

Officer's Report

Application Number	HGY/2023/0477
Type	Full planning permission
Location	Land to the east of High Road and north of Park Lane, London N17 0AP
Proposal	Erection of freestanding lamppost with attached clock and gold leaf cockerel, heritage plaque and associated works
Case Officer	Samuel Uff
Valid Date	13/03/2023
Applicant	Mr Richard Serra
Agent	Mr Lucas Fallon

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of freestanding lamppost with attached clock and gold leaf cockerel, heritage plaque and associated works. The lamppost will have a height of approximately 8.75m and a maximum illumination of 600 cd/sqm. This would be in a heritage design and would seek to re-use a historic clock from the old White Hart Lane Stadium. The commemorative plaque would be in the pavement associated with the lamp post and clock.

Site and Surroundings

The application site is on the junction of Park Lane and High Road, in front of the Tottenham Experience / club shop. The site is adjacent to THRC / North Tottenham Conservation Area and within the setting of Grade II Listed Warmington House, at no.744.

Relevant Planning and Enforcement history

None relevant to this specific area but a heritage trail application for plaques in the vicinity has been submitted under planning reference HGY/2023/0459 & HGY/2023/0463 (LBC & Advertisement).

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: No objection
- 2) LBH Transportation Team: No objection

3. LOCAL REPRESENTATIONS

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

No of individual responses: 1

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Should retain accessibility (Officer Response: Transportation are satisfied that there would not be highways impact).

4 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage impact;
2. Accessibility;
3. Impact on neighbouring amenity.

Design and Heritage Impact

Policy SP12 'Conservation' in Haringey's Local Plan Strategic Policies (2017) sets out that the authority will ensure the conservation of the significance of the Borough's heritage assets. DM9 Management of the historic environment in Haringey's Local Plan Development Management DPD (2017) continues that approach. DM9 C b) says that the Council will have regard to character appraisals and management plans when considering the impact of proposals on the historic environment.

The alterations to the highway are minimal and this would be set away sufficiently from existing lighting columns and street furniture to avoid an appearance of visual clutter. This is a wide area of pedestrian highway and the lamppost will sit comfortably below the height of surrounding buildings and modern lighting columns.

The scale and design of the cockerel clock and lamppost would be a prominent feature but have inherent value in the setting of the Tottenham Hotspur Stadium and history of the area. There are

other applications under consideration for a 'heritage trail' and such items are considered acceptable on the basis that there is not a proliferation.

The site is adjacent to the THRC Conservation Area and in the setting of Warmington House, a Grade II Listed Building. This would be a modest development that would sit comfortably away from the listed building and setting of the conservation area. LBH Conservation have reviewed the scheme and are satisfied with this proposal in terms of setting of designated and non-designated heritage assets. It is noted that there is historic and cultural significance to the clock as well. On this basis the development is considered to preserve and enhance and have no harm to these designated heritage assets.

Inclusive access

London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

The site is adjacent to adopted highway and is used as a thoroughfare, especially on busy event days. In this regard it is important that there is enough space between the proposed lamppost and adjacent trees and other street furniture. Transportation officers have reviewed from a highways perspective and raised no concern with height of the proposed structure in relation to the highway. As such, suitable accessibility will be retained.

Impact on neighbouring amenity and safety

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure it addresses issues of light pollution conditions likely to arise from the development.

The site is on a High Road frontage and busy edge of town centre location. The light from the lamppost would align with standards would not create cumulative glare in conjunction with the street lights.

Transportation Officers are satisfied that there would be no significant impact on highway safety.

Conclusion

The proposal is considered acceptable in the context of the area and setting. This would not harm the setting of the conservation area, nor the listed building at Warmington House. Access, amenity and transportation considerations are considered to be acceptable.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

5. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

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: 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: 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.