes that the development is due to result in a 17.53% increase in biodiversity units compared with the existing site prior to development activities. This is largely due to the increase in coverage of grassland, trees, and the retention of scrub and tall forbs. To achieve the proposed habitat units within the metric, the proposed habitats need to meet their target condition according to the defined condition criteria. Table 5 in the report, sets out what the desired conditions are required to achieve Biodiversity Net Gain.

The second aspect is those features that are not incorporated into the calculator. These elements can play an important role in the 'functional' ecological value of the site, for instance in supporting the conservation of notable species known to be present locally, or in supplementing off-site habitats in ways not expressed in the Biodiversity Metric. The Preliminary Ecological Appraisal (TMA, 2024) makes recommendations for enhancement measures that may be included within the site, including the following: bird boxes (e.g. for swifts, house sparrows) bat boxes, hedgehog boxes, invertebrate boxes, wildlife-friendly planting, pond creation and green roofs. Their inclusion must be considered within the proposed development to increase the biodiversity value of the site.

Bat report and surveys

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*A bat survey of buildings that form part of the Selby Centre was commissioned and the resulting report provides the details of a survey to determine the presence or likely absence of bats. The results of two dusk Bat Emergence Surveys confirmed that three species of bat were recorded. These included: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule bat (*Nyctalus noctule*). A relatively low amount of foraging was recorded and observed during both survey visits – mostly to the north and northeast of the site. A single common pipistrelle was observed emerging from the northeast corner of B1 during survey one only. The conclusions drawn from the surveys are that the target buildings at the Selby Centre are considered to support a day roost for common pipistrelles.*

A European Protected Species Mitigation License will be required from Natural England. The mitigation strategy (Sec 5 of the Bat report) details all the necessary recommendations to avoid impacts to bats and their roosts. These include obtaining a bat license, adhering to a cautious methodology and timing for works, following the Bat Conservation Trusts guidelines on new lighting within the development and considering the retention and enhancement of habitats, which is proposed as part of the new landscaping. Additional roost provision must also be included on new buildings.

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

Reference No: HGY/2024/1456	Ward: Tottenham Central
Address: 30-48 Lawrence Road, Tottenham, London, N15 4EG	
Proposal: Alterations and extension to existing building (Class E) and erection of residential building (Class C3) including ground floor commercial (Class E), cycle and car parking, hard and soft landscaping, and all other associated works.	
Applicant: CNF Properties London Limited	

Para 6.6.20. Reference to 'green wall' to be removed.

Part i of Condition 3- Materials and design detail - to be amended from:

- i) Any other external materials to be used

to this:

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- i) Details of balustrading, fascia and soffit to the large 1st floor balcony

With parts j and k to be added, as follows:

- j) Detailed design of gates and doors;
k) Any other external materials to be used.

Officer note:

Two additional sets of detailed design are required to be included within the condition.

Condition 28 – Gates - to read:

Prior to commencement of the development hereby approved, details of Vehicular Gates including their design, operation and positioning shall be submitted to, and approved in writing by, the Local Planning Authority. Once approved works shall be implemented prior to occupation/use, in accordance with the approved details; and retained as such thereafter.

Reason: To ensure suitable access controls for vehicles are provided and to ensure the safety of the public highway.

Officer note:

The wording of the condition has been rephrased to state: 'prior to first occupation/use' instead of 'prior to commencement of development'. The details would still be required at a stage that would give the Local Planning authority sufficient time to ensure that the details are acceptable.

Stakeholder & Comment	Response
<p>Additional Design Officer Comments received:</p> <p><i>Thank you for taking me through yesterday the revised landscape plan and courtyard elevations, that were submitted after I revised my comments. As I expected, they do demonstrate that the revisions do not harm the design quality of the proposed development, and in some ways the landscaped courtyard could improve the overall design quality.</i></p> <p><i>Nevertheless, there remains a need for conditions to secure details of landscaping, especially including of this courtyard, and of key building details, especially of the balustrading, fascia and soffit to the large 1st floor balcony onto this courtyard. Such conditions are still required to ensure that the courtyard and its overhanging balcony are elegantly, robustly and attractively designed and built of attractive, robust materials that avoid any potential impression of it being a "utilitarian" space, avoiding the area beneath the balcony appearing as a dark and uninviting undercroft. It would be good to see if the amount of soft green landscaping in both the courtyard and on the large 1st floor balcony could be increased, and whether its columns, fascia and balustrade be made more substantial, possibly in a masonry rather than metallic materials palette. It will also be vital to ensure the layout and landscaping of the courtyard, and the detailed design of gates and doors, give priority and clarity of use and layout to pedestrians, especially to visitors, whilst safely accommodating necessary vehicular movement.</i></p> <p><i>It was previously unclear whether the originally proposed green wall to the east side of the 1st floor podium was retained somehow, despite the podium having been</i></p>	<p>Condition regarding landscaping already included.</p> <p>The 'green wall' has been removed from the condition.</p> <p>Condition 3 also includes balustrading.</p> <p>Condition 28 added to cover details of the vehicular gates</p>

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replaced by an open courtyard with a large communal balcony; it is clear now that the applicants are not committing at this stage to a green wall. I would note that in securing detailed landscaping designs via condition, elements of green wall could be reintroduced, albeit that these would largely be to benefit of the workspace rather than the residential elements of the proposed development. A greater benefit to residents would be achieved by increasing planting provision on the large 1st floor communal balcony, which should be possible and can be secured by condition.

