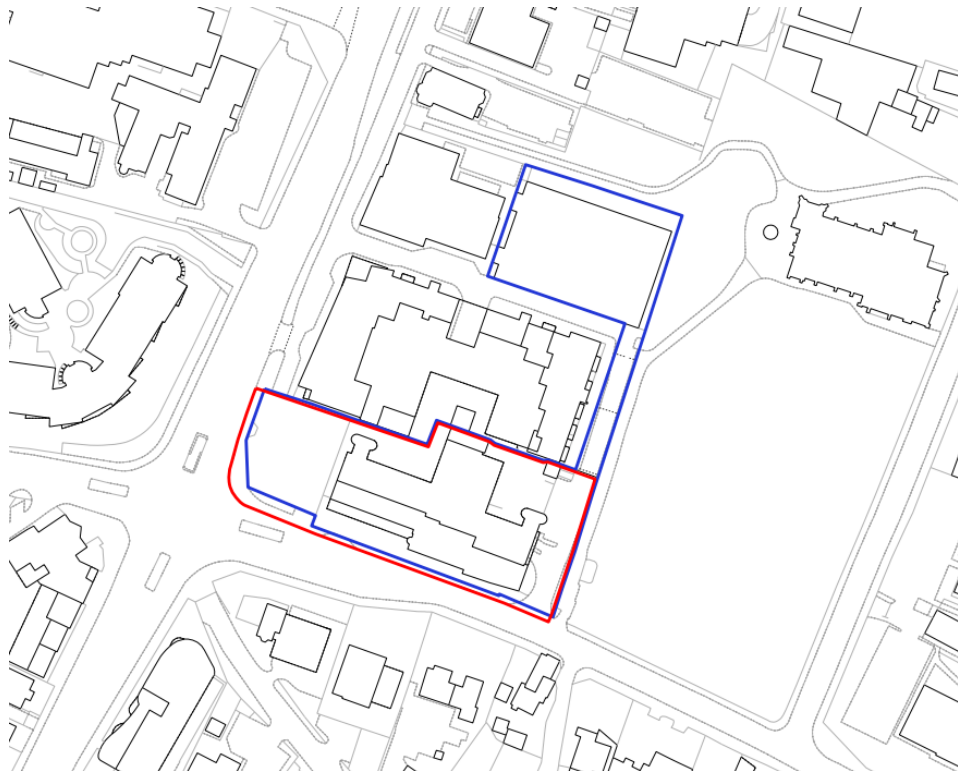


Registration Date:	21-Apr-2026	Application No:	P/00699/023
Officer:	Alex Harrison	Ward:	Herschel Park
Applicant:	c/o Agent	Application Type:	All Other Developments Major
		13 Week Date:	21 July 2026
Agent:	Miss Sophie Hardy Hybrid Planning & Development, Studio 11, 6-8 Cole Street, London, SE1 4YH		
Location:	Land located on the corner of Albert Street and Windsor Road (EV Charging Site), and the Urban Building		
Proposal:	Demolition of existing structures and erection of a 14 storey building to accommodate ground floor commercial space and 90 residential units. Relocation of existing EV Charging Station and associated works, delivery or landscaping and other associated ancillary works.		

Recommendation: Members to note.



PRESENTATION

Introduction:

The presentation relates to a currently submitted full planning application for the redevelopment of the site. The description reads as follows:

Demolition of existing structures and erection of a 14 storey building to accommodate ground floor commercial space and 90 residential units. Relocation of existing EV Charging Station and associated works, delivery or landscaping and other associated ancillary works.

The applicant is seeking to enter into a Planning Performance Agreement that would, in part, include the processing of this application following the submission of 2 pre-application proposals.

At the time of drafting this introduction the applicant and agent have not received any feedback from Planning Officers on the merits of the proposal. Correspondence has been sent asking for additional or corrected details with the application. No indication has been given as to the Officer view on this current application.

Site and Surroundings

The application site as submitted forms an existing electric vehicle charging point located at the corner of Windsor Road and Albert Street and the Urban Building which fronts onto Albert Street.

The charging facility currently houses 12 publicly accessible electric vehicle charging points. It is accessed from the north and is levelled to sit higher than the land to the immediate south. It is at a prominent corner at the southern end of the designated town centre and is adjacent to Crosskeys to the north The Urban Building to the east of this and is a detached office building with ground floor retail rising to 8 storeys in height.

The site lies within the designated town centre, forming its southern extent.

The Scheme Proposals:

The full planning application seeks to redevelop the EV charging station to provide a 14 storey building which would provide commercial space at ground-floor level and 90 flats above.

Eleven of the EV charging spaces will be re-provided at the eastern end of the Urban Building following a proposed alteration to the road width in this area and relocation of the undercroft access of the building.

The following housing mix is proposed:

Size of Homes	No. of Homes	% of Homes
1 bed 1 person	14	15.6%
1 bed 2 person	25	27.8%
2 bed 4 person	51	56.7%

The applicant will set out the parking proposals for this scheme as part of their presentation.

Affordable Housing is proposed at 10% provision and the application is accompanied with a viability assessment which, to date, has not been assessed.