

Officer's Report

Application Number	HGY/2022/2749
Type	Full planning permission
Location	27, Tariff Road, London, N17 0DY
Proposal	Replacement of existing sawtooth roof with new metal roof to match adjacent warehouse.
Case Officer	Josh Parker
Valid Date	04/10/2022
Applicant	Mrs Suzie Chin
Agent	Mr Ruaridh Wainwright-Harrower

RECOMMENDATION

Approve

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 The proposal is for the replacement of existing sawtooth roof with new metal gable roof to match adjacent northern warehouse.

2.2 The property at 27 Tarff Road is comprised of 2 warehouses connected to one another. One half of to the north being a flat pitched gable roof and the other adjoining half being of a saw tooth design. The immediate area is supported by large industrial storage warehouses in a range of shapes and sizes. The site is not classified as a listed nor does it fall within a Conservation Area.

2.3 Planning and Enforcement History

- HGY/1993/0790 Approved, Alterations to roof to create uniform storey height.

3. CONSULTATION RESPONSE

3.1 N/A

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 5 letters sent to neighbours. The number of representations received from neighbours is as follows:

Objecting: 0

Supporting: 0

5. REASONS FOR GRANTING PERMISSION

5.1 In terms of the principle of development the site falls within land designated as a 'Strategically Industrial Location' (as per policy SP8 of the Haringey Local Plan) and policy E5 of the London Plan 2021.

There are two broad categories of SIL, Preferred Industrial Locations (PILs) and Industrial Business Parks (IBPs). Within Haringey, Central Leaside (which includes Brantwood Road, North East Tottenham, Willoughby and Marsh Lane) and Tottenham Hale are classed as SIL - the latter is an IBP, which accommodates businesses requiring a higher quality environment.

5.2 The SIL designation seeks to sustain and protect such concentrations of industrial, logistics and related capacity for uses that support the functioning of London's economy. The policy says that development proposals in SILs should be supported where the uses proposed fall within the industrial-type activities set out in Part A of Policy E4 'Land for industry, logistics and services to support London's economic function'. Such a policy approach is consistent with paragraphs 80 and 81 of the NPPF which relate to building a strong, competitive economy. Local Plan Policy DM37: seeks to maximise the use of employment land and floorspace in SILs.

5.3 The works here will serve to improve the internal functioning of this building.

5.4 The proposed aluminium roof would replace the existing saw tooth roof to match the adjoining warehouse on the same parcel. The proposed new aluminium roof replicates the adjoining roof in height design and bulk. The footprint and maximum height will remain the same.

5.5 The proposal will add additional bulk in the roofing area with the space between the teeth of the roof being internalised. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

5.6 The height of the new roof would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

5.7 The proposed development is in general accordance with Policies DM1 and DM37 of the Development Management, Development Plan Document 2017, and policy SP8 and SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

5.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. CIL APPLICABLE

N/A There is no increase in floorspace.

7.RECOMMENDATION - Grant Consent

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.

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.