

Officer Report

Application Number:	HGY/2026/0573
Application Type:	Prior approval Part 20 Class A: New dwellinghouses on detached block of flats
Address:	Palm Court, Palmerston Road, Wood Green, London, N22 8QL
Proposal:	Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A, for erection of one additional floor to provide 4 self-contained flats (4 x 1-Bed 1-Person) with balconies above the existing block of flats at Palm Court.
Case Officer:	Daniel Boama
Valid Date:	02/03/2026
Applicant:	6
Agent:	Mr Richard Taube Ms Archie Patel

RECOMMENDATION

Approve with Conditions

1. Site Location

The site also includes the adjacent block of flats at Lionel House. Palm Court contains 16 flats and Lionel House contains 12 flats. There are two identical neighbouring blocks of flats to the north of the site at Maxwell House and Lawrence House. To the rear of the flats are parking spaces, between the block flats and the New River.

The site is located on Palmerston Road and can be accessed from Lascotts Road to the north or Myddleton Road to the south. It has a PTAL value of 3. Bowes Park train station is to the west of the site via Myddleton Road, which is within 5 to 10 minutes walking distance. There are 6 bus services accessible within 5 to 10 minutes' walk of the site, that connect the site to Wood Green Underground Station. The site is also within walking distance to Bowes Park Train station via Myddleton Road.

2. Proposed development

This is an application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A. The proposal is to build a single storey roof extension providing 4 additional flats on top of Palm Court. A similar proposed

above the adjacent court a Lionel House. The proposal is a resubmission of the previous approved scheme under reference HGY/2022/4453.

3. Relevant Planning and Enforcement history

HGY/2022/0599

Address: Lionel House and Palm Court, Palmerston Road, London, N22 8QN

Proposal: Erection of a lift and stair core at the rear of Palm Court and Lionel House, and erection of two refuse and recycling stores at front of the site.

Decision Date: 24 May 2022

Decision: Refuse

HGY/2022/0258

Address: Palm Court, Palmerston Road, London, N22 8QL

Proposal: Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats: Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

Decision Date: 14 April 2022

Decision: Refuse

HGY/2022/4453

Address: Palm Court, Palmerston Road, Wood Green, London, N22 8QL

Proposal: Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A. Erection of one additional floor to provide 4 self-contained flats (4 x 1B1P) with balconies above the existing block of flats at Palm Court (AMENDED DESCRIPTION)

Decision Date: 12 June 2023

Decision: Approve with Conditions

4. Consultation response

The application has been publicised by way of site notice displayed in the vicinity of the site and letters. In accordance with the procedure for applications for prior approval consultation was carried out.

- LBH Pollution Air Quality
- LBH Transportation
- LBH Building Control
- London Fire Brigade – Fire Safety Regulation
- LBH Design
- LBH Drainage (Flood and Water Management)
- Health and Safety Executive (HSE)
- Adjoining owner or occupiers - see consultation list

The following responses were received:

Internal:

LBH Pollution Officer (Carbon Management Team) – No comments.

LBH Transportation

1. The applicant needs to consider this application for prior approval in relation to HGY/2022/4453 in respect of transport issues. It is therefore not possible to consider the

discharge of conditions required by HGY/2022/4453 as valid for this application HGY/2026/0573. Planning policies evolve and as such any required planning conditions concerning transportation will need to be discharged in relation to this prior approval application. This specifically relates to pre-commencement conditions relating to:

- a. Details of long-stay cycle parking to comply with 2026 London Plan Guidance.
 - b. Submission of a Construction Management Plan.
2. The applicant will need to provide details of long-stay cycle parking that meet 2026 London Plan Guidance Support for Housebuilding requirements. To comply with this an absolute minimum of 4 long-stay cycle parking spaces should be provided. This should be easily accessible, weatherproof and secure. It should meet LCDS design standards.
 3. Since the development site is in a PTAL (4) area and in a CPZ, it will be expected that the applicant agrees to a s106 agreement making the development car and parking-permit free for the 4 new dwellings. The only exception to this will be for blue badge holders who will be permitted to apply for residential parking permits.
 4. The applicant should provide a revised ground floor plan showing the location of the refuse storage facility which is for the additional flats and how the provided capacity meets Council standards.
 5. The applicant will be required to provide a revised Construction Management Plan, that is updated to take into account revised construction timescales. Special attention will need to be undertaken to ensuring that existing residents are not inconvenienced and how the local neighbourhood and highway will not be compromised during works. This is in addition to standard CMP requirements.

