



Officer Report

Application Number:	HGY/2026/1842
Application Type:	Full planning permission
Address:	Blocks F1 & F2, Bounds Green Industrial Estate, London N11 2UL
Proposal:	Change's to rear elevation to add ventilation fan.
Case Officer:	Josh Parker
Valid Date:	06/07/202 6
Applicant:	Mannings Group
Agent:	Firstplan Ltd

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site is situated within the southern extent of the Bounds Green Industrial Estate, a well-established employment area located to the south of Bounds Green Road, with the North Circular (A406) forming a strategic transport corridor to the north.

The estate is accessed via a network of local roads, including Cline Road to the east, and is characterised by a variety of light industrial, storage and distribution uses occupying a series of small to medium-sized units. The immediate context of the site is therefore defined by utilitarian buildings, service yards, and associated infrastructure typical of an active industrial estate.

The site is not within a conservation area

PROPOSED DEVELOPMENT

The applicant is proposing the following works:

Change's to rear elevation to add ventilation fan.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2023/2360 - Demolition of existing industrial building and erection of replacement industrial building with associated hard and soft landscaping works. Approved

CONSULTATION

N/A

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design;
2. Impact on neighbouring amenity;

Design:

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. 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 estate consists of mid-to-late 20th-century low-rise industrial units, trade counters, light manufacturing workshops, and storage/logistics warehouses. Primarily functions as a Strategic Employment/Locally Significant Industrial site accommodating light industry (Class E(g)(iii)), general industrial processes (Class B2), storage and distribution (Class B8), and trade counters.

The installation of a small ventilation fan to the rear of Units 1 and 2 is appropriate in scale and design, aligning with the established character of the industrial estate. The proposal enhances internal operational conditions for occupants while maintaining negligible visual impact on the surrounding street scene, which inherently offers greater flexibility given its industrial context.

The proposed development is considered acceptable in design, subordinate and would enhance the experience for the occupants of the unit.

Amenity Comments

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 resident.

The proposed rear extraction fan represents a modest addition that will improve ventilation within the unit. Given the unit's location within an established industrial estate, any operational noise would align with background sound levels typical of this commercial context. The fan addition is therefore considered acceptable and complies with all relevant noise policies.

Conclusion

Subject to conditions the proposal is considered acceptable and would preserve the street scene. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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.

APPROVED PLANS:

P003-P0-Location Plan, P004-P0-Existing-Proposed Block Plan, P005-P0-Front Elevations, P005A-P0-Rear Elevations, P005B-P0-Side Elevations

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.