

Officer's Report

Application Number	HGY/2023/0821
Type	Full planning permission
Location	Kenneth Robbins House, Northumberland Park, Tottenham, London, N17 0QA
Proposal	Identified works include but are not limited to: - Replacement windows - Replacement spandrel panels (White or grey in colour) - Replacement communal front entrance door and doors serving ground floor community centres.
Case Officer	Zara Seelig
Valid Date	12/05/2023
Applicant	Mr Remi Olopade
Agent	Mr Bailey Ellis

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

Grant Permission (with conditions)

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Identified works include but are not limited to:

- Replacement windows
- Replacement spandrel panels (White or grey in colour)
- Replacement communal front entrance door and doors serving ground floor community centres

Site and Surroundings

The application relates to a 17 storey high rise block of flats consisting of 128 flats and 2 community centres situated on the Northumberland Park Estate. The site does not fall within a conservation area and does not relate to any listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- None relevant

LOCAL REPRESENTATIONS

The application has been publicised by way of 135 neighbour notification letters.

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:

Objecting: 1
Supporting: 0
Commenting: 1

The following local groups/societies made representations:

- None

The following Councillor(s) made representations:

- Cllr John Bevan:

I refer to my input to this project at other meetings with the Officers involved. I refer to the metal fencing that surrounds the borders of this whole estate, not just Kenneth Robbins House, metal fencing that is damaged, rusty and which has had no maintenance, probably since it was erected! The discussion involved the removal of the metal fencing panels to be taken away and galvanised then refitted. This process would ensure that the improved appearance of this metal fencing, bordering the whole estate, would be of long standing. This done after the needed repairs to the damaged sections of fencing has been completed.

To ensure the uniformity and attractiveness of the interior the doors to each flat are to be of the same design and one colour throughout. The design and colour to be chosen by a majority decision by the residents.

I would expect the internal lobbies, the Concierge suite and toilet and the Project 2020 area to be decorated / refurbished as part of this application.

I am keen that we take this opportunity to fully enhance the attractiveness of this whole estate area and Kenneth Robbins House, after many years / a generation of neglect / lack of investment.

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:

- None

The following issues raised are not material planning considerations:

- Existing leaking/mould and damp

The following comments were made:

- Please see Cllr Bevans comments above

Officer comment: A number of the comments are beyond the scope of this application, however, the comments have been forwarded to the applicant to address these points raised by the councillor.

REASONS FOR GRANTING PERMISSION

Design

The subject site is a block of flats with existing uPVC windows and the proposed windows are to be aluminium framed with the colour matching the existing. The spandrel panels are to be white or grey in colour. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

The proposed doors are of a design in keeping with the application building and the context of the surrounding area. The proposed doors and spandrel panels shall be conditioned to ensure they are grey in colour to ensure uniformity throughout the building. The proposal is acceptable in terms of design.

Neighbouring Amenity

Given the nature of the works, their location/siting, and the absence of additional discernible bulk arising from the proposed works, they are considered insufficient to cause harm to neighbouring amenity, including occupiers of the subject block of flats. The proposal is acceptable in amenity terms.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 20021 and the NPPF.

The proposal is considered acceptable in terms of design and impact on neighbouring amenity. All other relevant policies and considerations, including equalities, have been taken into account.

RECOMMENDATION

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.

- 3 Notwithstanding the approved plans, the proposed spandrel panels and proposed doors shall be grey in colour, unless otherwise agreed in writing by the Local Authority.

Reason: To ensure uniformity throughout the building ensuring a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties

and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.