

Officer's Report

Application Number	HGY/2022/4409
Type	Full planning permission
Location	Unit 51 - 52, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
Proposal	Demolition of existing security hut and construction of new generator enclosure within the rear service yard
Case Officer	Gareth Prosser
Valid Date	13/12/2022
Applicant	-
Agent	Ms Freya Turtle

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Demolition of existing security hut and construction of new generator enclosure within the rear service yard.

Site and Surroundings

The Mall is located in the centre of Wood Green, with adjoining Units 51-52 and 53 situated on the ground floor within the enclosed area of the Mall. Both units are currently used as an NHS Diagnostic Centre. The use of the Units as medical services has been confirmed to fall under Class E by the Council under planning application ref: HGY/2021/3170. The rear of the units faces onto the Mall's service yard, which is accessed by Mayes Road.

The site comprises a small area at the rear of Units 51-52 and 53 and a redundant generator enclosure on the street elevation to Mayes Road, both within the service yard space. It falls within the designated Wood Green Primary Shopping Area, Wood Green District Centre, Wood Green Growth Area and The Mall Strategic Site Allocation; although it does not form part of the Primary or Secondary Shopping Frontage. The wider shopping centre building is not listed, is not in close proximity to any listed buildings, and does not fall within a conservation area.

The existing building is six to seven storeys in height, with the shopping centre uses occupying the first three storeys and a further three to four storeys of residential dwellings above. On the opposite side of Mayes Road are the side frontages of houses that front Park Ridings and Hornsey Park Road.

The site is not located within a conservation area.

Relevant Planning and Enforcement history

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

HGY/2022/2364 - Full planning permission Decision Made Approve with Conditions 19/10/2022 Unit 51-52, Wood Green Shopping City, High Road, London, N22 6YD Proposed installation of a plant deck, plant equipment and a substation within the rear service yard.

HGY/2023/1351 - Non-Material Amendment Decision Made Approve 05/07/2023 Unit 51 - 52 Wood Green Shopping City, High Road, London N22 6YA Non-material amendment following a grant of planning permission to HGY/2022/2364 - Proposed installation of a plant deck, plant equipment and a substation within the rear service yard.

HGY/2021/3168 - Proposed external works and construction of a new plant area to accommodate a new NHS community diagnostics centre at units 51-52 and 53, The Mall. Granted permission 17/12/2021. HGY/2021/3170 - Confirmation that the proposed use of medical services falls within the new 'E' use class. Granted Certificate 17/12/2021.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

- 1) LBH Transportation Team: No objections.
- 2) LBH Environmental Health Team: No comments received
- 3) LBH Arboricultural Team: No comments received

External:

- 4) None

LOCAL REPRESENTATIONS

The application has been publicised by way of 27 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: 0

The following local groups/societies made representations:

- None

The following Councillor(s) made representations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;
4. Transport considerations; and
5. Trees and landscaping.

Principle of development

Demolition of existing security hut and construction of new generator enclosure within the rear service yard to serve the new NHS Community Diagnostics Centre at the Wood Green Shopping Centre.

As confirmed by the Certificate of Lawfulness ref: HGY/2021/3170, the site falls within Use Class E and as such is permitted provision of medical or health services. The principle is therefore acceptable.

Design and appearance

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals 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 street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

The application proposed the demolition of the existing security hut and construction of new generator enclosure within the rear service yard. The security hut is of no architectural significance and makes no meaningful contribution to the street scene and as such its demolition is considered acceptable.

The proposed new generator enclosure is a simple, single story, brick structure which has a largely neutral impact on the character of the surrounds given that the majority of the increased massing is located behind the boundary wall, within the service yard, thus having little impact on the street scene. Incorporated into the boundary was as is the existing hut, the proposed brick structure is considered in keeping with the character and appearance of the Shopping Mall, the existing boundary wall and the wider surrounds.

As such, it is considered acceptable and in accordance with the above policies.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The planning application is supported by a Noise Impact Assessment carried out by Sharps Redmore (SR) dated December 2022. The report clarifies that the proposed generator is a standby generator and will be operational only in an emergency or for routine testing, usually during the day (classified here as 07:00-19:00 hours), as such, noise generation in this instance is generally perceived as having a much lower impact on existing noise sensitive properties.

The report concludes that that operation of the proposed standby generator will be of a level less than 10 dB above typical minimum background LA90 noise levels. Such a level for short term operation of emergency equipment would be unlikely to prove problematic to local residents, it is also noted that the predicted level falls below commonly enforced limits for similar items of emergency/standby plant within different Boroughs of London. This is accepted.

No objection has been received from the Council's noise officer and due to the location of the plants and substation within the rear service yard, largely separated from residential properties on the upper levels, it is considered that there should be no detrimental noise impact to nearby residential occupiers. As such, the proposal is considered in accordance with the above policies.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

No objection has been received from the Council's Transportation Team and due to the size and footprint of the plants and substation within the rear service yard, it is considered that there should be no permanent impact on local traffic. As such, the proposal is considered in accordance with the above policies.

Trees and landscaping

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

It is noted that the proposed substation would be installed next to an existing mature tree, which would be retained and protected as part of the proposed works.

Accordingly, the application is supported by a Tree Condition Survey and Management Work Recommendations by Butlers Tree Ltd dated August 2022, which concludes that it would be appropriate for pollarding to be undertaken to the tree. This report was accepted as part of the previous permission. Therefore, the impact on this tree is considered acceptable subject to conditions.

Conclusion

The proposal is considered 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.

CIL APPLICABLE

The development is less than 100 square metres and as such regulation 42 'minor development exemptions' applies and in addition the proposal is not for a whole new unit (a unit created entirely from new floorspace).

RECOMMENDATION

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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure 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.

- 4 All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017. for Tree Work.

- 5 The construction of the approved substation, shall not start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout,

exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 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.