



Officer Report

Application Number:	HGY/2022/4001
Application Type:	Non-Material Amendment
Address:	423-435 West Green Road, Tottenham, London, N15 3PJ
Proposal:	Non-material amendment to planning permission ref. HGY/2018/1806 for amendments to the approved alterations to the former pub/new church including: raising of parapets levels following detailed design and coordination, minor changes to the elevations (opening retained on the existing pub façade and minor changes to window location), relocation of the roof plantroom to move it away from neighbouring residential properties and guarantee compliance with noise levels, clarification of the materiality of the roof plantroom enclosure and minor changes to internal layouts.
Case Officer:	Josh Parker
Valid Date:	03/11/2022
Applicant:	Mr Simon Oliver
Agent:	Mr Matthew Goodwin

RECOMMENDATION

Approve

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 Approved development

HGY/2018/1806. Demolition of existing buildings and erection of three buildings up to a maximum 6 storeys in height, and extension and conversion of former public house for use of the relocated Church and nursery plus a café, to provide a total of 88 residential units (including 46 social rented units), associated car and cycle parking spaces (including within new basement) and improvements to adjacent park. Granted 19/02/2020.

2.2 Proposed amendments

This application seeks determination from the Council for amendments to the approved alterations to the former pub/new church including: raising of parapets levels following detailed design and coordination, minor changes to the elevations (opening retained on the existing pub façade and minor changes to window location), relocation of the roof plantroom to move it away from neighbouring residential properties and guarantee compliance with noise levels, clarification of the materiality of the roof plantroom enclosure and minor changes to internal layouts.

Several changes are proposed and the most significant of these are summarised below:

- Parapet levels and plantroom screen slightly raised following detailed coordination with structure
- Solid and louvered panels required on roof plant screen to comply with acoustic and ventilation requirements
- Existing opening maintained to work as fire egress door. Door replaced with similar
- New residential entrance door
- Redesigned rear and roof extensions
- Roof plant moved away from residential windows of neighbouring properties to comply with planning noise levels
- Internal layout improvements to church and cafe

2.3 Site and surroundings

The application site formerly contained the Red House care home and Derby Hall Church (both buildings recently demolished). The application site also includes the former Duke of Cambridge public house, which is the subject of this application and is located to the far west of the site, at the junction of West Green Road and Stanley Road. This building is locally listed.

The surrounding area is characterised by the two and three storey properties on West Green Road and two storey yellow brick and white-rendered terrace dwellings on Stanley Road.

3. CONSULTATION

Design Officer:

No objection to amendments

Conservation Officer:

“The proposed changes will not result in any additional harm to the significance of the non-designated heritage asset. The proposed changes to the façades of the locally listed building will restore the appearance and slightly enhance it. The proposed changes to the consented church building are also considered consistent to the previously consented plans and are supported from a conservation perspective.”

4. ANALYSIS/ASSESSMENT

Legislation came into force on 1 October 2009 which legally allows the Council to approve non-material changes to approved developments (Statutory Instruments 2009 No. 2261 Town & Country Planning (General Development Procedure) (Amendment no 3) (England) Order 2009. Analysis

Layout Amendments to Proposed Church, & Café

The internal areas for the church have been rationalised to make best use of the available space. The church will now revert back to the initial design of having a large open entrance lobby open to both the café and church. Additionally, a fire egress door has been added to the front elevation by the main entrance. Minor accessibility tweaks have been provided throughout the new church premises, including wide accessways and layout. The ground floor shows a more rationalised layout for the churches ancillary activities including community spaces and media facilities. The conference and function spaces at second floor have also been clarified. The applications revision is proposing minor changes to the building that were discussed during a pre-application meeting held on the 18/05/2022.

The floor area for the café has been reverted to a design similar to the initial proposal before a previous S96A. There are no objections to this as it is an ancillary function to the church activities. The retention of some café operations that are directly accessible from the street via the corner and the road frontage. As such, it is considered that the proposed internal amendments to the church & café are acceptable.

Layout Amendments to proposed roof plant and parapets have been revised. The Plant has been moved towards the West Green Road edge to help the plant to help comply with the noise compliance regulations. The slightly revised plant has a slightly larger bulk overall which is accommodated by a slightly higher parapet or coping. These changes are necessary to move the plant away from the residential windows to the east. The overall impact on the changes with the coping and plant are minor in nature and proportionate in terms of the approved application.

External Appearance of Locally Listed Building and its Extensions

There would be a greater focus on the detailed restoration of the historic character of the locally listed pub. The existing brick coping on the top of the building would be increased in height and finished with white render (this is an increase in the height of the increased parapet approved previously under details for Condition 7, which is now still considered to be an acceptable increase).

The roof extension would be slightly greater in height than that of the approved roof extension. However, the maximum height of the front elevation would be just 0.27 metres above that previously approved, which is not significant given the scale of the existing building. The roof extension would also now have a consistent height and would include a decorative coping which better accords with the historic character of the locally listed building.

Additionally, the other external changes pertain to the fire egress door on the northern elevation which will be retained like it was in the original application before the previous non-material amendment. This door is the same as the existing situation which has been re-incorporated into the plans. All other ground floor detailing appears to be consistent with the previous applications and aims to protect/enhance the character of the pub by reflecting the design detailing of the original building, where appropriate.

The plant screening is proposed to be an additional 0.36m in maximum height and move back towards the northern end of the roof as mentioned above. The lift overrun will also be added to the roof space however will not project past the parapet. These changes are modest revisions that will also not be significant when considering the scale and proportion of the host building.

The plant is to be positioned at roof level and would not generally be visible from street level. The detailed materials will be confirmed at a later date as part of the requirements for Condition 6. The Council's Conservation Officer has raised no objections to the amendments proposed, stating that the changes will in fact enhance the appearance of the locally listed building. The Council's Design Officer also supports the proposed amendments.

As such, it is considered that the proposed amendments to the external appearance of the locally listed building and its approved extensions are acceptable, as they would not have a negative impact on the significance of the non-designated heritage asset or the character and appearance of the host building, its previously approved extensions, or the surrounding area.

Impact on Conditions on Planning Permission

The drawings submitted as part of this application would supersede the information previously submitted and approved in respect of Condition 7 (historic building details). The details already submitted and approved for Conditions 8 (boundary treatments), 11 (landscaping), 13 (air quality assessment), 26 (Crossrail 2 impact), 29 (plant noise) and 34 (overheating) must be reviewed by the applicant on approval of this application and, if necessary, revised and resubmitted for the Council to assess again.

The decision notice shall include an informative reminding the applicant of next steps in respect of the above referenced conditions.

Conclusion

Therefore, given the comments above, it is considered that the proposed changes are non-material amendments to the a planning permission that are also acceptable in planning terms.

Informatives:

This decision includes revised information relating to the approval of details for Condition 7 (historic building details) of the planning permission referenced above which were previously approved under application ref. HGY/2020/0505. This decision may also necessitate amendments to the details previously approved for Conditions 8 (boundary treatments), 11 (landscaping), 13 (air quality assessment), 26 (Crossrail 2 impact), 29 (plant noise) and 34 (overheating). The applicant must review the previously approved details for each of these conditions and resubmit to the Local Planning Authority for approval if amendments are required.