

Officer's Report

Application Number	HGY/2022/4267
Type	Full planning permission
Location	640-656 Benefits Agency, High Road, Tottenham, London, N17 0AD
Proposal	The proposal is for the replacement of the existing gas based heating system with an air source heat pump and replacing all the single glazed windows with high quality double glazed windows.
Case Officer	Sarah Madondo
Valid Date	30/11/2022
Applicant	Dana Department of Work and Pensions
Agent	Dana Wander

RECOMMENDATION

Approve with Conditions

Proposed development

The proposal is for the decarbonisation of the Department for Work and Pensions building by replacing the existing gas based heating system with an air source heat pump and replacing all the single glazed windows with high quality double glazed windows.

Site and Surroundings

The building is located on the eastern side Tottenham High Road. It is within the Tottenham Conservation Area, it is not a listed building. The building is currently in use as a job centre for public use on the ground floor with associated offices above. The site is surrounded by High Road to the west, Hampden Lane to the north and other commercial buildings to the south.

The impact on scale and character of the existing building

The development site is a long 1970s red-brick block located at Nos. 640-656 High Road, it is located in the southern stretch of North Tottenham Conservation Area to the south of Hampden lane, it is immediately surrounded by a wealth of listed and locally listed buildings and together with the 2006 block of flats located at 658-660 High road, just to the north of Hamden lane, is deemed to be one of the most negative buildings of this part of the Conservation Area. The proposal is for the replacement of existing gas system with 4 x air source heat pumps and 1 x new handling unit. The proposed plant on the roof will not be visible from the street from either side and therefore will have no impact on the conservation area.

The conservation officer has been consulted and advises that the submitted Heritage Statement shows that these additions to the roof will not be visible form the street scene and will have a neutral impact on the conservation area, hence there is no objection to the proposed works and the submitted application is supported from the heritage conservation perspective.

The proposal includes the replacement of existing black painted metal single glazed windows with Black PPC aluminium double glazed windows/cills. It is considered that the proposed windows

replacements, would not affect the overall appearance of the detracting building and therefore would be acceptable.

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 nearest noise sensitive receptors are located at minimum 12 meters to the north and 15 meters from the nearest site boundaries.

Given that the handling unit would be located on the top the buildings and significantly separated from the residential properties on the north by approximately 12 metres and 15 metres from the nearest site boundaries. It is considered that the impact would not be too significant.

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 working 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 to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The design and installation of Air Source Heat Pump hereby approved shall be such that, when in operation, the cumulative noise level arising from the proposed plant,

measured or predicted at 1m from the facade of the nearest residential premises shall be not exceed the proposed level of 45dB. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: The level of noise from the air source heat pump is, so far as practicable kept to a minimum so as to minimize its effect on the amenity of the surrounding properties and general area. In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 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.