

Officer Report

Application Number:	HGY/2023/1806
Application Type:	Full planning permission
Address:	Ground floor commercial unit, 7 Station Road, Tottenham Hale, London, N17 9LR.
Proposal:	Installation of 75mm deep louvre on front elevation to serve plant space associated with ground floor commercial premises
Case Officer:	Oskar Gregersen
Valid Date:	08/08/2023
Applicant:	Mr Andy Horwood
Agent:	

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

One representation was received in response to notification and publicity of the application, as design colleagues were consulted on the proposal and whether it would be acceptable.

The comments from the Design Officer were as follows:

‘The LPA have no objection to this proposal, which is well contained within the shopfront and signage area of this development, designed to accommodate this sort of installation’

REASONS FOR GRANTING PERMISSION

The application site is a proposed Tesco supermarket at the base of a large residential tower in Tottenham Hale (Approve under HGY/2016/3932). The area is typified by tall residential developments, with the application site being positioned at a prominent corner of Station Road and Hale Road.

The site is not located within any conservation area, nor is it locally listed.

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

- HGY/2016/3932 | 1 Station Square, N17 9JZ | Demolition of existing buildings and erection of a building providing 434 sqm (GEA) of commercial floorspace (Class A1/A3), 128 residential units (Class C3), landscaped amenity space, cycle parking and all structural and associated works
Approve w/ Conditions

Permission is sought for the installation of a 75mm louvre at mezzanine level of the ground floor of an existing Tesco store, at the corner of Station and Hale Roads, to serve plant associated with the function of the ground floor as a commercial premises.

Officers sought consultation from Design colleagues on the proposed changes, which see the installation of a louvre 75mm deep and 870mm high covering a large portion of the Tesco store along the elevation facing Hale Road. The comments on the proposal were that the proposed louvre is well contained within the shopfront and signage, and would not be detrimental to the host building or surrounding area.

As such, officers deem that the proposed changes would be acceptable and generally in accordance with Policy.

The proposed development is in general accordance with Policies DM1 of the Development Management, Development Plan Document 2017, and policies 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.