

Officer Report

Application Number:	HGY/2026/0916
Application Type:	Full planning permission
Address:	Unit 4, Lockwood Industrial Park, Mill Mead Road, Tottenham, London, N17 9QP
Proposal:	Installation of 3 x VRF units, replacement of the existing roof covering with new insulated roof panels, installation of new rooflights, construction of a new external condenser compound enclosed with hit-and-miss fencing, installation of new external ventilation and louvre grilles, installation of new glazing to the front façade, installation of new external doors to the front façade.
Case Officer:	Roland Sheldon
Valid Date:	30/03/2026
Applicant:	6
Agent:	Mr Louis Leigh Hardip Chana

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey industrial unit located in Lockwood Industrial Park, accessed of Mill Mead Road, N17. The site contains one unit and a forecourt within a terrace of units. The forecourt is currently used for parking. The Industrial Park is a defined employment area in the Local Plan being designated as a Strategic Industrial Location.

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

2. THE PROPOSAL

Installation of 3 x VRF units, replacement of the existing roof covering with new insulated roof panels, installation of new rooflights, construction of a new external condenser compound enclosed with hit-and-miss fencing, installation of new external ventilation and louvre grilles, installation of new glazing to the front façade, installation of new external doors to the front façade.

The works are part of a refurbishment scheme for a new science research lab company that are moving into the unit.

3. Relevant Planning and Enforcement History

No planning history.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- There were no statutory consultees for this application.

The following comments were received during the consultation period:

- None

Letters of consultation were sent to neighbouring properties. The number of representations received are set out below:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

The following issues are considered to be the material planning considerations in the determination of this planning application.

- Design and character;
- Impact on neighbouring amenity; and
- Other matters

Design and character

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

The Industrial Park has a fairly uniform appearance of the main buildings with low architectural value. The proposed alterations to the external appearance of the building would not result in an unacceptable impact on the character and appearance of the host building, the wider industrial park or the wider locality. The proposed alterations are therefore acceptable with regards to design and character considerations.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings

and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

London Plan Policy D14 sets out that in order to reduce, manage and mitigate noise to improve health and quality of life, development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life.

Whilst the proposal includes the provision of new 3 Variable Refrigerant Flow (VRF) units on the frontage of the building, the building is located within an industrial park, and set over 60 metres from the nearest residential properties, to the south in Vickers Court. As such, there would not be any adverse impact on noise, air or odour conditions resulting from the proposal on neighbouring amenity. As such, the proposal is acceptable with regards to amenity impact considerations.

Other matters

London Plan Policy G6 and Local Plan Policy DM21 require proposals to manage impacts on biodiversity and aim to secure a biodiversity net gain.

Whilst some soft landscaping would be lost to make way for the compound to house the external condensers, this would be less than 25m² of habitat land, and therefore the proposal is exempt from biodiversity net gain uplift requirements.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. CONCLUSION

The proposal would not result in an unacceptable impact with regards to design, character or amenity considerations.

7. RECOMMENDATION

The proposal is granted subject to the following 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.

25/2162/010: Location Plan

Design Access Statement 25.2162 March 2026
25/2162/008: Proposed Elevations
25/2162/009: Proposed Site Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

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.

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.