LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1467 **Ward:** Tottenham Hale

Date received: 06/05/2016

Drawing number of plans: PL006 & PL007

Address: Protheroe House Chesnut Road N17 9EQ

Proposal: Non-material amendment following a grant of planning permission HGY/2013/2465 to add vertical posts to 9no. corner balconies

Applicant: MrLuke SkinnerGalliford Try Partnerships

Officer contact: Valerie Okeiyi

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Redevelopment of the site to provide a new four storey building housing 50 extra care residential units (Use Class C3) comprising a mix of 36 one bed and 14 two bed units with ancillary facilities for use by residents including dining area with catering kitchen, wellbeing centre, communal rooms and facilities, staff areas, storage, energy centre, disabled parking, cycle/buggy parking and associated landscaping including public space, communal gardens and roof terraces.

3.2 Proposed amendments

The proposed amendments seek to add vertical posts to 9no. corner balconies

3.3 Site and surrounds

The site is located in close proximity to Tottenham High Road and fringes, but is not within the boundary of Tottenham Green Conservation Area which is part of the Tottenham High Road Historic Corridor. The site is also located adjacent to an Area of Archaeological Importance. Chestnut Road, is located to the east of Tottenham High Road a key corridor within the Tottenham area providing an important link between Tottenham Hale and Lea Valley Regional Park in the east and the High Road in the west.

The site is currently occupied by a part single/two, part three/four storey purpose built block with a brick faced cavity wall construction and flat roofs, which is an extra care home for the elderly. The building, known as Protheroe House, has been vacant since December

2012. However, before becoming vacant the building was in use as sheltered accommodation for the elderly, consisting of 28 one bedroom units, 11 bedsits, 1 x two bedroom units, a common room and other ancillary communal facilities. The building is currently sited around a grassed courtyard to the south with a secure perimeter bounding the footprint of the site.

The surrounding area consists of a mix of land uses. To the west of the site is Rycroft Way followed by Club Opera Nightclub, which is a 19th century Italianate villa. Further west of the site is a four storey police station that fronts the High Road. To the east of the site are a row of three storey terraced houses located on Hamilton Close. To the north of the site is a four storey residential blocks on Tamar Way. To the north west of the site is a car park that is sited adjacent to No. 1 Chesnut Road, which is a locally listed Italianate style villa with stuccoed elevations. Rycroft Way, which is located to the south of the site comprises mainly of three storey terraces. Further south of the site is a locally listed building at 2 Somerset Road; the former Tottenham Grammar School and further north of the car park is the Beehive Public House which is a statutory Grade II listed building. The site fringes, but is not within the boundary of Tottenham High Road Conservation Area.

The site is located in an area with a high public transport accessibility level of 6a and it is located within reasonable walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station. There is also the presence of several local and strategic cycle routes including LCN+ Link 79 which connects the site with Enfield and Waltham Forest.

4. ANALYSIS/ASSESSMENT

Legislation came into force on 1 October 2009 which legally allows the Council to approve non-material changes to approved developments (Statutory Instruments 2009 No. 2261 Town & Country Planning (General Development Procedure) (Amendment no 3) (England) Order 2009.

The proposal seeks to add vertical posts to 9no. corner balconies. This change will not adversely affect the character and appearance of the approved building. It will not affect the amenity of neighbouring residents and the character and appearance of the conservation area. On this basis, it is considered that a non-material amendment can be granted.

5. RECOMMENDATION

GRANT Non-Material Amendment

Applicant's drawing No.(s)

For the following reason:

The proposed change to add vertical posts to 9no. corner balconies is considered to be acceptable and non material in relation to the previously approved scheme