

## **ADDENDUM REPORT FOR ITEMS 8 AND 9**

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

<b>Reference No:</b> HGY/2018/1472	<b>Ward:</b> Noel Park
<b>Address:</b> 44-46 High Road, London, N22 6BX	
<b>Proposal:</b> Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.	

### **ADDITIONAL LETTER OF SUPPORT**

#### 5.3 Individual responses (69):

- 60 in Support
  - One additional from Future Wood Green Ltd, 2<sup>nd</sup> Floor, 40 Cumbernauld Road

### **UPDATE TO BODY OF REPORT**

The table showing the housing mix (para 6.1.19) contained an error and therefore the following paragraphs have been updated as follows:

6.1.19 The overall mix of housing within the proposed development is as follows:

<b>Unit Type</b>	<b>Units</b>	<b>%</b>
Studio flat	2	2
1 bedroom flat	60	49
2 bedroom flat	46	38
3 bedroom flats	7	6
3 bedroom houses	1	1
4 bedroom houses	5	4
<b>TOTAL</b>	<b>121</b>	<b>100%</b>

6.1.20 There are a number of one-bedroom units and this is considered reasonable for a proposal in a town centre location where high density development is expected. An acceptable number of family housing units (13 units – 11% of the total) are provided within the scheme. The Council's Housing team have stated that the split of units as proposed is acceptable in this location.

### **HEADS OF TERMS**

- 2) Public Realm and Highway Improvements on Bury Road

- Highway improvements including road crossing measures, reinstatement of a redundant access, pedestrian and cycle improvements and provision of three accessible parking spaces
- Additional landscaping including tree planting and rain gardens
- Financial contribution of approx. £150,000

### 3) Energy Statement Update and Review

- Assessment of the development's potential to integrate CHP
- Review of submitted Energy Statement
- Provision of financial contribution towards carbon offsetting of £275,400

## **CONDITIONS**

### **Condition 2**

Drawing numbers have been updated, as follows:

S100; EX120-125, 130, 140, 141, 145, 150, 300, 400, 402, 403; GA200-210, 301, 302, 401, 405 (all Rev. 01); ExA\_1801\_P\_001-003 (all Rev. B).

### **Condition 25**

Removed, as agreed by Thames Water.

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

<b>Reference No:</b> HGY/2018/0187	<b>Ward:</b> Nothumberland Park
<b>Address:</b> The Goods Yard, 36 and 44-52 White Hart Lane, N17 8DP	
<b>Proposal:</b> Hybrid Application with matters of layout, scale, appearance, landscaping and access within the site reserved for residential-led mixed use redevelopment to comprise the demolition of existing buildings/structures and associated site clearance and erection of new buildings/structures and basement to provide residential units, employment (B1 Use), retail (A1 Use), leisure (A3 and D2 Uses) and community (D1 Use) uses, with associated access, parking (including basement parking) and servicing space, infrastructure, public realm works and ancillary development. Change of use of No. 52 White Hart Lane (Station Master's House) from C3 use to A3 use.	

### 1.0 ADDITIONAL COMMENTS FROM APPLICANT

- 1.1 Following the publication of the committee report, the applicant has provided further comment. These comments are attached as **Appendix AD1**.

### 2.0 ADDITIONAL DELGATION

- 2.1 Officers have sought further legal advice around the recommendation concerning delegated authority. To ensure the recommendation is robust and specific, Paragraph 2.2 Point (2) of the Committee Report is amended by adding the following additional text:

*“including negotiation and approval of any planning obligation and conditions, and complete (if applicable) the planning obligation.”*

- 2.2 There are no material planning impacts to this amendment as the alteration is procedural.