

MADDOX PLANNING

LONDON & MANCHESTER
0345 1211706

Robbie McNaugher
London Borough of Haringey

06/02/2024

Wood Green Crown Court: Submission of planning application

Dear Robbie

Please see attached on behalf of our client, Red Engineering Limited, an application for full planning permission for development at Wood Green Crown Court, Lordship Lane, London, England N22 5LF.

The full description of development is:

“Full planning permission for the installation, reconfiguration and replacement of external lighting at Wood Green Crown Court, Lordship Lane, London, England N22 5LF”.

The proposal has been assessed against the relevant policies within the statutory development plan, as well as national planning policy.

This planning application comprises the following documents:

- Application forms, certificates and notices;
- Application fee;
- This covering letter;
- Site location plan;
- Existing and proposed plans;
- Ecology note; and
- External lighting assessment.

Description of the proposal

The description of the proposal is:

“Full planning permission for the installation, reconfiguration and replacement of external lighting at Wood Green Crown Court, Lordship Lane, London, England N22 5LF”.

The proposal relates to the installation, replacement and reconfiguration of the external lighting on the front and rear elevations of the building at Wood Green Crown Court. The front elevation comprises new LED lamps as the existing lamps are broken and not functioning. The rear elevation proposes wall mounted lights along the access road which will be replaced with new ones.

Site area and description

The site address is Wood Green Crown Court, Lordship Lane, London, England N22 5LF. The site area is 0.76 hectares.

The existing building is Wood Green Crown Court with the building itself being seven storeys in height.

Existing pedestrian and vehicle access can be gained to the front of the site from Lordship Lane.

The site lies within flood risk zone 1, which affords a low probability of flooding at the site. There are no listed buildings within the vicinity of the site, and the site is not located within a conservation area. The site is located within an Air Quality Management Area.

The surrounding area comprises of a range of residential, and commercial uses with building heights in the vicinity ranging between two and five storeys in height

There are no existing highway markings or controlled parking zones at the site.

Planning history

The below is a list of relevant on-site planning decisions.

Reference/address	Description	Status/decision date
HGY/2002/1208	Erection of an open shelter with a Perspex roof	Approved on 15 October 2022
HGY/2000/1269	Circular 18/84. Erection of new brick wall to perimeter the site, Installation of new security gate and CCTV wall mounted camera. (Noisy disruptive construction work will not be permitted from 10:00am until 4:00pm, Mondays to Fridays when the court is in session).	Date unavailable
HGY/1992/0079	Outline application for the erection of an extension to the existing Crown Courts and provision of associated parking (Circular 18/84)	Date unavailable

Development plan policy

To the extent that development plan policies are material to an application for planning permission the decisions for applications must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Development Plan comprises the following:

- London Plan (2021);
- Strategic Policies DPD (2013); and
- Development Management DPD (2017).

The relevant policies from the London Plan (2021) are:

- D4: Delivering good design; and
- G6: Biodiversity and access to nature.

The relevant policies from the Strategic Policies DPD (2013) are:

- SP0: Presumption in favour of sustainable development; and
 - SP11: Design.
-

The relevant policies from the Development Management DPD (2017) are:

- DM1: Delivering high quality design (Haringey Development Charter); and
- DM21: Sustainable design, layout and construction.

Key benefits and considerations

Principle of development

Policy SP0 of the Strategic Policies DPD sets out a presumption in favour of sustainable development that is also contained within the Framework. The proposed development seeks the installation, reconfiguration and replacement of external lighting at the existing crown court. External lighting is proposed to replace not functioning and old lights with new LED equivalents.

The proposed development is in compliance with national, strategic and local planning policies. As a result, it can be concluded that this proposal is acceptable in principle.

Design

Strategic Policies DPD Policy SP11 sets out that all development shall be of the highest standard of design that respects its local context and character. Policy DM1 of the Development Management DPD reiterates this as it sets out all new development must achieve a high standard of design and contribute to the distinctive. Policy DM21 of the Development Management DPD also sets out that all new development will be expected to consider and implement sustainable design, layout and construction techniques. This is also reiterated in Policy D4 of the London Plan.

The proposed development has been designed to the highest design standards. The existing external lighting currently installed to the back of the building currently comprises wall mounted lights along the access road which will be replaced with new ones, with the existing wall light positions to be retained. The existing wall mounted lights within car park area are also to be replaced with new lights, with their existing positions retained. There are also some existing lighting columns to the back of the building which will be retained, and the luminaires will be replaced with new ones.

The external lighting installed to the front of the building is to be replaced with new LED lamps as the existing lamps are broken and not functioning. The existing external lighting to the front of the building mainly consists of bollards, wall bring lights, floodlights, and some column lighting. The existing bollards and brick lights on site are generally in poor condition and will be replaced with new ones. New bollards will be provided with 180-degree shield to avoid lighting green areas. The existing flood lights are also to be replaced with new equivalent LED lights.

There is minimal change to the facade of the building and majority of the external lighting that is being replaced is used to light up pedestrian walk paths, car park areas and walkways.

Ecology

London Plan Policy G6 sets out that proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. The accompanying ecology note sets out that the scheme has been designed to minimise light spill on the green space, and use warm white luminaries, in accordance with latest guidance. The proposals are therefore considered to have a negligible impact on local bat populations and other nocturnal fauna. It is therefore demonstrated that the proposed lighting will not have a detrimental impact on ecology.

Conclusion

This covering letter has been prepared on behalf of our client, Red Engineering Design Limited, in support of a full planning application for the provision of external lighting at Wood Green Crown Court. The proposals represent a

policy compliant development of the site, which will offer a number of material benefits, which are set out above, and must be considered as part of the determination of the application.

I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, consisting of the letters 'BA' followed by a large, sweeping flourish that extends to the right and then curves back down.

Ben Anderson
Senior Planner

t: 0345 121 1706
e: ben@maddoxplanning.com

Ref. 1625 - Wood Green Crown Court, Haringey