

Officer's Report

Application Number	HGY/2022/4533
Type	Prior notification: Demolition
Location	Whitehall Community Centre, Whitehall Street, Tottenham, London, N17 8BP
Proposal	Prior Approval under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B for the demolition of Whitehall and Tenterden Community Centre.
Case Officer	Philip Elliott
Valid Date	06/01/2023
Applicant	Lendlease (High Road West) Limited
Agent	Mr Archie Halls

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/4533

Ward: Tottenham Hale

Date received: 23/12/2022

Drawing number of plans: HRWPA-PTE-AX-ZZ-D-A-011004 Rev P07 (Plot A – Demolition Plan); Demolition Environmental Management Plan (DEMP) for the Whitehall and Tenterden Community Centre prepared by Lendlease December 2022 Rev 02.

Address: Whitehall & Tenterden Community Centre, Tottenham, London N17 8BP

Proposal: Prior notification: Demolition

Applicant: London Borough of Haringey

Ownership: Council

Officer contact: Philip Elliott

2. SUMMARY OF RECOMMENDATION

- PERMISSION FOR DEMOLITION IS REQUIRED AND GRANTED

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed Development

3.2 This application is to determine whether planning permission for demolition of the existing buildings on this site is required. The site includes a single storey community centre associated external spaces, and a car park.

3.3 Site and Surroundings

3.4 The site is as described above. It is surrounded by residential properties to the north and west, a railway to the east and Whitehall Street to the south.

3.5 The site is covered by the following relevant policy designations:

- Site Allocation NT5 (High Road West)
- Critical Drainage Area
- Growth Area

3.6 Relevant Planning and Enforcement history

3.7 The application site history has been considered in the assessment of this application.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

4.2 LBH Transportation Officer – The Officer requested further information on construction logistics relating to the demolition. The applicant updated the DEMP to include these details which indicate the details of volume / size of construction traffic envisaged, a programme for the demolition works, plans showing provision of staff welfare facilities, plant / material storage areas and vehicular swept paths, traffic routes for construction traffic, and details of any parking suspension and traffic management requirements required.

4.3 LBH Pollution Officer – no objections subject to the site being signed up to the Considerate Constructors Scheme (CCS).

Officer note: The applicant has committed to carrying out all works in accordance with CCS standards and requirements, therefore, considering the small size of the building and thus the demolition works, formally signing up to the CCS in this instance is not considered necessary.

4.4 LBH Building Control – no comments received.

4.5 Transport for London – no objections.

4.6 Tottenham Hotspur Football Club – no comments received.

4.7 Network Rail – Approve.

4.8 Metropolitan Police Designing Out Crime Officer – no comments received.

5. LOCAL REPRESENTATIONS

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

5.2 No of individual responses: None.

5.3 The following local groups/societies made representations: None.

5.4 The following Councillor(s) made representations: None.

6 APPLICATION ASSESSMENT

6.1 Summary of Procedure

6.2 This application for prior notification is not a planning application but instead seeks confirmation from the Council under Schedule 2, Part 11, Class B of the GPDO 2015 as amended that the demolition of the building(s) within the application site is permitted development.

6.3 According to the regulations, development is permitted if the building(s)/structure(s) is/are not: unsafe or otherwise uninhabitable; a public house; a music or concert venue, or; a commemorative structure, and if demolition is not 'relevant demolition' (subject to the requirements of the relevant part of the GPDO as described above).

6.4 If approved, the works which are the subject of this application must be carried out within five years.

6.5 Impact on Neighbouring Amenity

6.6 The Council's Pollution Officer has considered the potential impacts on land contamination and air quality from these demolition proposals. The proposed methodology has been considered acceptable in terms of methodologies to control dust, asbestos removal processes, and noise/vibration mitigation measures.

6.7 Noise from the demolition works would be limited and mitigated through measures described in the application and would be subject to further management controls through environmental health legislation.

6.8 As such, it is considered that residential amenity would not be adversely affected by the proposal.

6.9 Transportation

6.10 The site will have designated areas for unloading and loading which prevents or minimises, reversing and turning. There is sufficient space for 8-wheeler vehicles to be able to access/egress the site.

6.11 It is noted that washing of entrances and roads will be employed if required, to avoid excessive transfer of demolition material to the highway.

6.12 The Council's Transportation Officer commented on this application and requested further information which has been supplied. The further information indicates how the construction logistics would function to minimise disruption to the road network and ensure the safety of road users.

6.13 As such, it is considered that this application is acceptable in transport terms.

6.14 Conclusions

6.15 All other relevant policies and considerations, including equalities, have been considered. The DEMP submitted provides the details of the proposed method of demolition together with details of site logistics.

6.16 Prior approval for demolition should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7 RECOMMENDATION

7.1 PERMISSION FOR DEMOLITION IS REQUIRED AND GRANTED

Registered No. HGY/2022/4533

Applicant's drawing No.(s):

HRWPA-PTE-AX-ZZ-D-A-011004 Rev P07 (Plot A – Demolition Plan); Demolition Environmental Management Plan (DEMP) for the Whitehall and Tenterden Community Centre prepared by Lendlease December 2022 Rev 02.