

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2581

Ward:

Date received: 04/10/2022

Last amended date: n/a

Drawing number of plans: Covering letter prepared by Murphy Philipps Associates LLP dated 11.10.2022; Welbourne Health Centre Borrás Construction Limited Noise Impact Assessment for Non-Material Amendment to External Plant Areas dated 30.09.2022; Existing - 3348 MPA XX ZZ DR A 00200 Health Centre Block C - Existing North, South, & West Elevations A1 1:100 P0; 3348 MPA XX ZZ DR A 00201 Health Centre Block B - Existing South & East Elevations A1 1:100 P0; Proposed Plans - 3348 MPA XX 00 DR A 01501 Health Centre - Plant Enclosure Plan A1 1:50 P1; Proposed Elevations - 3348 MPA XX ZZ DR A 02200 Health Centre Block C - Proposed North, South & West Elevations A1 1:100 P1; 3348 MPA XX ZZ DR A 02201 Health Centre Block B - Proposed South & East Elevations A1 1:100 P0; 3348 MPA XX ZZ DR A 02205 Health Centre - Plant Enclosure South Elevation A1 1:50 P1; 3348 MPA XX ZZ DR A 02206 Health Centre - Plant Enclosure North Elevation A1 1:50 P1; 3348 MPA XX ZZ DR A 02207 Health Centre - Plant Enclosure West Elevation A1 1:50 P1; email from Jack Goulde dated 08.11.2022.

Address: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17

Proposal: Non-material amendment following a grant of planning permission HGY/2018/2223 for the provision of ground floor plant enclosure and external louvres to 3 windows

Applicant: London Borough Of Haringey

Officer contact: Martin Cowie

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works,

creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

3.2 Proposed amendments

Provision of ground floor plant enclosure and external louvres to 3 windows.

3.3 Site and surrounds

Plot C (Welbourne site) forms one of a number of developments associated with the Tottenham Hale Centre planning permission approved in 2019, which seeks to provide a new residential led mixed-use quarter as part of delivering a new town centre. Plot C is currently under construction and will provide residential accommodation above a new ground floor health centre.

3.4 Consultation

LBH Urban Design:

- Much improved and now just about acceptable. Particularly it is good that it will exactly line up with the width of the main building and that the “panels” of hit & miss brickwork will roughly match the pattern of fenestration & piers of the main building. Proposed brick, mortar & jointing; Nelissen Wijnegem with Euromix Natural Harlow mortar (recessed joint), must be the same as on the ground floor of the rest of the Welbourne development – email dated 08.11.2022

LBH Regeneration:

- No objection – email dated 08.11.2022

LBH Streets and Spaces:

- Happy with this from a highway perspective. welcome the change to the doors of the enclosure with them now opening out onto Chesnut Road rather than onto the footway/cycleway - email dated 11.11.2022

LBH Environmental Health (Noise):

- No comment

4. ANALYSIS/ASSESSMENT

S96 of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application. As an application to make a non-material

amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

The first part of this application concerns the addition of a plant enclosure to the West Elevation, facing Monument Way. The enclosure will house plant equipment required to provide heating, cooling and fresh air to the health centre so that it may comply with Department of Health Guidance.

As amended, it will be a brick constructed enclosure using the same bricks as the existing building with double doors for maintenance access to the north side. The final location of the enclosure was selected after considering several possible locations across the site.

The first area identified was the covered car park area to the ground floor, however it was determined that this would not give sufficient air flow for the ventilation equipment to work properly. The podium area above the Car Park was then considered but again dismissed. This option would have taken away amenity space for the residential occupants and created issues relating to access and maintenance. Furthermore, the additional loading from the plant equipment on the slab would have exceeded its design capacity. The roof of the building was also considered and again rejected due to issues relating to access and maintenance of the equipment, and the lack of an acceptable ductwork route through the building. There may also have been an issue relating to the additional loading of the plant equipment on the roof slab.

The next area considered was to the West end of the building at the ground floor, with two possible locations identified. The first was to locate the enclosure away from the building on the other side of the cycle path, however this would have necessitated digging trenches, laying ducts, and making good the area of the works.

The final location, which is the subject of this NMA application, is to the building's West elevation.

The second part of this application concerns the addition of external louvres to 3 windows to the building's East Elevation, facing Park View Road. These are part of the mechanical and electrical services strategy for the Health Centre and provide ventilation to rooms on the ground and first floor. To fit with the overall design intent of the building, their position will match the external louvres to the rest of the building, and they will have a RAL colour to match the window frames and louvres to the rest of the building.

The application includes a Noise Impact Assessment to assess whether there may be any noise implications arising from the proposed installation. Based upon the assessment of plant items operating at the capacity and during the times of day provided by Ambivent Mechanical Engineers, the application of proprietary acoustic mitigation results in

compliance of the noise emissions with the Local Authority Noise Policy, BS4142:2014+A12019 and indicates that no nuisance will be present to the residents located at Level 2 of Welbourne House.

It is important to note that the 4xCU units will run simultaneously for a relatively brief period of the year, and typically where environmental conditions require. For the large majority of the year fewer units will operate simultaneously, reducing the overall cumulative noise level. This should be considered in line with the mitigation as further evidence that nuisance will not be present, based upon the guidance provided in Paragraph 210(g) of the National Planning Policy Framework.

Having regard to the constraints of the site and specific requirements relating to the proposed plant, the amendments are considered acceptable. Enclosed in the same brick to match, the plant will be seen as part of the existing building and, in addition to the louvres will not unduly compromise the character and appearance of the development.

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): Covering letter prepared by Murphy Philipps Associates LLP dated 11.10.2022; Welbourne Health Centre Borrás Construction Limited Noise Impact Assessment for Non-Material Amendment to External Plant Areas dated 30.09.2022; Existing - 3348 MPA XX ZZ DR A 00200 Health Centre Block C - Existing North, South, & West Elevations A1 1:100 P0; 3348 MPA XX ZZ DR A 00201 Health Centre Block B - Existing South & East Elevations A1 1:100 P0; Proposed Plans - 3348 MPA XX 00 DR A 01501 Health Centre - Plant Enclosure Plan A1 1:50 P1; Proposed Elevations - 3348 MPA XX ZZ DR A 02200 Health Centre Block C - Proposed North, South & West Elevations A1 1:100 P1; 3348 MPA XX ZZ DR A 02201 Health Centre Block B - Proposed South & East Elevations A1 1:100 P0; 3348 MPA XX ZZ DR A 02205 Health Centre - Plant Enclosure South Elevation A1 1:50 P1; 3348 MPA XX ZZ DR A 02206 Health Centre - Plant Enclosure North Elevation A1 1:50 P1; 3348 MPA XX ZZ DR A 02207 Health Centre - Plant Enclosure West Elevation A1 1:50 P1; email from Jack Goulde dated 08.11.2022.

For the following reason: The proposed non-material amendments are required to facilitate the delivery of the health centre within the building on Plot C and will not adversely affect the character, appearance or use of the development and surrounding area.