

# LONDON BOROUGH OF ENFIELD

## Addendum to Planning Committee Report

Date : 19/07/2016

Ref: 15/04513/FUL

**LOCATION: Monmouth Road Car Park, 35-36 North Square And North Mall, Edmonton Shopping Centre, London**

**PROPOSAL:** Erection of a 9-storey block to provide 77 residential units (comprising 32 x 1 bed, 44 x 2 bed and 1 x 3 bed flats) with balconies to front and rear elevations and solar panels to roof involving reduction in parking spaces and the reconfiguration of car park, conversion of vacant first floor commercial space (Class B1) to provide 5 x 3-bed residential units with amenity deck and refurbishment of North Mall retail thoroughfare.

1. The mix of units reported in the committee report was the mix which was originally submitted, the correct mix of units in the revised new block is 32 x 1 bed, 44 x 2 bed and 1 x 3 bed.
2. It was understood from the submission documents that the proposed office conversion resulting in five units was also intended to be PRS, however it has since been clarified that these 5x3 bed units are intended as market housing.
3. In relation to the PRS scheme officers considered that there should be a viability review at the end of the agreed 15 years to be retained as PRS, however this has not been agreed by both parties and will be resolved in further discussions following the committee. It has however been agreed by both parties that the PRS would be retained for 15 years and should market circumstances change, and the applicant was to convert the units to market sale it has been agreed by both parties that a viability assessment would be undertaken at that stage. If viewed in isolation the small development of five units would not qualify for an affordable housing contribution in itself following the High Court ruling.
4. It is noted that the block provides 142sqm communal amenity space in the form of a terrace at the 8<sup>th</sup> floor, this was omitted from the committee report.
5. It is noted that there are likely to be minor changes to the conditions and Heads of Terms, for example whilst the HoT's have been set out in the report, the detail including the exact contributions to be paid are still to be finalised, similarly the triggers for the submission of conditions are still to be agreed. Delegated authority is requested to enable this to be completed.