

Officer's Report

Application Number	HGY/2023/0426
Type	Full planning permission
Location	67 Grand Parade, Tottenham, London, N4 1EB
Proposal	Conversion of first floor from use class E (currently vacant) to two self contained flats use class C3 . This application is a revision to the previously approved scheme (Ref No.: HGY/2022/2130) relocating the entrance to the flats, together with alterations to the position of cycle racks/bin storage.
Case Officer	Oskar Gregersen
Valid Date	27/03/2023
Applicant	Mr Kaylesh Somaia
Agent	Mr Ibi Ekineh

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No objections raised

Officers note that LBH NLWA and Waste Strategy Manager stated the proposals appear acceptable, and requested that codes/keys be made available such that Veolia can service the bins provided.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is the site of a former bank, with office space and flats situated above it. The site is located on a prominent corner of Harringay Green Lanes and the building has attractive detailing. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision. Specifically, there are two permissions most relevant to this application; HGY/2022/2130, which saw permission granted for the conversion of the first floor from office space to two residential units, and HGY/2023/0934 which saw permission granted for amendments to the ground floor shopfront including new awnings and signage.

2.3 Permission is sought, in this instance, to move the existing access to the upstairs flats from a set of metal stairs at the rear of the site to a new side entrance to be created on Stanhope Gardens. Officers note that this new entrance is to be positioned in a location that appears to have at one point been a doorway which has since been blocked with brick and a window.

2.4 The alterations in terms of access to the dwellings approved under HGY/2022/2130 are welcomed, as they reinstate an original feature of the building, and allow residents of the dwellings

a more appropriate way to enter. Additionally the new entrance way will provide a place for off-street cycle storage and a place for residents to collect post.

2.5 The current access to the flats, via metal stairs at first floor level is to be retained to allow easier access to the refuse storage area. This is deemed to be acceptable as the access is already in place and also provides an additional exit in the event of a fire on the ground floor.

2.6 Officers note that there are conditions placed on permission HGY/2022/2130 pertaining to cycle storage and refuse collection. It is advised that further applications be submitted to ensure that these conditions can be discharged appropriately via consultation with the appropriate LBH colleagues.

2.7 Officers deem that the proposed changes are an improvement to the aesthetic of the host building, reinstating an original feature on the side elevation that has been removed. Therefore, the local character and visual amenity of the area will be protected.

2.8 Due to the nature of the application, there is unlikely to be any impact on neighbouring amenity, as the proposed entrance would open onto a street, facing another shopfront, and there are no other new openings proposed. Therefore there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.9 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

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

GRANT PERMISSION subject to condition(s):

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.
- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.