



Officer Report

Application Number:	HGY/2023/1927
Application Type:	Full planning permission
Address:	Unit 2, 550 White Hart Lane, Tottenham, London, N17 7BF
Proposal:	Proposed installation of two electrical charging upstands
Case Officer:	Sabelle Adjagboni
Valid Date:	18/07/2023
Applicant:	Mr Stephen Hazel
Agent:	Mr MY Limited

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the installation of two vehicle charging points.

Site and Surroundings

The proposed development will be located at the front of a workshop/commercial building at Unit 2, 550 White Hart Lane. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

The surrounding area is mixed in use, with residential properties to the North, North-East and West, and other commercial units to the East and South. The site is buffered to the North and East by a strip of woodland.

Relevant Planning and Enforcement History

HGY/2022/4418 | Application for advertisement consent to display an internally illuminated sign on the front elevation of the building. | Granted

HGY/2022/0708 | Application for variation/removal of condition 1 (in accordance with the plans), condition 4 (restriction of use class) and condition 6 (deliveries) attached to planning permission reference: HGY/2020/0100. | Granted

HGY/2021/1204 | Non-material amendment following a grant of planning permission HGY/2020/0100 involving alterations to the elevations of the building and the relocation of bike storage. | Granted

HGY/2021/0896 | Approval of details pursuant to condition 12 (Energy Strategy) & 13a (BREEAM Rating Assessment) attached to planning permission HGY/2020/0100. | Granted

HGY/2020/2818 | Non-material amendment following a grant to planning permission
HGY/2020/0100 for the installation of a concrete sprinkler tank base and pump house in yard. |
Granted

HGY/2020/0100 | Redevelopment of site involving new industrial/warehousing units (Use Class B1(C) and B8) with associated yard and parking area, following demolition of existing building. |
Granted

CONSULTATION RESPONSE

The following responses have been received:

LBH Transportation Team:

There are no transport objections.

LOCAL REPRESENTATIONS

No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. The impact on the amenity of adjoining occupiers;
3. Parking and highway safety;

Design and appearance

DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that all 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. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2021) Policies D2, D3 and D8.

The proposal is for the installation of two Siemens 'Sicharge' UC 150 single outlet electrical chargers within what is currently the site's parking area. Each unit would be 2m tall, 60cm wide and 30cm deep which is in line with typical EV charging units. The allocated space for the units is at the western end of the site where on the other side of the boundary there are some trees providing a buffer between the site and service routes for a nearby commercial building.

The scale of the development would be relatively small and proportional to the rest of the site. It is considered that the proposed development would have a positive impact as it would provide environmentally sustainable provision of energy. Overall, the proposed development would have an acceptable impact upon the character and appearance of this part of the area.

Impact on the amenity of adjoining occupier

DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

The proposed SICHARGE UC 150 model is specifically for the use of commercial vehicles such as electric buses and trucks. Given that the site is an existing commercial unit with a target audience of commercial vehicle users, it is not considered that the comings and goings from the site would impact on neighbouring occupiers in terms of noise and disturbance significantly over and above the current use of the site. Additionally, the units would be placed at a location on site which is buffered from the residential area to the north and north-west.

Overall, the proposed alterations would have an acceptable impact upon the residential amenity of neighbouring occupiers.

Parking and highway safety

Local Plan (2017) 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 DM Policy (2017) DM31 'Sustainable Transport' and the London Plan (2021) policy T7.

The Council's Transportation Team has been consulted and raised no concerns regarding the proposal. Moreover, the proposal is within the confines of the site and would not be off any road or highway. Therefore, the proposal is considered acceptable in terms of its impact on highway safety.

Conclusions

The proposed development is considered acceptable in relation to this site and will have no adverse impact on the character and appearance of the area or on the amenity of neighbouring occupiers.

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 increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION

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.