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L230823 - SAV Cover Letter final



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SUBMITTED VIA PLANNING PORTAL PP- 12392558

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR EXTERNAL ALTERATIONS TO EXISTING BUILDING, INSTALLATION OF NEW
ROOF SYSTEM, PV PANELS AND PLANT, ERECTION EVCS AND ASSOCIATED WORKS TO THE SITE
LAYOUT**

**UNIT 2, COMPASS WEST ESTATE, WEST ROAD, TOTTENHAM, LONDON, N17 0XL
LEGAL AND GENERAL (PENSIONS MANAGEMENT) LIMITED**

Introduction

We write on behalf of our client, Legal and General (Pensions Management) Limited, to apply for planning permission for external alterations to existing buildings, installation of PV panels and plant and associated works to the site layout at Unit 2 at Compass West Estate, in Tottenham.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following:

- This covering letter;
- The completed application form and ownership certificates;
- CIL Additional Information Form;
- REC Twinpeak 5 AB – Photovoltaic Specification Sheet;
- PP-D-170091-4 – Twin Charger Datasheet - Specification Sheet;
- Flood Risk Assessment;
- The following plans and drawings:
 - Drawing Reference: 119952-100-HLS-00-ZZ-M2-B-10400-A1-C01 – Existing Elevational plans;
 - Drawing Reference: 119952-102-HLS-00-00-M2-B-10200-A1-C00 – Existing Ground Floor Plan;
 - Drawing Reference: 119952-102-HLS-00-00-M2-B-10200-A1-C02 – Proposed Ground Floor Plan;
 - Drawing Reference: 119952-102-HLS-00-RF-M2-B-10200-A1-C00 – Existing Roof Plan;
 - Drawing Reference: 119952-102-HLS-00-RF-M2-B-10200-A1-C02 – Proposed Roof Plan;
 - Drawing Reference: 119952-102-HLS-00-Z0-M2-G-10104-S0-P00 – Site Location Plan;
 - Drawing Reference: 119952-102-HLS-00-ZZ-M2-B-10490-A1-C02 – Proposed Elevational Plan.

The planning application has been submitted and requisite application fee of £462.00 paid electronically via the Planning Portal website (Ref: PP- 12392558).

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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The Application Site

The application site is Unit 2 (and its associated curtilage) at Compass West Estate, in Tottenham ('the Site').

The Site is Unit 2 of Compass West Industrial Estate and measures approximately 209 sq. m. The wider Estate comprises 17 single storey units in total.

The Site is accessed off West Road close to its junction with Brantwood Road, within a well-established industrial area. Brantwood Road links directly to the A1055 (Meridian Way), which connects to the A406 (North Circular Road) a short distance to the north.

The full extent of the application boundary is outlined in red on Drawing Reference: 119952-102-HLS-00-Z0-M2-G-10104-S0-P00 – Site Location Plan.

The Site has a PTAL rating of 2 and is located within Flood Zone 2.

The Proposed Development

This application seeks planning permission for a series of physical works which seek to enhance the appearance and operational functionality of the buildings at the Site.

The Applicant will be undertaking a series of improvement works across the wider Industrial Estate and the proposed development will ensure Unit 2 is consistent with the upgraded aesthetic as well as other matters (such as sustainability).

This application seeks planning permission for the following elements:

1. Alterations to Buildings

The proposed changes to Unit 2 will include the following principal elements:

- Existing metal cladding will be replaced, existing loading bay door and windows will be replaced and a new window will be installed which is shown on 'Elevation 1 and 3' as shown in *Drawing Reference: 119952-102-HLS-00-ZZ-M2-B-10490-A1-C02 – Proposed Elevational Plan*; and
- Replacement of a fire exist door with the installation of a new powder coated steel fire exit door in anthracite (RAL 7016) shown on 'Elevation 2'.