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

Reference No: HGY/2024/3240	Ward: Highgate
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Address: 103-107 North Hill N6 4DP

Proposal: Demolition of existing buildings and redevelopment to provide a new care home and rehabilitation clinic (Class C2 - Residential Institution) fronting View Road and including up to 50 beds, hydro pool, salon, foyer/central hub, gym/physio room, lounge and dining rooms and consulting rooms, together with a new residential building (Class C3 - Dwelling Houses) fronting North Hill providing 9 flats (5 x1 bed, 3 x 2 bed and 1 x 3 bed), car and cycle parking, refuse/recycling storage, mechanical and electrical plant, hard and soft landscaping, perimeter treatment and associated works.

Applicant: Mr Mitesh Dhanak Highgate Care Ltd

3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

Para 3.1.4, 3rd bullet point is amended (in bold) to correct the number of bedrooms on the second floor

The second floor provides consultation rooms, staff room, male/female changing rooms, servery dining room, lounge with outdoor terrace, assisted WC, **17 bedrooms**, 2 suites, storeroom, med store and nurse station. Outdoor communal amenity space for the care home and rehabilitation clinic is in the form of an expansive 'healing garden'.

6. MATERIAL PLANNING CONSIDERATIONS

Principle of the development

The first sentence of **Para 6.2.24** is amended (in bold) to correct the number of self-contained residential homes:

The proposal would also introduce **9** self-contained homes as well as the care facility.

ADDITIONAL CONDITION

38 Waste Management

Prior to occupation of the development hereby permitted a scheme shall be submitted to, and approved in writing by, the Local Planning Authority, regarding management of bins. This shall include, but not be limited to, a proposal to ensure that waste storage bins are presented the night before collection, that each waste storage bin will be numbered accordingly to the resident's door number, and that residents will only dispose of their waste to their appointed bin. The development shall thereafter be implemented in accordance with the approved details.

Reason: To be in accordance with Policy DM4 of the Development Management Development Plan Document.

ADDITIONAL CONSULTATION COMMENTS

Comments have been received from the Waste Management Team, with response from the applicant, as follows:

Stakeholder & comment	Response
Waste Management Thank you for forwarding the additional information and I've had a look at the plans and the D&A document.	Observations have been taken into account.

<p>I can confirm that the proposed refuse arrangements for the residential flats are acceptable, as long as the residential containers are moved to the temporary storage point at the front of the building prior to collection. For the residential units, containers should be provided for general waste, mixed dry recycling and food waste and for 9 flats we would advise the following:</p> <ul style="list-style-type: none"> • Refuse - 2 x 1,100 litre eurobins • Mixed dry recycling - 1 x 1,100 litre eurobin • Food waste - 1 x 140 litre wheelie bin <p>I noticed that 103 -107 North Hill has parking opposite so the road is single track where the bins are to be presented (although this is the current pick-up point) so the traffic team may have some comments about that.</p> <p>Response from the applicant dated 25 March</p> <p><i>Thanks for sending through the below comments from the waste team. With regards to the bins been moved from the store to the collection point prior to collection, the intention is that the occupants of the flats would be responsible for making sure that the bins have been placed within the collection point either before or on collection day.</i></p> <p><i>The reason for showing the smaller wheelie bins is due to the residential development been less than 10 No. units and therefore been under the threshold in which a communal bin store would be required. We appreciate the suggestion of using 1100L euro bins, however this isn't possible for this site and would struggle to have a bin store that sits within 10m of the collection point. The only way to achieve this would be to have a bin store for the 1100L euro bins on the North Hill frontage which we feel would have a severely negative impact on that frontage. It would also likely create other issues such as smells upon entering the building, loss of greenery to the North Hill frontage etc.</i></p> <p>Comments dated 26/03/2025</p> <p>Our guidance advises a threshold of 6 units rather than 10 which is why we advise the use of eurobins but if wheelie bins are used instead, then there would need to be the following provision:</p> <ul style="list-style-type: none"> • General waste – 9 x 240 litre wheelie bins. • Mixed dry recycling – 5 x 240 litre wheelie bins • Food waste – 1 x 140 litre wheelie bin <p>The concern with residents presenting the bins for collection is the reliability of that happening. Will the occupants have their own bin and each be responsible for putting it out ? What will happen where they share the recycling / food waste containers and who will be responsible for presenting those for collection? How will they know about the arrangements?</p> <p>Response from the applicant dated 26 March</p>	<p>Condition 38 now included.</p>
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Thanks for sending across the latest response from the waste team. Apologies I was advised that 10 no. residential units was the threshold limit for when a communal bin store & euro bins should be considered.

In principle we are happy with the provisions highlighted in your below email in relation to the number of wheelie bins required for the flats. The intention is for each of the flats to have their own individual numbered / designated wheelie bin for general waste, a wheelie bin per floor to be shared between the flats for mixed dry recycling and then proposing the use of individual caddy bins to each flat for food waste.

Residents / occupants will oversee making sure that their individual general waste bin is moved to the collection point either before or on the day of collection. In terms of the mixed dry recycling bins, it would be the responsibility of the flats on each of the floors to make sure that this bin is moved to the collection point and decide between themselves who carries this out. Obviously, the individual caddy bins that we are proposing for food waste would also be the responsibility of the resident / occupant of the flat to again make sure that this bin is within the collection point when required. The arrangements for the bin collection will be explained to a potential buyer upon either purchasing or renting of the flats.

Comments dated 27 March

Happy with the proposed strategy, any missed collections due to non-presentation of the bins may result in an overflow of waste so it is paramount the residents are well informed of collection days and clear instruction is given.

Bins must be presented the night before collection as collection times can vary. Each bin must also be numbered accordingly to the resident's door number and each individual resident(s) must only dispose of their waste to their appointed bin.

Appendices

Appendix 1 Planning Conditions and Informatives

Appendix 2 Plans and Images

Appendix 3 Consultation Responses - Internal and External Consultees

Please refer to printed copies, supplied separately.