

Officer's Report

Application Number	HGY/2022/4029
Type	Full planning permission
Location	1, Granta House, Western Road, London, N22 6UH
Proposal	Replacement of the office building's existing VRF air conditioning system including the replacement of all existing external units, the removal of existing kerb and landscaped area to accommodate a new concrete base housing 5 new VRV condenser units and the installation of a new steel protective vehicle barrier.
Case Officer	Sarah Madondo
Valid Date	07/11/2022
Applicant	Miss Sian Hale
Agent	Jeimmy Nascimento

RECOMMENDATION

Approve with Conditions

Proposed development

Replacement of the office building's existing VRF air conditioning system including the replacement of all existing external units, the removal of existing kerb and landscaped area to accommodate a new concrete base housing 5 new VRV condenser units and the installation of a new steel protective vehicle barrier.

Site and Surroundings

The subject site is a modern part 2; part 3 storey office building currently used a job centre (Jobcentre Plus). The site is bounded by Western Road, Mayes Road and Barratt Gardens to the north, Alexandra Primary School to the west, commercial premises to the south, and Cambridge House to the east. The site is located within Wood Green Common conservation area and does not fall within the curtilage of a listed building.

The impact on scale and character of the existing building

Granta House comprises a part two, part three storey building with a curved façade, which is occupied by local government office space. This building is constructed of yellow brick and has a prominent overhanging slate roof. The façade is dominated by the building's highly reflective fenestration, which has a clear horizontal emphasis. The building is of limited architectural merit and overall makes a neutral contribution to the conservation area.

The conservation officer was consulted and advises that the proposed works would not harm the character of the existing building therefore considered to be acceptable. Furthermore, the officers states that the proposed location for the proposed plant is considered to be least prominent and visible and therefore there are no objections to the principle of the proposals.

The impact on neighbouring amenity

Haringey Environmental Health Department requires that noise levels generated by mechanical services plant should be designed to a level of 5 dB below the lowest measured background level during the proposed period of operation and as measured at the nearest residential windows.

The closest noise sensitive receiver to the proposed installation location has been identified as being a ground floor Classroom window of Alexandra Primary School, located approximately 26 metres from the proposed plant installation location. It should be noted the proposed plant unit would be out of line of site of the receiving window due to screening from the building envelope. Given that the handling unit would be located on the rear of Granta House and significantly separated from the Alexandra Primary School it is considered that the impact would not be too significant.

In addition, the reports states that air conditioning units would be only operated during the daytime between 8:30 and 17:00. Given the low sound generation of the units and their proximity to nearby residential properties there are no significant concerns regarding amenity. Overall, the LPA are satisfied that sufficient information has been provided and therefore the proposal for the installation of these air conditioning units would be acceptable.

The Noise Assessment reports provided states that, the air-handling unit would only be operational during workings hours, however, officers are mindful that the property can change hands, therefore a condition would be attached if minded to approve the application. Notwithstanding the approval of this application, all safeguards under the Environmental Protection Act with regard to noise would remain at the Council's disposal and could be employed if complaints are received, namely the specified noise level not being met.

The proposal is therefore considered to preserve the character and appearance of the host building and of the Wood Green Common Conservation Area. The proposed development is considered to comply with Policy DM1 and DM9 of the Development Management Development Plan Document (Adopted July 2017), and Policy SP11 of Haringey's Local Plan Strategic Policies (Adopted 2017). It also accords with the relevant policies of the London Plan 2021 and the NPPF.

Conditions:

- 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 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 Noise from the operation of the condenser units shall not increase the existing background noise level (LA90 15mins) when measured 1 metre external (LAeq 15mins) from the nearest residential or noise sensitive premises. The method of assessment shall be undertaken in accordance with BS4142:2014 'Methods for rating and

assessing industrial and commercial sound'.

Reason: This condition is required to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017

- 4 Prior to their first use on site details of all boundary treatments/barriers shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

Informatives:

- 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.

- 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.