

# LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

## REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

### 1. APPLICATION DETAILS

**Reference No:** HGY/2023/1773

**Ward:** Hermitage and Gardens

**Date received:** 05/07/2023

**Last amended date:** N/A

#### **Drawings and Documents:**

118-PA-001 Rev C – Block Plan

118-PA-002 Rev A – Floor Plans

118-PA-003 Rev A – Elevations

118-PA-006 – Proposed Section

Design and Access Statement dated January 2023 prepared by Peabody and Hill

Planning Statement dated 26 June 2023 prepared by Lambert Smith Hampton

**Address:** Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH.

**Proposal:** Erection of a temporary Sales & Marketing Suite that allows flexible space for sales, exhibitions, offices, storage and events in connection with the marketing of residential development at St Ann's New Neighbourhood, together with parking, soft landscaping & ancillary works

**Applicant:** Hill Residential, Catalyst Housing Limited and Catalyst by Design Limited

**Ownership:** Private

#### **Officer Contact:**

### 2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

#### **Conditions:**

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Temporary use for 10 years
- 4) No occupation until new vehicular access in place

#### **Informatives:**

- 1) Hours of construction

### 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

## **Proposed Development**

- 3.1 This is an application for the erection of a temporary Sales & Marketing Suite. It will act primarily as a marketing facility for the wider development proposals for the consented development for the site whilst providing ancillary but directly related marketing uses and services such as consultation areas; virtual video conference rooms; meeting rooms and a show apartment with balcony.
- 3.2 It is proposed that the marketing suite will be in place for a period of 10 years, which is the current expected maximum time to complete residential sales on the St Ann's New Neighbourhood. Following this, the homes approved under the hybrid application (known as "Plot A") within Phase 1A will be built on the Site.
- 3.3 The footprint occupies approximately 184 sqm with a total GIA of 363sqm over the two storeys. The building sits directly adjacent to the highway (separated by the wall running along St Ann's Road), with new pedestrian paths and dedicated parking accessed from the side of the building.
- 3.4 The Suite is proposed to be accessed via a new vehicular and pedestrian access point from St Ann's Road to the west of the site, which has been approved within the detailed application. Vehicle access to the Suite will be kept separate from the construction traffic entering the Site. Four (4) car parking spaces (including 1 accessible space) are proposed, as well as secure cycle parking on the Site for staff and visitors.

## **Site and Surroundings**

### *Site Description*

- 3.5 The application site is a 7.2ha plot of land that forms part of the existing St Ann's Hospital, which is a Victorian-era former fever hospital located on the southern side of St Ann's Road. The majority of the buildings on site are now vacant. Existing building heights across the site range from 2-3 storeys.
- 3.6 Vehicular and pedestrian access to the site is from St Ann's Road, which is located to the north. The site is 1.5 km from Seven Sisters Station, 1.9 km from South Tottenham Station, 1.3 km from Harringay Green Lanes Station and 1.7 km from Harringay Station. There are bus stops close to the site providing services to transport nodes locally and throughout London.
- 3.7 The northern part of the site is located within the St Ann's Conservation Area. The Conservation Area extends along the northern strip of the site parallel to St Ann's Road. There are no statutory listed buildings at the site but it includes Mayfield House, which is a locally listed building.
- 3.8 The site has a relatively flat topography with a gentle fall in land levels from west to east and north to south. It includes a mix of natural landscaped elements, including tree planting and two Site of Importance for Nature Conservation (SINC) areas close to its southern boundary. There is also a

woodland Tree Preservation Order (TPO) and an Ecological Corridor by this site boundary.

- 3.9 The site is designated as being within an Area of Change by the Local Plan. The site is within Flood Zone 1 and is therefore at low risk of flooding. It is also within a Critical Drainage Area and a Groundwater Source Protection Zone.
- 3.10 The application site forms a large part of Site Allocation SA28 of the Site Allocation DPD 2017 which has been identified for new residential development, town centre uses and other uses. The detailed requirements of the site allocation are set out in the 'Site Allocation' section below.

