

Officer's Report

Application Number	HGY/2023/0648
Type	Full planning permission
Location	Unit 11, 110 High Road, London N22 6HE
Proposal	Installation of plant decks and chillers for Unit 11A, 11B and 11C in existing rear service yard space, and associated alterations.
Case Officer	Daniel Kwasi
Valid Date	06/03/2023
Applicant	-
Agent	Ms Freya Turtle

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is the rear of Unit 11 (inc. Unit 11A, B, and C), which is accessed from Service Yard 2 at the back of The Mall building. It is below the ramp to the East Car Park, and is accessed via Noel Park Road. The surrounding setting is predominantly commercial with customer parking on the upper levels and commercial units (both retail and restaurants) on the lower floors for the shopping centre. To the east of the site is predominantly residential on Pelham Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The site is in the Wood Green Primary Shopping Area and Wood Green District Centre. Service Yard 2 is also within these designated areas. Service Yard 2 is an area for loading and unloading of goods and materials in a commercial premises.

The planning history of the site has been taken into account when coming to this decision.

110, Unit 11, High Road, London N22 6HE

Unit B – Former Post Office

HGY/2023/0612 GTD 12/7/2023 Alterations to shopfront to facilitate the unit's subdivision into two separate units, including the installation of new doorways, collection hatch and louvres.

Unit A – Former WHSmith

HGY/2023/0610 GTD 12/7/2023 Alterations to shopfront to facilitate the unit's subdivision into two separate units, including the installation of new doorways, collection hatch and louvres.

Design and Appearance

The proposed development is for the installation of 2no. plant decks – 1no. for Unit 11A and 1no. for Unit 11B – and the installation of 1no. chiller for Unit 11C, which would replace the existing chiller.

The plant deck for Unit 11A would have guard rails to be installed. The existing security fence to be removed to allow for the installation of the plant deck, and then reinstated once installation has been completed. The location would be adjacent to the existing plant deck for Five Guys, and would be supplemented with a new service corridor to provide access.

The plant deck for Unit 11B would be between the Unit 11 and the cinema at Cineworld. The plans state that it would not be visible from the service yard. Access to this plant deck would be via the new service corridor ramp, and would be at ground floor level.

The chiller for Unit 11C would replace the existing chiller.

The proposed development considered proportionate and subordinate to The Mall and is in keeping with the pattern of development in the Wood Green Primary Shopping area and District Centre. Therefore, the local character and visual amenity of the area will be protected.

Noise Assessment

The nearest noise sensitive receivers to the proposed plants are the dwellings on Pelham Road which bound Service Yard to the east. A noise assessment by Sharps Redmore was produced in conjunction with the proposal. It demonstrates that mitigation measures have been put in place to ensure that there would be a low to no impact on the neighbouring residential properties east of Service Yard 2, such as the inclusion of acoustic louvres. The assessment also demonstrates that noise from the plant decks is expected to be of a level that would fall below the existing background noise climate, and therefore is considered to be acceptable.

The proposed development implemented measures that mitigate noise and vibration that would impact on the residential properties on Pelham Road. The proposal is acceptable in terms of amenity, noise and vibration.

The proposed development is in general accordance with Policies DM1, DM23 and DM42 of the Development Management, Development Plan Document 2017, and policies SP10 and SP11 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.

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 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.

- 3 The design and installation of new plant decks and chiller hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Informatives:

- **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.

- **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.