



Officer Report

Application Number:	HGY/2026/1487
Application Type:	Full planning permission
Address:	Unit 3, Crusader Industrial Estate, N4 1LZ
Proposal:	Replacement of a first floor front window with a ventilation fan.
Case Officer:	Mark Chan
Valid Date:	27/05/2026
Applicant:	Mannings Group
Agent:	Firstplan Ltd

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No objection was received in response to notification and publicity of the application.

2. PLANNING ASSESSMENT

Site and Surroundings

The application site is a two-storey, detached storage and distribution building at the southwestern corner within the Crusader Industrial Estate on Hermitage Road. The building does not front onto Hermitage Road. The site is not located within a conservation area nor in the vicinity of a listed building.

Relevant Planning History

The application history in relation to this site is noted.

Proposal

This application is seeking consent for the replacement of an existing first floor front (east) window with a ventilation fan.

Policy Considerations

This application is being considered against DPD Policy DM1 which seeks high quality design that responds positively to local character, relates well to neighbouring buildings, and protects the amenity of surrounding uses. Equally DPD Policy DM21 requires

development to incorporate sustainable design, layout and construction techniques, minimise energy use, reduce overheating, and maximise opportunities for biodiversity and environmental performance.

Whilst the site falls within site allocation SA31: Crusader Industrial Estate the proposed works would be modest and would not prejudice the potential redevelopment of the site to increase accessibility and create new commercial floorspace increasing the number of jobs and job density on the site.

Design and Appearance

The first-floor front window would be removed and replaced by a ventilation fan. The opening of the window would remain unchanged, and the fan would be 1.1m wide x 1.1m tall. Whilst the fan would be visible, the host building is within Crusader Industrial Estate and does not front a main road. Moreover, the fan would only occupy a small portion of the front elevation and there are other front windows at the host building. The material of the window frames would also change from timber to uPVC. Given the scale of the fan and the surrounding industrial context, the proposal would not be out of keeping with the character and appearance of the locality nor adversely impact the street scene.

The ventilation fan could prevent moisture buildup, mould, and stale odours as well as regulate the temperature within the host building whilst using very little energy, which is also a consideration that also needs to be taken into account when assessing this application.

Overall, the proposed ventilation fan would not materially affect the external appearance of the host building and street scene, nor do such works present any issues in terms of amenity for neighbouring occupiers.

For the reasons outlined above, the works here are considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM21 of the Development Management, Development Plan Document 2017, and Policy SP4 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for an non-material amendment.

Approved plans and documents list:

PL005A-P2-Side Elevations.pdf
PL005-P2-Front Elevations.pdf
PL001-P0-Site Location Plan.pdf
PL002-P2-Existing and Proposed Block Plan.pdf

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.