



Officer Report

Application Number:	HGY/2023/2294
Application Type:	Full planning permission
Address:	Unit 2, Compass West Estate, West Road, Tottenham, London, N17 0XL
Proposal:	Application for external alterations to existing buildings, installation of PV panels and replacement plant and associated works to the site layout
Case Officer:	Oskar Gregersen
Valid Date:	24/08/2023
Applicant:	See below
Agent:	Miss Heloise Whiteman

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation was received in response to notification and publicity of the application.

The following issues were raised by neighbours, local groups and Councillors:

Representation submitted highlights the uniformity of the frontages in this industrial estate, Officers note that the proposed changes are in keeping with the surrounding units and as a result the issue raised in the comment is addressed.

REASONS FOR GRANTING PERMISSION

The subject site is an industrial unit on the Compass Industrial Estate in the east of the Borough. The units are characterised by red brick frontages with long sloping mono-pitch rooves. Many of the units also benefit from brick structures on the front elevations that serve as additional storage, shopfronts, or reception areas.

The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

Permission is sought for the replacement of the existing metal cladding and loading bay door, with new windows to be installed on the northern elevation of the office structure. Additionally, the existing rear fire door is to be replaced with a new fire door finished in Anthracite.

Further the proposal seeks permission for the installation of a new rooflight, as well as a PV Panel array with an area of 90sqm and air-conditioning unit at roof level, the specifications of which have

been submitted with this application. Lastly the application seeks the installation of No. 2 electric vehicle charging points to serve No.3 existing parking spaces within the redline boundary of the application site.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. The proposed changes to the front elevation would see the replacement of the existing metal cladding with a new cladding, as well as a new roller shutter door replaced in a similar appearance to that of the existing.

The cladding is proposed to be finished in a grey colour, with the new roller shutter door proposed to be finished in Traffic Red. The office structure would have a shutter removed from the front window and addition of two small casement windows placed in its northern elevation. Lastly, the roof is proposed to be replaced with a new roof system finished in Goosewing Grey.

The proposed alterations to the roofing and front elevation are deemed to be complimentary to the appearance of the industrial unit and the units surrounding it, and as such are deemed to be in line with Policy.

With respect to the proposed alterations to the roof, The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

The addition of a large number of PV panels to the upper portion of the roof of the application site is welcomed by the LPA, as an energy efficient and green method of providing power to the site. Additionally, the appearance of the panels is not deemed to be detrimental to the character of the area by virtue of the industrial nature of the site surroundings.

Additionally, the site is located within a PTAL zone of 2, and as a result public transport is a less viable option for those travelling to the site. The addition of electric vehicle charging points is a welcomed, as it provides the option for individuals or the business occupying the site to choose electric vehicle travel over traditional fossil fuel powered vehicles.

The provision of PV panels and electric charging points is seen as a net benefit for the Borough as a whole, and can be supported.

The proposal is considered in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The proposed development is in general accordance with Policies DM1, DM12, DM21 of the Development Management, Development Plan Document 2017, and policies SP4, SP11 and SP12 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.

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: 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: 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.