

Your Ref: **PP-12136718**
Our Ref: HPD/AH/SW/22/248
Date: 03 April 2023

Haringey Council
Planning Services
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Dear Sir/Madam,

RE: GROVE COURT, 11 MARKFIELD ROAD, N15 4QA

On behalf of our client, Rontades Limited, we are pleased to enclose an application for full planning permission for development at Grove Court, 11 Markfield Road, N15 4QA. Specifically, permission is sought for the alterations to the building including installation of external support columns, enclosing of undercroft, insertion of additional AOVs and changes to external materials associated with Prior Approval ref: HGY/2020/3223.

Accordingly, please find enclosed the following documents which comprise in addition to this letter, the application:

- Duly Completed Planning Application Form;
- Completed Ownership Certificate A;
- Completed Agricultural Holdings Certificate;
- Site Location Plan (Dwg no. 940-001) at scale 1:1,250 with the site edged in red;
- Existing Site Plan (Dwg no. 940-002)
- Proposed Site Plan (Dwg no. 940-003)
- Existing Ground Floor Plan (Dwg no. 940-010)
- Existing First Floor Plan (Dwg no. 940-011)
- Existing Second Floor Plan (Dwg no. 940-012)
- Existing Third Floor Plan (Dwg no. 940-013)
- Existing Roof Plan (Dwg no. 940-014)
- Existing North Elevation (Dwg no. 940-020)
- Existing East Elevation (Dwg no. 940-021)
- Existing South Elevation (Dwg no. 940-022)
- Existing West Elevation (Dwg no. 940-023)
- Existing Section A-A (Dwg no. 940-030)
- Consented Site Plan (Dwg no. 940-050)
- Consented Plans (Dwg no. 940-051)
- Consented Elevations (Dwg no. 940-052)
- Consented Materials (Dwg no. 940-053)
- Consented Section (Dwg no. 940-054)
- Proposed Ground Floor Plan (Dwg no. 940-100)
- Proposed First Floor Plan (Dwg no. 940-101)
- Proposed Second Floor Plan (Dwg no. 940-102)
- Proposed Third Floor Plan (Dwg no. 940-103)
- Proposed Fourth Floor Plan (Dwg no. 940-104)
- Proposed Fifth Floor Plan (Dwg no. 940-105)
- Proposed Roof Plan (Dwg no. 940-106)
- Proposed North Elevation (Dwg no. 940-110)

- Proposed East Elevation (Dwg no. 940-111)
- Proposed South Elevation (Dwg no. 940-112)
- Proposed West Elevation (Dwg no. 940-113)
- Proposed Section A-A (Dwg no. 940-120)
- Design and Access Statement prepared by Ackroyd Lowie; and
- Covering Letter prepared by Hybrid Planning & Development.

The statutory application fee of £407.00 has been paid electronically by card following submission of this application via the Planning Portal.

The proceeding sections of this letter outline the site context and background, the planning history, the proposed development, and planning assessment.

SITE CONTEXT AND BACKGROUND

The application site consists of a four storey, residential block with pitched roof and fourth floor terrace. The site comprises 11 self-contained residential units.

The surrounding area is predominately residential and industrial in nature. The site is located approximately 10-minute walk from Seven Sisters Station.

The site is not located within a conservation area nor does the site contain any statutory or locally listed buildings. The site is located within Flood Zone 2 however is not affected by any other environmental designations.

PLANNING HISTORY

From an inspection of the Council's on-line records, we are aware of the following planning history in relation to the site:

- LPA ref: HGY/2007/0664 – Demolition of existing public house and erection of 1 x 4 storey residential block comprising 1 x one bed, 4 x two bed, 3 x three bed and 1 x four bed self contained units with associated refuse and cycle storage and car parking. Approved dated 4 October 2007
- LPA ref: HGY/2009/0352 – Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2007/0664. Approved dated 5 May 2009
- LPA ref: HGY/2020/3223 – Application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A. Approved dated 11 May 2021

Following the approval of the Prior Approval ref: HGY/2020/3223 for addition of two new storeys in May 2021, structural investigations have been conducted which have confirmed that structural support is required to accommodate the four and fifth floors.

PROPOSED DEVELOPMENT

In light of the above, this application seeks planning permission for alterations to the building and changes to the external materials associated with Prior Approval ref: HGY/2020/3223.

The proposed external alterations to the building include the following:

- Installation of 5 no. external support columns to both the northern and southern elevations, clad in materials to match;
- Enclosing of undercroft to both the eastern and southern elevation to form secured bike stores and plant rooms; and

- Insertion of 3 no. additional AOVs, 1 no. to the fifth floor terrace and 2 no. on the roof.