2. Equipment to be installed

Part of the proposed works is for the installation of a new roof system, which also includes a skylight and an array of PV panels¹. The specification of the new equipment is included as part of this submission.

An A/C unit will also be installed at roof level, which is shown on *Drawing Reference: 119952-102-HLS-00-RF-M2-B-10200-A1-C02 – Proposed Roof Plan*. The specification for the unit is included as part of this submission.

3. Alterations to Site Layout

The application also seeks planning permission for alterations to the site layout which include: the installation of two 'electric vehicle' charging stations which will serve three electric vehicle charging parking spaces.

Full details of the proposed development are available on the plans submitted as a part of this application.

Assessment of the Proposed Development

¹ The exact amount of panels is unknown at this stage but the generation is likely to exceed 50 kilowatts.

The statutory development plan for Haringey consists of the Haringey's Local Plan Strategic Policies 2013 – 2026 (adopted March 2013) (the '**SP**'), Development Management (adopted July 2017) (the '**DPD**'), Tottenham Area Action Plan (adopted July 2017) (the '**TAAP**'), Site Allocations DPD (adopted July 2017) (the '**SA**') and The London Plan 2021 (adopted March 2021) (the '**London Plan**').

The Site is within defined employment area (DEA) 1 'Brantwood Road, N17' as set out in the SA. Policies SP8 'Employment', SA2 'Changes to Designated Employment Areas' and AAP4 'Employment' within the development plan set out that employment land is protected to ensure that Haringey continues to develop its strong economy.

Below we assess the proposed against the relevant local policies in the development plan and the policies contained within the National Planning Policy Framework ('**NPPF**') where appropriate.

Design

Policy SP11 'Design' of SP, Policy D4 'Delivering Good Design' of the London Plan and Policy DM1 'Delivering High Quality Design' of the DPD all state that new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

Policy DM2 'Accessible and Safe Environments' within the DPD and Policy D5 'Inclusive Design' states that new development should be of a high quality and be inclusive.

The design of the elevations will refurbish, modernise and enhance the appearance of Unit 2. The concept and materials proposed will update and upgrade the buildings and floorspace.

The design will help to create an enhanced aesthetic for the Site and wider Estate. The proposed design is entirely appropriate for the established commercial function of the Site. The proposed development accords with development plan's policies on design.

Energy and Sustainability

Policy SP4 'Working Towards a Low Carbon Haringey' is a policy which aims to reduce reliance upon fossil fuel energy sources so that Haringey continues to work towards a low carbon future.

Policy DM21 'Sustainable Design, Layout and Construction' in the DPD states that all new development needs to have sustainable design. Policy DM22 'Decentralised Energy' sets out that decentralised energy systems will help to reduce the amount of carbon dioxide that development produces.

London Plan Policy SI 2 'Minimising greenhouse gas emissions' details that all developments should maximise opportunities for on-site electricity generation from solar technologies.

The proposed development will enhance the sustainability of the floorspace at the Site. The proposal includes the installation of renewable energy technology that is line with policy.

The introduction of electric vehicle charging spaces and PV panels (generating 'on site', renewable energy) will all help to reduce the level of carbon emissions.

The proposal accords with the strategic objectives of the development plan and the NPPF which both seek to deliver more sustainable forms of development.

Summary and Conclusion

This application seeks planning permission for external alterations to existing buildings, installation of PV panels and plant and associated works to the site layout at Unit 2 at Compass West Estate, in Tottenham.

The works proposed will modernise the appearance and enhance the operational functionality of the floorspace at the Site.

The proposed development will deliver physical and economic regeneration of the Site and it accords with the overarching objective to deliver sustainable development.

We conclude that the proposed development accords with the development plan and all other material considerations, therefore, we respectfully requested that the application is approved and planning permission is granted without delay.

We trust the information provided above and within the enclosed documents are sufficient for the Council to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Heloise Whiteman or Tim Price at these offices.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, stylized script.

Savills (UK) Limited
Planning