

Planning Sub Committee 8th September 2025

ADDENDUM REPORT

Item No. 7

Reference No: HGY/2025//1348	Ward: Hermitage & Gardens
Address: Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH	
Proposal: Application for the approval of Reserved Matters in respect of appearance, landscaping, layout and scale relating to Phase 3 associated with the outline component of planning permission HGY/2022/1833 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 satisfy Conditions 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 73, 77, 79, 80 and partial approval of Condition 72 for Phase 3 of the site	
Applicant: Pebody Trust, Catalyst by Design and Hill Residential Ltd.	
Ownership: Private	

Page 9, 1st bullet point - Amend as follows:

'A hybrid planning application (part full part outline applications) was approved in July 2023 reference HGY/2022/1833 for up to 995 homes, of which 60% ~~of units~~ **by habitable rooms** units are affordable.'

Page 14, Para 3.2 – Amend as follows:

'Phase 3 of the development will consist of 291 new homes (Use Class C3) with approximately 56% affordable homes (by habitable room) across a mix of tenures (London Affordable Rent, London Living Rent & Shared Ownership) alongside ~~425~~ **433** sqm (GIA) of Commercial floorspace, comprising a mix of Class E (Commercial, Business and Service), F1 (Learning and Non-Residential Institutions) and F2 (Local Community) uses.'

Page 30, 2nd row of QRP table - Amend as follows:

'The **applicant team** has considered the QRP comments through the process (including across previous phases) and accordingly the applicants have sought to incorporate inset balconies where possible. Single aspect homes are considered to respond favourably, as per the report, **and all units are considered to achieve highly efficient passive design.** ~~but further investigation of whether further passive~~

~~design measures can be considered in the overheating strategy will take place, which will evolve further through the applicant drawing up proposals to comply with the existing ‘pre-commencement’ condition no.80 on this matter.’~~

Page 46, Para 6.11.7 - Amend as follows:

The following paragraphs are now added to para 6.11.7 in order to clarify the LAR and LLR housing models.

‘London Affordable Rent (LAR) fixes rents below market rates, capped at 80% of local market rent, but they can be significantly lower. This affordable housing product has the same characteristics as Social Rented Housing except homes are not required to be let at Target Rents but are subject to other rent controls. This is enshrined within the St Ann’s hybrid approval S106.

London Living Rent (LLR) is an intermediate housing product, with rent typically set below one-third of local household incomes and is reviewed annually and determined by GLA determined. The hybrid Section 106 enshrined that these homes would be a minimum of a 3 year tenancy (unless requested to be shorter by the tenant), have a tenant break clause of 1 month notice and with rent rates (inclusive of service charges) not exceeding the relevant London living Rent levels published by the GLA annually and ensuring any rent increases within the term of the tenancy in question will not be more than the percentage increase in the CPI for the relevant period.’

Page 67, Para 6.11.15 - The following table to be added: ‘Typology of Affordable Home Tenure’ to clarify typology of LLR provided within the hybrid application:

<i>Housing Type</i>	<i>No. of Units (%)</i>	<i>Affordable Tenure (% of Affordable)</i>
Private Sale	400 (40%)	N/A
Shared Ownership	120 (12%)	Intermediate (46%)
London Living Rent	73 (7%)	
Community Housing (LLR)	58 (6%)	
NHS Staff Housing (LLR)	22 (2%)	
London Affordable Rent	284 (29%)	London Affordable Rent (54%)
Older Adults’ Housing (LAR)	38 (4%)	
<i>Total</i>	<i>995</i>	<i>100%</i>

Page 75, Para 6.14.39 - Amend as follows:

‘The long stay cycle provision for the houses and maisonettes (68 34 spaces) will be within the rear gardens in secure weatherproof stores, there will be internal long stay stores for the flats (465 in total).’

Page 91, Para 6.18.3 – Add the following to the list of conditions being discharged:

‘80 (Overheating)’

Page 95, Condition 8 - Amend as follows:

'Notwithstanding the window display areas, details for which are to be submitted and agreed under Condition 5, the All glazing of the commercial shopfront shall be clear and untinted with no application of vinyls/graphics so as not to obscure the glazing to the commercial shopfront unless otherwise agreed in writing, in advance, by the Local Planning Authority.'

Page 96, Informative 4 - Amend as follows:

'The applicant should be aware that the details for Condition 724 (Pipework) have not been approved/discharged and this will be required for a further submission prior to commencement on site, as per the requirement of the approved hybrid permission.'