Officer response: A pre-commencement condition will be attached requesting for further details for 4no. cycles to be provided in order for it to comply with the London Plan 2021. Separate pre-commencement conditions will also be imposed for more refuse storage details to be provided and more details for a Construction Management Plan.

LBH Flood & Water Management/Drainage – not applicable for Minor applications

LBH Building Control – No comments.

LBH Design – No objections.

External:

Health and Safety Executive – No comment.

London Fire Brigade – No comment.

5. ANALYSIS/ASSESSMENT OF THE APPLICATION

Development consisting of New dwellinghouses on detached blocks of flats is permitted development under Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -

Part A.2. sets out criteria which should be considered before the permitted development, can take place as set out below:

A.1. Development is not permitted by Class A if—

(a) the permission to use any building as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule;

Comment: Always been used as flats.

Complies: Yes

(b) above ground level, the building is less than 3 storeys in height;

Comment: Above ground level and is 4 storeys in height.

Complies: Yes

(c) the building was constructed before 1st July 1948, or after 5th March 2018;

Comment: 1960s

Complies: Yes

(d) the additional storeys are constructed other than on the principal part of the building;

Comment: Part C defines the principal part as meaning "the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original buildings or a subsequent addition". The proposed extension will be wholly on the principal part of the building.

Complies: Yes

(e) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing building;

Comment: The floor to ceiling height of the additional storey measured internally, will be 2.4 metres. The floor to ceiling height of the existing building is 2.4 metres.

Complies: Yes

(f) the new dwellinghouses are not flats;

Comment: The proposed dwellinghouses will be self-contained flats under Use Class C3.

Complies: Yes

(g) the overall height of the roof of the extended building would be greater than 7 metres higher than the highest part of the existing roof (not including existing plant);

Comment: The height of the highest part of the roof of the extended building (not including plant) will be 3.65 metres higher than the height of the highest part of the roof of the existing building, as demonstrated by the accompanying elevations.

Complies: Yes

(h) the height of the highest part of the roof of the extended building (not including plant) would be greater than 30 metres;

Comment: The height of the highest part of the roof of the extended building (not including plant) will be 15.05 metres.

Complies: Yes

(i) development under Class A.(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development;

Comment: No new external support structures are proposed..

Complies: Yes

(j) development under Class A.(a) would consist of engineering operations other than works within the existing curtilage of the building to—

(i) strengthen existing walls;

(ii) strengthen existing foundations; or

(iii) install or replace water, drainage, electricity, gas or other services;

Comment: No works beyond the existing curtilage are proposed.

Complies: Yes

(k) in the case of Class A.(b) development there is no existing plant on the building;

Comment: There is existing plant on the roof in the form of the existing water tanks.

Complies: Yes

(l) in the case of Class A.(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the new building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building;

Comment: The proposed plant screen will be 1.70 metres above the lowest surface of the new roof. The existing plants sits 1.70 metres above the lowest surface of the existing roof. See elevation for comparative levels.

Complies: Yes

(m) development under Class A.(c) would extend beyond the curtilage of the existing building;

Comment: No Class A.(c) is proposed.

Complies: Yes

(n) development under Class A.(d) would—

(i) extend beyond the curtilage of the existing building;

(ii) be situated on land forward of a wall forming the principal elevation of the existing building; or

(iii) be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building;

Comment: No Class A.(d) is proposed.

