LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2099 **Ward:** Tottenham Green

Date received: 23/06/2016

Drawing number of plans: 150744-01, 02, A3-A7

Address: Gaunson House Markfield Road N15 4QQ

Proposal: External revisions to approved application HGY/2015/2417

Applicant: Stroh Rightstock Limited

Ownership: Private

Officer contact: Duncan McKane

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for minor exterior alterations to a previously approved application for the construction of a three storey office building (HGY/2015/2417) which include the realignment of windows and doors to the front and rear elevations and the erection of a fence to the front of the building.

Site and Surroundings

3.2 The application site is located on the eastern side of Markfield Road and comprises a number of buildings forming part of the Gaunson House site. The application specifically concerns a small single-storey building located on land defined as Unit 6, which is directly adjacent to Markfield Road.

The site is within a Defined Employment Area located in the East London Lee Valley Regeneration Area, as defined by the Local Plan Proposals Map. The surrounding area is mixed in character. On the eastern side of Markfield Road, the nature of the area is predominantly instruction in character, whilst a number of residential buildings are located on the western side of the road, including directly opposite the application site. Neighbouring residential buildings are typically flatted blocks comprising a number of units.

Relevant Planning and Enforcement history

- HGY/2007/0213 REF 13-03-07 Unit 1 Gaunson House, Markfield Road Tottenham London - Change of use of premises from industrial to multi-purpose use/place of worship.

- HGY/2015/1865 GTD 24-08-15 Gaunson House Markfield Road London - Retrospective application for change of use to B1 (office) to A3 (cafe)

- HGY/2015/2417 GTD 09-10-15 Gaunson House Markfield Road London - Demolition of existing single-storey workshop and erection of three-storey building for use as an office (B1).

3 CONSULTATION RESPONSE

3.2 The following were consulted regarding the application:

- None consulted

4 LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 22 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: 2
Objecting: 2
Supporting: 0

5.2 The following issues raised are not material planning considerations:

- The objector states that the applicant has incorrectly described the unit to which the exterior alterations are to be made as 'Unit 6' on submitted plans. The objector states that they are in fact the legal tenant of Unit 6 of Gaunson House and that such inaccuracies are likely to create issues further down the line in terms affecting the other tenants of Gaunson House, the post office and LB Haringey Land Charges (Officer Comment: It is brought to the objectors attention that this is an application for exterior alterations to a previously approved office building (application HGY/2015/2417) and therefore this point is not material to the determination of this application. Land Charges will be notified of this matter).

- The objector raises the issue that the previously approved office building will extend into land currently in use as a shared car park that has been benefited to the tenants / lease-holders of the various units within Gaunson House (Officer's comment: once again, it is brought to the objector's attention that this is an application for exterior alterations to a previously approved office building (application HGY/2015/2417). Any issue raised around the ownership of the land upon which this previous application was granted would qualify as

a civil matter (land dispute) and is therefore not a material planning consideration).

- The objector states that the submitted site plan ('MarksfieldRoadSITEPLAN.pdf') gives an erroneous impression of the designation of the various sites within Graunson House in terms of the total number of units and their relative location (Officer Comment: it is brought to the objector's attention that whilst this site plan may contain some inaccuracies this is not material to the determination of an application for external alterations to a previously approved development).

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance

6.1 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.

The proposed exterior alterations to the previously approved application for the construction of a three storey office building (HGY/2015/2417) include the installation of 4 new windows to the front elevation, the realignment and repositioning of windows and doors to the front and rear elevations and the erection of a fence to the front of the building

The front elevation of the building will now be served by a front entrance door on the left hand side when viewed face on (previously located on the right hand side). 4 x new windows have been added at first and second floors (2 on each floor) immediately above the main entrance.

The windows the front and rear elevations have also been repositioned and realigned. No changes have been made to the fenestration pattern in terms of materials, size or style. The exterior remains finished in brick with render banding as previously approved.

A 1.67m fence has been added to the front of the building along the highway. This is considered to be in keeping with the design of existing fences in the immediate vicinity.

6.2 Conclusions

The alterations made to the front and rear elevations of the previously approved office building are considered to be minor and are therefore considered to be appropriate to the site and in keeping with the general character of the area. Permission is granted in

accordance with London Plan (2016) Policies 7.4 and 7.6, Local Plan (2013) Policy SP11, and Draft DM Policy (2015) DM1.

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

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/2099

Applicant's drawing No.(s) 150744-01, 02, A3-A7

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 150744-01, 02, A3-A7. 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.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.