In addition to the above, it is proposed to amend the materials approved as part of the consented two-storey addition in order to provide a more consistent appearance to the building. This includes the following amendments:

- Extending the existing white render board cladding finish up to the third, fourth and fifth floor levels to match existing appearance;
- Replacing the Cedral 'wood-effect' cladding to the fifth floor level with white render board finish to match;
- Change to zinc or zinc-effect roof cladding; and
- Change to light grey fascia board to fifth floor roof storey.

PLANNING POLICY

The National Planning Policy Framework (NPPF) was published on 25 July 2018 and last updated in July 2021. It sets out the Government's planning policies for sustainable development and positive growth. The Framework prescribes a 'presumption in favour' of sustainable development (Paragraph 11) and supports proposals that are in accordance with the policies of an up-to-date development plan.

In order to achieve sustainable developments, **Paragraph 38** of the NPPF states that Local Planning Authorities should approach decision on proposed development in a positive and creative way and work proactively with applicants.

Paragraph 126 states that the delivery of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

To achieve well-designed places, **Paragraph 130** of the NPPF states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). Where the design of a development accords with clear expectations in plan policies.

The London Plan (2021)

In March 2021, the Mayor's Spatial Development Strategy for London, known as 'The London Plan', was adopted and provides the overall strategic plan for London, setting out an integrated economic, environmental, transport, and social framework for the development of London over the next 20-25 years. The following policies from the new London Plan are considered relevant to the proposals:

Policy D3 encourages all development to make the best use of land by following a design-led approach that optimises the capacity of sites. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Proposals should also deliver appropriate outlook, privacy and amenity, as well as provide outdoor environments that are comfortable and inviting for people to use.

Haringey Development Framework

The existing Local Development Framework for the London Borough of Haringey comprises the adopted Strategic Policies (2017), the Development Management Policies (2017), the Site Allocations (2017) and Tottenham Area Action Plan (2017).

The following adopted local policies are of particular relevance to the proposals:

Strategic Policies (2017):

- Policy SP11
- Policy SP12

Development Management Policies (2017):

- Policy DM1
- Policy DM12

PLANNING ASSESSMENT

The proposal seeks to include 5-no. supporting structures to feature along both the northern and southern elevations. The structures consist of steel columns which would be contained within either brick slips or render walls to match existing and minimise the visual impact. The proposed structures would have minimal projection and would not alter the bulk or massing of the building. As such, they are considered to harmonise with the existing development and would not appear incongruous within the wider street scene.

The undercroft is to be infilled along the southern and eastern boundaries to allow the plant room to be closed and insulated for sprinkler tanks to be fitted to provide necessary fire safety of the building. In addition, the proposed 3-no. additional AOVs will not be visible from the street scene and therefore will not have a detrimental impact on the character or appearance of the surrounding area but will allow for the necessary improvements to the fire safety of the building.

The proposed changes to the materials would provide a more consistent appearance to the elevations, allowing the contrast of brick and render as seen on the existing building to be continued across the additional storeys and improving the symmetry of the design. The roof material is also proposed to be replaced by a zinc or zinc effect cladding as opposed to the originally proposed epoxy which is of low quality and highly flammable. Therefore, the change in roof material is a necessary improvement to quality and safety of the building. The proposed alterations are considered minor in scale and will maintain a high-quality design using appropriate details and materials and will not have a detrimental impact on the building itself, or the surrounding area. The proposed alterations are therefore consistent with the Council's design policies.

Likewise, the overall height, bulk and massing of the development will remain unaltered by the proposed changes. Accordingly, the proposal will not impact upon the amenity of the neighbouring occupants in accordance with Policies DM1 and DM12.

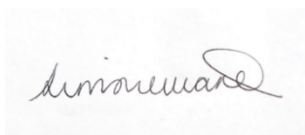
Overall, it is considered that the proposed alterations do not conflict with the NPPF (2021) or Haringey's development plan and are considered acceptable on balance. Importantly, the changes will permit the development to be constructed safely, and in accordance with the most recent changes to the Fire Safety Regulations.

SUMMARY AND CONCLUSIONS

This application is made for the alterations to the building including installation of external support columns, enclosing of undercroft, insertion of additional AOVs and changes to external materials associated with Prior Approval ref: HGY/2020/3223. The proposal seeks a number of minor external changes to support the additional storeys and to better the appearance and safety of the building.

I trust the enclosed is sufficient information to determine this application and we look forward to receiving confirmation that the application has been registered. In the meantime, should you require any further information please do not hesitate to contact me (sward@hpduk.com), in the first instance.

Yours faithfully,

A square image showing a handwritten signature in dark ink on a light-colored, slightly textured background. The signature is cursive and appears to read 'Simone Ward'.

Simone Ward
PLANNER

Encs