#### *Surrounding area*

- 3.11 The site is bounded to the south by the London Overground railway line and the rear gardens of properties in Warwick Gardens to the west. To the east are the retained St Ann's Hospital medical facilities which are to remain in situ. Further to the east is Hermitage Road. Chestnuts Park is located opposite the site to the north.
- 3.12 The remainder of the local area is predominantly residential in character with buildings of varying styles and age. There are further heritage assets located 300 metres to the east of the application site, along St Ann's Road, including the Grade II\* listed St Ann's Church, Grade II listed St Ann's Church school and Grade II listed 1-5 Avenue Road.

#### **Relevant Planning and Enforcement history**

- 3.13 The most recent planning history in relation to the site is as follows.
- 3.14 Hybrid Planning Application was granted consent on 10 July 2023 for the following:
- (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;
  - (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
  - (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital

Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

#### **4. CONSULTATION RESPONSE**

4.1 The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation and Design Officers: The proposed building would not be considered acceptable in this location as a permanent building, however given the proposed temporary nature and its removal via condition, no concerns are raised.
- 2) LBH Transportation Team: comments have been incorporated into the assessment below.

#### **5. LOCAL REPRESENTATIONS**

5.1 The application has been publicised by way of a site notice which has been displayed in the vicinity of the site as well as publicised in the local press. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

#### **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and heritage impact;
3. Inclusive access;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Other considerations.

##### **Principle of Development**

##### Proposed Use

6.2 The application site forms part of site allocation SA28 'St Ann's Hospital Site' in the Site Allocations DPD 2017. SA28 is identified as being suitable for residential and town centre uses, with some of the existing hospital facilities anticipated as being retained on site. The hybrid permission secures the principle of residential development on the site, for which the proposed temporary suite will be a marketing vehicle to ensure delivery and sale of these units. This also enables the ambitions of Policy SP2 (Housing) in the Local Plan - Strategic Policies document to be met, through delivery of homes to meet identified need in Haringey.

6.3 The Marketing Suite is required on the site to facilitate the marketing of the properties on the St. Ann's site for which planning consent has been granted. The Marketing Suite would be temporarily constructed for a maximum period

of 10 years, following which, once the building has been removed from this part of the site, the private homes will be constructed (as per the planning consent) in its place. Accordingly, the suite will not be required thereafter as private homes have been consented in this location. Additionally and crucially, the Marketing Suite will not hold up the delivery of affordable homes.

- 6.4 Subject to a suitably worded condition requiring the removal of the Suite after 10 years, the principle of development would not, on balance, conflict with the development plan given the fact that it is for a temporary period only.

### **Design and Heritage Impact**

- 6.5 Policy SP11 of the Haringey Local Plan requires that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.
- 6.6 Policy DM1 of the Development Management Development Plan Document (DM DPD) requires development proposals to meet a range of criteria having regard to several considerations including building heights; forms, the scale and massing prevailing around the site; the urban grain; and a sense of enclosure. It requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 6.7 The northern part of the site is located within the St Ann's Conservation Area. The Conservation Area extends along the northern strip of the site parallel to St Ann's Road. There are no statutory listed buildings at the site, though the site does include Mayfield House, which is a locally listed building. 300 metres to the east of the site is the Grade II\* listed St Ann's Church, Grade II listed St Ann's Church school and Grade II listed 1-5 Avenue Road.
- 6.8 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives rise to a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in the exercise of planning functions. The Court of Appeal decisions in the cases of Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council and The Queen (on the application of The Forge Field Society) v Sevenoaks District Council indicate that the duty in section 72 should be given considerable importance and weight. Where a proposed development would cause harm to the character or appearance of a conservation area, decision makers must give that harm considerable importance and weight, irrespective of whether the harm is substantial or less than substantial. Any finding of harm gives rise to a strong presumption against planning permission being granted, unless that harm is clearly and convincingly justified and outweighed by public benefits.
- 6.9 Chapter 16 of the NPPF says that heritage assets are an "irreplaceable resource" that contribute to quality of life and should be conserved accordingly. Paragraph 194 requires that any harm to the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 196 requires that, where the harm would be less than substantial, it should be weighed against the other public benefits of the scheme.

