

PLANNING COMMITTEE

18 June 2024

REPORT OF:

Subject:
Planning Committee – 18 June 2024
Update for Members

Head of Planning and Building Control – Karen Page

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Update to Planning Committee

Ahead of Tuesday’s Planning Committee meeting, please note the following clarifications and updates to the Committee report which hopefully, will be of assistance to Members in your assessment of the proposals.

Agenda Item:

24/01102/RE4 – Temporary change of use of the existing John Wilkes House class E(g)(i) office building to a hostel for residential accommodation for 36 single homeless men (sui generis), including reinstatement of 1no window and minor modifications to 6no windows.

This addendum is to clarify and update elements of the report since its publication.

	Updates
1)	To correct the front page of the report, the site is located in Ponders End ward.

2)	<p>Since the officer report was written an additional comment from a member of the public has been received. In their correspondence they state that they support the conversion of this building to the proposed use, but they also raise concerns regarding the proposed design, expressing the view that room sizes are too small. Furthermore, they state their view that the London Plan Guidance for large-scale purpose-built shared living and HMO Standards for bedsit and shared house accommodation are useful in understanding design requirements for schemes similar to this the proposal.</p> <p>Large-scale purpose-built shared living developments are a form of market housing, generally of at least 50 units, which provide an alternative to traditional flat shares and often include additional services such as an on-site gym and concierge service.</p> <p>Given this, the case officer notes that this proposal for 36 rooms is neither a large-scale purpose-built shared living development or a proposal for a privately rented HMO, and that the standards that are applicable to such developments are not applicable in this case.</p> <p>The proposed accommodation at John Wilkes House is a form of supported temporary accommodation that homeless persons are to be referred into, following a robust risk assessment process. The accommodation is described as a 'Rapid Assessment and Resettlement Hub'. It is not a house or a home as such, rather it is somewhere safe for homeless persons to stay, for about 31 days on average, whilst they are supported in finding more settled, alternative, accommodation.</p> <p>As noted in the officer report, the bedrooms in the hub all exceed minimum floorspace standards for single rooms. That is, each bedroom has floorspace of at least 7.5 sqm. In fact, the smallest bedroom or pod in the hub has floorspace of 10.5 sqm, with the largest bedroom or pod at 20.7 sqm.</p>
3)	<p>A 'Rapid Assessment and Resettlement Hub operating model' document has been provided by the applicant in liaison with the Rapid Assessment and Resettlement Team Manager. This is attached for Members' information, as an appendix to the officer report and submitted plans.</p>
4)	<p>An on-site meeting recently took place between the applicant and the Metropolitan Police Designing Out Crime Officer to discuss safety and security requirements for the proposed facility. This meeting was also attended by the case officer.</p> <p>Following this meeting, some annotations to the submitted ground and first floor plans have been prepared by the applicant to highlight some of the initially identified safety and security measures that they will be seeking to implement, in their pursuit of the required Secure By Design accreditation. This accreditation will be required by condition were planning permission to be granted at committee. The annotated plans are illustrative and are attached for Member's information, as an appendix to the officer report and submitted plans.</p>
5)	<p>On 13th June the Metropolitan Police Designing Out Crime Officer issued a letter to the applicant, which is also attached for Member's information as an appendix to the officer report and submitted plans.</p>

Agenda Item:

24/01437/FUL - Enfield District Heat Network Between Southbury Road EN1 Hertford Road And St Martins Road N9.

This addendum is to clarify and update elements of the report since its publication.

1)	One objection from a member of the public has been received. The objection concerns the highway disturbance caused by the proposal during the period of construction. The issue has been discussed in the 'Transportation and Highways' section of the report in paragraphs 9.13 and 9.14.
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