



Officer Report

Application Number:	HGY/2026/0201
Application Type:	Prior notification: Demolition
Address:	International House, Tariff Road, Tottenham, London, N17 0DY
Proposal:	Prior Approval for part-demolition of the single-storey rear warehouse/industrial element of the existing building.
Case Officer:	Eunice Huang
Valid Date:	23/01/2026
Applicant:	see company name
Agent:	SM Planning

RECOMMENDATION

Approve with Conditions

CONSULTATION

The responses below were received following consultation on the application:

Internal:

- 1) LBH Transportation - A programme for the demolition works should be provided, alongside details of daily vehicular movements, and a highway dilapidation survey. Clarification is required on the proposed use of the site post-demolition in respect to parking and traffic.
- 2) LBH Environmental Health Team/ Pollution - No objection, subject to conditions.

REPRESENTATIONS

Cllr John Bevan has no objection to the proposal.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Permitted development rights for such development apply, under Part 11 Class B of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, but an application to the local planning authority is needed to check whether the authority requires prior approval of the method of demolition (in line with the conditions to Part 11 of the GPDO). Demolition of the buildings is 'development', however, that development is deemed granted by Schedule 2 Part 11 of the Town and Country Planning (General Permitted Development) Order 2015, if the conditions and limitations laid down by the Order are complied with.

B.1 Development is not permitted by Class B of—

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

Comment: The building has not been rendered unsafe or uninhabitable by the action or inaction of anyone with an interest in the land. The demolition is proposed for site management purposes and to facilitate interim operation.

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

Comment: The building is not listed and not located within a conservation area.

(c)-(e) the building is used, or was last used, as a drinking establishment, concert hall, live music performance venue or a theatre, or relates to a statue, memorial or monument.

Comment: The building does not fall within the above uses or relate to a commemorative structure.

B.2 Development is permitted by Class B subject to the following conditions—

(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

Comment: The application does not indicate that demolition is urgently necessary in the interests of safety or health. The reasons given are primarily site management and site planning in anticipation of future development.

(b) where the demolition does not fall within paragraph (a) and is not excluded demolition—

(i) the developer must, before beginning the development—

(aa) in all cases, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site; and

(bb) in cases where the building is not a community asset and is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, send a written request to the local planning authority as to whether the building has been nominated;

(ii) an application described in paragraph (b)(i)(aa) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

(iii) a request described in paragraph (b)(i)(bb) must include the address of the building, the developer’s contact address and, if the developer is content to receive communications electronically, the developer’s email address;

(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

Comment: A statement has been provided that states the applicant has displayed a site notice on or near the land with the relevant details included, and shall leave the notice for no less than 21 days of the 28 day period beginning with the date on which the application submitted to the Borough. The LPA has photo evidence of the notice.

(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement.

(vi) where the building is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order and the building is nominated, whether at the date of request under paragraph (b)(i)(bb) or on a later date, the local planning authority must notify the developer as soon as is reasonably practicable after it is aware of the nomination, and on notification development is not permitted for the specified period;

(vii) subject to paragraph (b)(x), the development must not begin before the occurrence of one of the following—

(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

(cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

(viii) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(aa) where prior approval is required, in accordance with the details approved;

(bb) where prior approval is not required, in accordance with the details submitted with the application;

(ix) subject to paragraph (b)(x), the development must be carried out—

(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;

(bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii); and

(x) where the building is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, in addition to the requirements of paragraph (b)(vii) and (ix) the development must not begin before the expiry of a period of 56 days following the date of request under paragraph (b)(i)(bb) and must be completed within a period of 1 year of the date of that request.

Comment: The applicant has provided a Demolition Environmental Management Plan and a site notice in accordance with the above conditions.

Given the low dust risk and relatively small scale of the proposed demolition works, as identified within the submitted Demolition Environmental Management Plan, it is considered that a simple compliance condition requiring the works to be carried out in accordance with the approved DEMP is sufficient.

The applicant has submitted a revised proposed site plan demonstrating how staff parking would be limited to 7 spaces at the front of the site. The rear of the site would be used as scaffold yard for scaffold lorry parking. This arrangement is deemed acceptable in managing the parking and traffic impact of the proposed use following demolition.

RECOMMENDATION

The determination of this application for prior approval is carried out under Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 and the Local Planning Authority is satisfied with the method of demolition. As such, the Prior Approval is not required.

Conditions:

- 1 The development hereby permitted shall begin before the expiration of five years from the date of this permission, and in accordance with the submitted details.

Reason: To enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 11, Class B.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and documents as listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Plans: Drawing No. 01 Existing Site Plan (Showing Demolition), Drawing No. 02 Proposed Site Plan. Documents: DEMP-FPF-IH Rev01- Demolition Environmental Management Plan - 11 Tariff Road. London N17 0DY

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The demolition works hereby approved shall be carried out strictly in accordance with the submitted Demolition Environmental Management Plan (DEMP), including the Air Quality and Dust Management measures contained therein.

Reason: To ensure that dust and emissions arising from the demolition works are appropriately controlled and managed, in accordance with the GLA SPG Dust and Emissions Control, and to protect the amenity of surrounding occupiers.
- 4 The demolition works hereby approved shall be carried out in accordance with the details submitted with the application. Upon completion, the site shall be cleared of all demolition arisings, left in a safe condition, with the retained building made secure and weather-tight, the demolition footprint reinstated as level concrete hardstanding, and the site secured behind appropriate boundary treatment.

Reason: To ensure the site is left in a safe and acceptable condition following demolition, in accordance with Schedule 2, Part 11, Class B of the GPDO 2015 (as amended).
- 5 The hours for the demolition of the site buildings shall be restricted to the following times: Monday to Friday 08:00 to 17:00hrs, Saturday 09:00 to 13.00hrs only and no works on site on Sundays/Bank Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working and in order to comply with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

Informatives:**INFORMATIVE: Asbestos**

Prior to demolition of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition works carried out.