Complies: Yes

(o) the land or site on which the building is located, is or forms part of—

(i) article 2(3) land;

(ii) a site of special scientific interest;

(iii) a listed building or land within its curtilage;

(iv) a scheduled monument or land within its curtilage;

(v) a safety hazard area;

(vi) a military explosives storage area; or

(vii) land within 3 kilometres of the perimeter of an aerodrome.

Comment: The application site is not subject to any of these restrictions. Of note is that: the site is not within a Conservation Area; the building does not contain a listed building within its curtilage; and the nearest aerodrome is London City Airport which is approximately 10km south of the site.

Complies: Yes

Where any development under Class A is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to—

a) transport and highways impacts of the development;

b) air traffic and defence asset impacts of the development;

c) contamination risks in relation to the building;

d) flooding risks in relation to the building;

e) the external appearance of the building;

- f) the provision of adequate natural light in all habitable rooms of the new dwellinghouses;
- g) impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light; and
- h) whether because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Transport and highways impacts of the development

There are no changes to what was approved under the previous planning permission reference HGY/2022/4453. Currently, the number of cycles provided is 3no. cycles. A pre-commencement condition will be attached requesting for further details for 4no. cycles to be provided in order for it to comply with the London Plan 2021. In addition, a requirement for the development to be secured as 'car-free', with future occupants not able to apply for parking permits on the public highway Controlled Parking Zone (CPZ), shall be imposed on the development.

Air traffic and defence asset impacts of the development

No issues.

Contamination risks on the site

Pollution/Carbon Management have been consulted. Whilst no comments were received on this current application, they submitted comments for previous prior approval application reference HGY/2022/4453 for four flats as is currently proposed. In commenting on that application, they considered that there will be no major detrimental land contamination or AQ impacts from the development. Therefore, this service had no objection to the proposed new development with regards to land contamination and air quality.

Flooding risks in relation to the building

Where the application relates to prior approval as to the flooding risks on the site, on receipt of the application, the local planning authority must consult the Environment Agency where the development is—

in an area within Flood Zone 2 or Flood Zone 3; or

in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (zc)(ii) in the Table in Schedule 4 to the Procedure Order.

The application site does not fall Flood Zone 2 or Flood Zone 3.

The external appearance of the building

The scheme is similar to the previous scheme that was approved under reference HGY/2022/4453. The design of the new parapet would extend the expanse of existing white render upwards on each façade. The parapet would be slightly set in from the face of each façade, with all other external changes as per the previous versions of the plans, whereby the bronze effect metal cladding would be retained, and new white colour double glazed windows that match and align with those on the existing lower floor levels, as well as matching terraced doors for the balconies would

be provided. Although outdoor amenity space is not required under prior approval schemes, each new apartment would have its own private amenity space with dark grey steel balustrades to provide safety. A light grey louvre plant screen would also be provided to screen the plant space.

The proposed scheme is unchanged from the previous approval under HGY/2022/4453, therefore the scheme is considered to be acceptable.

The provision of adequate natural light in all habitable rooms of the new dwellinghouses

The scheme is considered acceptable in this regard.

Impact on the amenity

The proposed floor to ceiling dimension is unchanged from the previous approval under HGY/2022/4453 therefore as per that previous scheme, the increased massing will have limited impact on neighbouring properties in terms of daylight, visual amenity or privacy. There would be no unacceptable effect on neighbouring amenity, with regard to the living conditions of the existing occupiers of the application site building or the occupiers of neighbouring properties.

The internal standards of accommodation comply with the required standards. The outdoor amenity space is also provided in accordance with the required standards.

The proposed daylight and sunlight impact on the proposal is unchanged from the previous scheme under HGY/2022/4453, therefore, the proposed accommodation will achieve the BRE guidelines (2022) and provide accommodation which will have good access to daylight and sunlight.

