



Officer Report

Application Number:	HGY/2024/0728
Application Type:	Full planning permission
Address:	TK Maxx, Unit 5, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Proposal:	Installation of Additional Floorspace at Mezzanine Level
Case Officer:	Sarah Madondo
Valid Date:	01/04/2024
Applicant:	-
Agent:	Miss Amelia Robson

RECOMMENDATION

Approve with Conditions

Proposed development

Installation of Additional Floorspace at Mezzanine Level.

Site and Surroundings

The application site, Unit 5 is located within the Tottenham Hale Retail Park. The existing retail park is located to the eastern side of Haringey Borough, south of Tottenham and borders the Lee Valley Corridor. The site addresses the junction of the Ferry Lane gyratory system and Broad Lane and is opposite Tottenham Hale Railway Station. The buildings on the retail park site form an L shape to the south and east boundaries with service yards to the rear, with a further two storey retail block fronting the corner of Ferry Lane and Broad Lane. Access is from Broad Lane with further egress onto the gyratory system, to the north with the centre of the site laid out as car parking. The Tottenham Hale Retail Park is the principal destination for retail warehousing and the second most popular retail destination in the borough. The park was built in the early 1990s and in 2005 permission was granted for a significant remodelling, upgrading and expansion of the original scheme. Further permissions in 2006 and 2007 created new and relocated units along the Ferry Lane frontage, improving both the offer and visual appearance of the Park.

Relevant Planning and Enforcement History

HGY/2015/1269 Non-material amendment following a grant of planning permission
HGY/2014/2575 for removal of the existing fire exit door on the east elevation of the unit Approve with Conditions

HGY/2014/2575 External alterations and revised servicing arrangements Approve with Conditions

HGY/2014/257 Reconfiguration of Unit 5 and insertion of mezzanine floor Approve with Conditions

HGY/2013/1713 Replacement of existing heating, ventilation and air conditioning plant Approve with Conditions

HGY/2006/1416 Display of 3 x internally illuminated fascia signs and 4 x poster grip signs Approve with Conditions

HGY/2006/0451 Display of 1 x fascia sign and 4 x poster frame Refuse

CONSULTATION RESPONSE

LBH Transportation - No objection

LOCAL REPRESENTATIONS

None

MATERIAL PLANNING CONSIDERATIONS

Principle of development

The site is located within the Tottenham Hale Retail Park (TH3) site allocation in the borough's Tottenham Area Action Plan (adopted July 2017). The allocation proposes the comprehensive redevelopment to form part of the new Tottenham Hale District Centre along with adjoining sites to the north. New road layout, including a fine graining of the street layout, creating town centre uses at ground and first floor levels, with residential and commercial uses above. Given, that the proposed development is relatively minor in scale, extending and intensifying existing development, it is not considered likely that the scheme would prejudice the future delivery of the site allocation objectives.

Local Plan Policy SP1 identify Tottenham Hale as an Opportunity Area and Growth Area where development will be promoted. Local Plan Policy SP10 states that the Council will promote and encourage development of retail within its town centres according to the borough's town centre hierarchy. Tottenham has been designated as the new district centre.

The Site is located within Tottenham Hale District Centre as identified by Policy SP10 of the Strategic Policies and Policy SA3 of the Site Allocations DPD. The development plan seeks to maintain, enhance and strengthen the network of commercial centres that serve the Borough and its resident and employee population. It follows that the Site is a preferred location for 'retail' and other 'main town centre' uses and critically, the proposed development accords with the adopted spatial framework of the development plan.

The Site is located within Tottenham Hale District Centre as identified by Policy SP10 of the Strategic Policies and Policy SA3 of the Site Allocations DPD. The proposal provides retail floorspace within an allocated District Centre and therefore accords with Policies SP10 and SA3.

The application seeks planning permission for the creation of 421 sq. m (GIA) of additional floorspace (Class E) at mezzanine level. The proposed floorspace will be an extension to an existing mezzanine increasing the total area from 896 sq. m to 1,317 sq. m. The additional floorspace is proposed to better meet the operational requirements of TK Maxx. It will facilitate a greater range of products to be displayed and an enhanced shopping environment and customer experience.

The proposal provides retail floorspace within an allocated District Centre and therefore accords with Policies SP10 and SA3. As such the principle of the instillation of additional floorspace at mezzanine level is acceptable in this instance.

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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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 residential properties are sufficiently separated from the site, therefore there is no impact.

Transportation consideration

Local Plan Policy SP7 states that in line with the London Plan, the Council will work with its partners to promote travel demand management schemes to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by minimising congestion and addressing the environmental impacts of travel by promoting public transport, walking and cycling.

The Council Transportation Team have been consulted and advised that the application site has a high public transport accessibility level of 6a and is within easy walking distance of Tottenham Hale underground and rail stations. Therefore staff and customers have a number of opportunities to use sustainable modes of transport to travel to and from the site.

The Council Transportation Team have been consulted and advises there are no transport objections regarding this application to extend the mezzanine floor by 421sqm. It is therefore considered that the proposed development will not adversely affect the flow of traffic or car parking demand on the adjoining highway network.

Conclusion

It is considered that the additional floorspace is modest in scale and will not have a demonstrably harmful effect on the vitality and viability of any nearby centres. The proposed development would create additional employment opportunities and contribute to the regeneration aspirations of the Tottenham Hale Masterplan. The proposal would have no impact on residential amenity and would materially harm traffic or highway safety conditions.

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

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: 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.