



Additional Planning Statement

Pacific House, Vale Road N4 1QE;



**Planning Application reference
HGY/2017/2172**

November 2018

1.0 Introduction

- 1.1 Allen Planning Ltd has been instructed to provide a further supporting Planning Statement to assess the policy implications of this application proposed as set out below:

“Erection of a third floor roof extension over the main building and three storey extension over the existing single storey projection to provide office (B1) floorspace with separate entrance. In conjunction with the installation of 2 x second floor rear windows and amalgamation of residential flats 26 & 27 into one flat.”

- 1.2 This proposal is for first and second floor rear extension to provide office floorspace comprising approx. 700 Sq. M.
- 1.3 The application site at Pacific House currently comprise warehousing on the ground floor which will remain, as required for the local planning policies. This warehouse space is used in conjunction with the warehousing and ancillary offices to the rear of Roeder House. First and Second Floors of Pacific House are small residential units having been converted under Permitted Development Legislation.
- 1.4 These upper floors were previously let as Class B1 (a) office accommodation.
- 1.5 The proposed new office accommodation is identified as either open plan or smaller units as per the latest plans prepared to identify a notional layout thereby allowing flexibility to cater for the needs of small to medium sized businesses.
- 1.6 The site is located in what is called an “Area of Change”, sandwiched in between *Local Employment Area (LEA) – Regeneration Area (RA)* designated sites to the East and West and residential accommodation to the north.
- 1.7 In the hierarchy of Employment Areas set out by the Haringey Local Plan Policy SP8 (Employment), Pacific House is located in *DEA 16 Vale Road/Tewksbury Road N15* and the area is further designated as a **Locally Significant Industrial Site (LSIS)**.
- 1.8 In generality the LPA seek further information to identify that the proposed office accommodation is sited in a desirable location for end users and that consideration of potential end users has been considered at the application stage.

2.0 Planning Policy

- 2.1 As an overview to relevant planning policy the revised NPPF at paragraph 8 advises:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe*

built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*

2.2 In terms of decision making paragraph 11 states those decisions should apply a presumption in favour of sustainable development. For **decision-taking** this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

2.3 Turning to economic development paragraph 80 states:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential”.

2.4 Amongst other matters paragraph 81 seeks policy to be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

2.5 The **London Plan** in terms of office development states at Policy 4.2 that at a strategic level, the Mayor will and boroughs and other stakeholders should:

“a support the management and mixed use development and redevelopment of office provision to improve London’s competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprise.”

and adds

“seek increases in the current stock where there is authoritative, strategic and local evidence of sustained demand for office based activities in the context of policies 2.7, 2.9, 2.13 and 2.15–2.1.”

- 2.6 In terms of local policy **DPD Policy DM37** seeks the maximising the use of employment land and floorspace states:

*A. Within designated Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Area – Employment Land, as identified on Haringey’s Policies Map, proposals for the intensification, renewal and modernisation of employment land and floorspace **will be supported** where the development:*

- a. Is consistent with the range of acceptable uses in policy SP8;*
- b. Wherever possible, is designed to allow for future flexibility of use including subdivision and/or amalgamation to provide for a range of business types and sizes, including small businesses;*
- c. Makes adequate provisions of space for on-site servicing and waiting goods vehicles;*
- d. Improves and enhances the quality of the environment of the site and business area; and*
- e. Makes a demonstrable improvement in the use of the site for employment purposes, having regard to:*
 - i. The quality and type of employment floorspace provided;*
 - ii. The quality and density of jobs to be accommodated on-site; and*
 - iii. The proposal’s contribution to the achievement of economic objectives and outcomes set out in the Local Plan and the Council’s other key plans and strategies.*

B. Within Locally Significant Industrial Sites (LSIS), proposals for uses not within Use Classes B1 to B8 will only be supported in exceptional circumstances.

- 2.7 **It is submitted therefore that further office development on this site accords with the criteria of Policy DM37 and by default therefore this policy must also support the principle of further office use in the LSIS**

- 2.8 In addition Furthermore **Policy SP8** states:

“The Council will secure a strong economy in Haringey and protect the Borough’s hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, Local Employment Areas and other non-designated employment sites.

The forecast demand is for an additional 23,800 m² of B Class floorspace up to 2026. This forecast demand is to be met through:

- ☐ *The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;*
- ☐ *The intensification of the use of existing employment sites (where possible);*

□ *The provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites; and*

□ *The protection of existing viable B Class Uses on designated and non-designated sites.*

In addition the Council will also:

- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized business that need employment land and space;

and

□ Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

2.9 The SP8 Policy goes on to state in terms of sites falling within an LSIS that:

*5.1.12 “These are well established industrial areas and the aim is to retain them solely for uses that fall within B1 (b), B1 (c), B2 or B8 uses, **or uses that share strong similarities to this use class...**”*

3.0 Assessment & Conclusions

3.1 As set out above the LPA seek further information to identify that the proposed office accommodation is sited in a desirable location for end users and that consideration of potential end users has been considered at the application stage.

3.2 Whilst at this stage there is no end user(s) identified it must be borne in mind by the LPA that it is neither practical nor sensible to market office space which has no planning permission as the interest in such from the market is likely to be zero.

3.3 Once planning permission exists more detailed marketing can be undertaken with potential users being made aware of timescales and fit out and layout potential etc to meet their individual requirements.

3.4 Notwithstanding the above it is of paramount importance to consider that this is a site in terms of land-use policy which actively encourages further Class B1 (a) type development.

3.5 The overall PTAL rating of the site/area must have been taken into consideration when formulating such key employment land policy in the Development Plan and allocating this area as an LSIS despite its average PTAL rating.

3.6 Furthermore the previous office accommodation on this site was “lost” on the basis not of any particular letting issues but on the basis of permitted development which allowed for an alternative residential development providing enhanced value to the owner of this site.

3.7 In general terms this application seeks to replace the previous office accommodation on the site which had been previously successfully let.

- 3.8 In order to assess potential letting of such space and the potential interest in such new accommodation a Report has been provided from Pater Johnson Merriman.
- 3.9 This company have been instructed to provide a Report in order to demonstrate the likely demand for new office floorspace either as open plan or as sub-divided space in the locality at Pacific House and also at Roeder House immediately adjoining and within the same ownership.
- 3.10 The Report concludes that the provision of flexible office space on this site will assist in meeting a growing demand in the area which has a current limited supply of flexible office workspace. They add that such would be required:
- “for small to medium businesses and other local employers such as Charities, Local Authorities, and Educational and Other Institutions. We believe the space will also be in demand from Creative industries which are already attracted to the local area due to comparably reasonable Land Values, good accessibility to Inner London as well as the diverse cultural landscape of the London Borough of Haringey”.*
- 3.11 The significant demand for small serviced offices has been demonstrated to some degree in the locality by the occupation of the former warehousing at the OCC building almost opposite the site in Vale Road. In addition the High Cross Business Centre off Broad Lane Tottenham which was formerly an industrial estate and is now fully occupied service offices.
- 3.12 Both of these sites have responded to the demands of Class B1 (a) accommodation in the local area which we consider that the additional space proposed here would also assist in meeting.
- 3.13 In conclusion this is a site to which new Class B1 (a) floorspace is actively encouraged as a matter of development plan policy. It is also supported by a Report which envisages active interest from the market for such space once an application is approved and the site can be fully marketed.**
- 3.14 On this basis there is clearly a presumption in favour of this development in that it is compliant with the development plan and in the planning balance there are no material considerations which weigh against the approval of these proposals.**