



Officer Report

Application Number:	HGY/2023/2659
Application Type:	Full planning permission
Address:	Tottenham Fire Station, 49 St Loys Road, Tottenham, London, N17 6UE
Proposal:	New Window openings to the Breathing Apparatus Training Centre (Block B1)
Case Officer:	Oskar Gregersen
Valid Date:	04/10/2023
Applicant:	Mr Gray
Agent:	Mr Josh Kelly

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The site is a large, detached building on a site at the rear of a site wholly owned by London Fire Brigade. The site is bounded by a large concrete and brick wall with the building in question being set away from the boundary by a significant distance. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision, and is as follows:

HGY/2002/0038 | Demolition of existing fire watch tower and erection of replacement 17.5m high watch tower. - Approve w/ Conditions

HGY/2005/0623 | Construction of a single storey building adjacent to appliance bay comprising gymnasium and storeroom. - Approve w/ Conditions

HGY/2006/0986 | Provision of 2 x new external doors to ground floor of BATC and creation of ramp access (amendment to HGY/2005/0623). - Approve w/ Conditions

HGY/2011/1335 | Replacement of existing appliance bay doors to front of building with new 'bi-fold' type doors - Approve w/ Conditions

HGY/2018/0563 | Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for removal of 6no. existing antennas and their replacement with 6no. new antennas and ancillary works thereto. - No Objection

HGY/2018/2547 | Replacement of existing manual access gates with motorised access gates. - Approve w/ Conditions

HGY/2021/1851 | Formal notification in writing of 28 days' notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, of our intention to install electronic communications. The proposed upgrade consists of the replacement of 6no. antennas, internal cabin and ancillary works thereto. - Permitted Development

Permission is sought for the installation of No. 3 windows on the flank elevations of a building at the rear of the application site. The proposed windows would be of a similar material to that of the nearby windows in place on the site and would not appear overly dominant.

On the western elevation, is proposed to replace an existing fan opening with a window 910mm x 770mm finished in similar materials to the surrounding materials, this window would be less than 2m above floor level. Additionally, a second new window is proposed, 2.91m above floor level, and would be 1350mm x 1200mm. Lastly it is proposed to infill an extant fan opening with bricks matching the western elevation

On the eastern elevation of the application site it is proposed to form a new opening 1200mm x 1200mm, at a height of 910mm above ground level. This window would, as with the other proposed new openings, be finished in materials similar and sympathetic to the host building.

The proposed changes are considered acceptable and raise no design issues or implications for the character and appearance of the area. The proposed windows would be a significant distance from any residential buildings such that any potential impact to neighbouring amenity would be negligible. Officers deem that the proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

GRANT PERMISSION 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 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.

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.