



Officer Report

Application Number:	HGY/2022/2062
Application Type:	Full planning permission
Address:	771, High Road, London, N17 8AH
Proposal:	Replacement of existing of extraction/ventilation system with duct to the rear.
Case Officer:	Oskar Gregersen
Valid Date:	07/02/2024
Applicant:	4 Harris
Agent:	Mr Serhan Senyurek

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement an existing extraction/ventilation system at the rear of a building fronting Tottenham High Road

Site and Surroundings

The application site is a three-storey mixed use building with retail at ground floor level and residential above. The surrounding area is characterised by mixed use buildings with a mix of retail uses at ground floor. The site sits opposite the Tottenham Hotspur Stadium.

The site is located within the North Tottenham Conservation area and is locally listed (No. 628).

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2020/2074 | 771 & 771A, High Road, London, N17 8AH | Repair and restoration of the facade and shop fronts of 771 and 771 A High Road including repairs, cleaning and decoration; reinstatement of parapet cornice and shopfront pilasters; new double glazed sash windows at 1st and 2nd floor levels; refurbishment of timber shopfront at 771A; reinstatement of timber shopfront and doors to 771.

Approve w/ Conditions

HGY/2021/1197 | 771, High Road, London, N17 8AH | Details of the external tile pursuant to condition 3 of planning permission HGY/2020/2074 for the repair and restoration of the facade and shop fronts of 771 and 771 A High Road.
Approve w/ Conditions

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer – No Response

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 35 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area;
3. Impact on neighbouring amenity;

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

In this instance, permission is sought to replace an existing ventilation/extraction ducting system with a new one at a similar scale and in similar materials. Given the siting and appearance of the proposed system, not entirely visible from the front elevation, it is deemed that the proposal would not be detrimental to the character of the host building, and would be compliant

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The application site is located within the central section of North Tottenham Conservation Area, described in the Conservation Area Appraisal as 'more varied in character, with early Victorian commercial terraces on the west side giving way to the more open appearance of the institutional buildings such as the church and school, contrasting with the more or less continuous built frontage on the east side of the road, with the Spurs stadium visible behind'.

Additionally, the Appraisal states that 'this character sub-area has lost much of its historic integrity with the demolition of most of the buildings on the east side of the High Road as part of the proposed Spurs redevelopment. The remaining group of buildings between Bill Nicholson Way and Park Road preserve a semblance of the linear continuity of the east side of the road opposite the church and the open space of the school playground. On the west side, whilst the two surviving Victorian commercial terraces provide some linear continuity, they are much altered and their contribution to the conservation area is limited.'

The application site is denoted as a positive contributor to the conservation area, being locally listed. As such increased weight is laid on ensuring that the character of this heritage asset is protected.

The existing ducting/ventilation system is not explicitly visible from the High Road, by virtue of being located at the south eastern corner of the building away from the front elevation. Further, the rear elevation faces a goods yard with a residential estate in the distance, neither of which are in the Conservation Area.

The replacement ducting is proposed to be in the same location and at the same scale as the existing. As such, the replacement ducting is not deemed to be detrimental to the character of the host building or surrounding heritage assets, and the proposed works comply with relevant policy including Development Management DPD (2017) Policy DM9.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 resident.

The key factor in determining the amenity impact of the proposed ducting lies in any potential disturbance from noise or unpleasant odour. The applicants have provided detailed reports showing that the ventilation system would only operate within acceptable noise levels at sociable

hours (conditions will be added to ensure this), as well as being equipped with devices aimed to mitigate any potential disturbance from odour by scrubbing air of any potentially disturbing scents.

The measures demonstrated to mitigate amenity impact satisfy the LPA that the proposed replacement ducting would not adversely affect neighbouring amenity, and the proposal is generally compliant with London Plan (2021) Policy D14, as well as Development Management (2017) DPD Policy DM1 and the proposal can be approved.

Conclusion

The proposal is considered acceptable for the reasons mentioned above, as measures have been taken to mitigate neighbouring amenity and the proposal is replacing existing ducting in a way that does not adversely impact a heritage asset. It is noted that conditions will be added to this application to ensure that the system is operated within sociable hours so as to avoid any neighbourly disturbance.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following condition(s)

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.

- 3 Noise emitted by all building services plant shall not exceed the existing measured lowest LA90(15min) background noise level at any time when all plant is in use. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential window or at 1.2m above any adjacent residential garden, terrace, balcony or patio. The equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.
- 4 All plant and equipment shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

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.