- 6.10 Policy SP12 'Conservation' in Haringey's Local Plan Strategic Policies (2017) sets out that the authority will ensure the conservation of the significance of the Borough's heritage assets. Policy DM9 Management of the Historic Environment of Haringey's DM DPD (2017) continues that approach. Policy DM9 C b) says that the Council will have regard to character appraisals and management plans when considering the impact of proposals on the historic environment.
- 6.11 The proposed temporary Marketing Suite building would not be considered an appropriate form of development in this location and would result in harm to the Conservation Area given the design parameters of the development, as they would compromise the articulation and design details achieved by the consented buildings in terms of its volumes, bulk and massing. However, given the Marketing Suite is proposed for a temporary period of 10 years and as such will not be a lasting feature within the St Ann's Conservation Area, the harm caused would be for a limited time only and therefore, on balance, the proposal is considered acceptable for a temporary period only. This is to be secured by the imposition of a condition limiting the length of time the building can be in situ to 10 years.

#### **Inclusive Access**

- 6.12 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.
- 6.13 The proposed temporary building would provide for level access at ground floor level, whilst it would also include the provision of a lift to facilitate inclusive access across both floors. Finally, one of the car parking spaces has been designated as an accessible space.

#### **Impact on Neighbouring Amenity**

- 6.14 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 residents.
- 6.15 The siting of the proposed temporary building would be within the broad footprint for consented Buildings A1 and A2 as part of the hybrid permission. The proposed temporary use will likely have some ancillary functions attracting people to the premises and as a consequence there would be the potential for some noise and disturbance from 'comings and goings', but this is considered to be minimal in this location. Given the size of the temporary

building and the general operational nature of the proposed use, it is not considered the associated functions would be so intensive or frequent that it would materially impact on the amenity of surrounding residents and occupiers.

- 6.16 The extent of lighting would be very modest and would not create levels of illuminance that would materially harm the amenity of adjacent and surrounding occupiers and residents.
- 6.17 Overall, it is considered that the proposal would not have a material impact on the amenity of surrounding occupiers and residents.

### **Transport Considerations**

- 6.18 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 6.19 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.
- 6.20 The proposal is for a Sales and Marketing suite building and car parking to be installed for a maximum period of 10 years. The site has poor public transport accessibility (PTAL=2). It is understood that the highway works for the new vehicular access are already included within a s278 agreement for the hybrid permission. Therefore, a condition shall be imposed that the occupation of the temporary building cannot take place until such time that the new vehicular access is in place.
- 6.21 Cycle parking provision is required to meet London Plan minimum standards and will be provided within the building. To manage waste on-site, cleaning contractors will be employed to manage waste on a daily basis, whilst delivery and servicing will take place via the north-western entrance west of the Site. The proposals include the provision of 4 car park spaces which would exceed the London Plan maximum car parking standards, however given the temporary building will be in place for only 10 years, it is not considered that the proposal conflicts with the development plan.

### **Conclusion**

- 6.22 Given the temporary nature of the proposal for 10 years, which is to be secured by the imposition of a condition, the proposal would not be in conflict with the development plan.

6.23 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7. CIL APPLICABLE**

As the proposal is a temporary building it is not liable for CIL.

## **8. RECOMMENDATION**

GRANT PERMISSION subject to conditions

Registered No. HGY/2023/1773

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos. 118-PA-001 Rev C – Block Plan; 118-PA-002 Rev A – Floor Plans; 118-PA-003 Rev A – Elevations; and 118-PA-006 – Proposed Section. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The temporary sales and marketing suite shall not be used for any other purpose other than as a sales and marketing suite in connection with the delivery of the hybrid permission and must be demolished and removed by the expiry of a ten (10) year period commencing from and including the date of this permission.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

4. The temporary sales and marketing suite shall not be occupied until such time that:
  - a) For pedestrian visitors, a pedestrian entrance onto St Ann's Road has been built and delivered in its permanent location as set out within the plans approved through Planning Permission Reference HGY/2022/1833; or

- b) For vehicular visitors, the western access onto St Ann's Road to the north of the site has been built and delivered in its permanent location as set out in the highways works approved through Planning Permission Reference HGY/2022/1833.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.