LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2529 **Ward:** Harringay

Date received: 16/06/2016

Last amended date: N/A

Drawing number of plans: 15.04.2016

Address: Surgery 602 Green Lanes N8 0RY

Proposal: The change of use from existing D2 to B1

Applicant: Rose Gross Harvester Investments

Ownership: Private

Officer contact: Gareth Prosser

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans

Informatives:

1) Land ownership
2) Hours of construction
3) Party Wall Act)

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the change of use of the from existing front unit from D2 to B1. The unit was previouslt granted planning permission for D2 (HGY/2015/1856)

Site and Surroundings

3.2 The subject building is a semi-detached, three-storey building located on the eastern side of Green Lane. The ground floor level vacant cafe unit with the upper levels and rear occupied by flats. The neighbouring and opposing properties are a

mix of commercial and residential although the site is not located within the designated local shopping centre which is located south, further along Green Lanes.

Relevant Planning and Enforcement history

- HGY/2015/1856 GTD 14-08-15 602 Green Lanes London Change of use of ground floor to front section D2 use and rear section C3 residential use

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Harringey Ladder Community RA
- LBH Transportation

The following responses were received:

Internal:

1) None

External:

2) None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 77 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:
Objecting: 0
Supporting: 2

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Proposal has less impact on residential amenity

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Change of use
2. The impact of the proposed development on the character and appearance of the conservation area;
3. The impact on the amenity of adjoining occupiers;

6.1 Change of Use

SP8: 'Employment' states that the Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Areas.

The Council will:

- Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand of 137,000m2 floorspace up to 2026;
- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

This application proposes to change the existing D2 use class 'Assembly and Leisure' to B1 'Office'. The existing D2 use was approved recently via application HGY/2015/1856 however no tenant has occupied the site since the D2 designation.

It is considered that a B1 use, would not create an additional amount of noise and disturbance than the existing D2 use or the previous D1 use. In addition, the proposed office use is considered to support the local employment and regeneration aims of the Local Plan which specifically mentions small and medium sized businesses which could occupy this site. Given the surrounding uses and given that the site is located outside of the neighbouring Local Shopping Centre (and primary and secondary frontages) the proposed B1 office use is considered appropriate for this location and supported by policy.

6.2 Design and appearance

Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

There are no changes proposed to the exterior of the building, as such the proposal is not considered to have an impact on character and appearance.

6.3 Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

With regard to the change of use, it is considered that a B1 use, would not create an additional amount of noise and disturbance than the existing D2 use or the previous D1 use. Given this, and as there are no external changes, the proposal is not considered to impact on the amenity of any neighbouring properties.

6.4 Conclusions

The proposed B1 Office use, would not create an additional amount of noise and disturbance than the existing D2 use or the previous D1 use. Given the surrounding uses and given that the site is located outside of the Local Shopping Centre the proposed use is considered appropriate for this location and the proposal is not considered to impact on the amenity of any neighbouring properties in accordance with policy.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/2529

Applicant's drawing No.(s) 15.04.2016

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos 15.04.2016. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

1. Adequate facilities should be installed and maintained enable ambulant disabled people, and wheelchair users and other people with physical disabilities to use the building.
Reason: In order to ensure that people with disabilities are not excluded from using the proposed development, pursuant to Policies 6.13 and 7.2 of the London Plan 2015.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.