The internal height of the additional floor would be 2.4m, which would match the existing height on the lower floor levels. The proposal is not considered to result in loss of amenity in this regard, and in accordance with the Daylight and Sunlight Review as submitted with this proposal.

Impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State

N/A

Conclusion

Where any development under Class A is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to the criteria listed above. The submission is considered to comply and as such prior notification is not required.

Conditions have been agreed with the applicant regarding further detailing and submission of sample materials, refuse storage details, cycle storage details and construction management strategy details.

6. CIL APPLICABLE

Based on the information given on the plans, the Mayoral CIL charge will be £11,200.42 (154sqm x £72.73) and the Haringey CIL charge will be £42,528.64 (154sqm x £276.16 (Indexation included)). This will be collected by Haringey should the scheme be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice

and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7. RECOMMENDATION

GRANT PRIOR APPROVAL

Conditions:

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Schedule 2, Part 20, Class A Condition A.2 (2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development and Miscellaneous Amendments)(England)(Coronavirus) Regulations 2020 and The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

PD-P001
PD-P104
PD-P105
PD-P201
PD-P202
PD-P300
PD-P301
PD-P302
PD-P303
PD-P304

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

- 3 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:
 - a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - e) Details of balustrading;
 - f) Details of cycle, refuse enclosures and plant room; and

g) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policy DM1 of the Development Management Development Plan Document 2017.

- 4 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 4 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 5 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017.

- 6 Any new dwelling house created under Class A is to remain in use as a dwelling house within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwelling house.

Reason: To comply with the requirements of Schedule 2, Part 20, Class A Condition A.2 (6) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development and Miscellaneous Amendments)(England)(Coronavirus) Regulations 2020 and The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020)

- 7 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) wheel washing facilities: have been submitted to and approved in writing by the Local

Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 8 On the completion of the development or as soon as reasonably practicable after completion, the developer must provide notification to the local planning authority confirming:

- (i) the name of the developer,
- (ii) the address of the dwelling house,
- (iii) the date of completion.

Reason: To comply with the requirements of Schedule 2, Part 20, Class A Condition A.2 (4) and (5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development and Miscellaneous Amendments)(England)(Coronavirus) Regulations 2020 and The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020).

- 9 Within 3 months of the commencement of the development hereby approved, and prior to the first occupation of the approved dwellings, details of a scheme to secure the development as "car-free" shall be submitted to and approved in writing by the Local Planning Authority (LPA). The approved scheme shall ensure that all future occupiers of the development are not eligible to apply for or obtain on-street residential parking permits to park vehicles on the public highway, in perpetuity. The approved scheme shall be implemented in full prior to the first occupation of the development hereby permitted.

Reason: To promote sustainable transport and reduce the potential for increased on-street parking pressure arising from the development, in accordance with Policy DM32 of the Development Management DPD (2017) and Policy T6 of the London Plan (2021).

Informatives:

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: 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: 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 : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £11,200.42 (154sqm x £72.73) and the Haringey CIL charge will be £42,528.64 (154sqm x £276.16 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

INFORMATIVE: Contractor

In the event that a similar development is proposed at the neighbouring blocks of flats at Maxwell House and Lawrence House, the Council advises that the appointed Contractor for Palm Court and Lionel House should also be appointed for Maxwell House and Lawrence House. This so that there is a consistency in the development.

INFORMATIVE: Building Control

Residential buildings with a floor over 11m but less than 18m will require items listed below to be included as part of the fire strategy for the development:

1. Blocks of flats with a top storey more than 11m above ground level should be fitted with a sprinkler system throughout the building. Designed and installed in accordance with the requirements of BS 9251.
2. Materials used in the construction of the external walls should only contain materials achieving class A2-s1, d0 or better.
3. To assist the fire service to identify each floor in a block of flats with a top storey more than 11m above ground level , floor identification signs and flat indicator signs should be provided.
4. Blocks of flats (purpose group 1(a)) with a top storey more than 11m above ground level should be provided with a secure information box.