

Officer Report

Application Number:	HGY/2024/0631
Application Type:	Full planning permission
Address:	Unit 1 Rangemoor Industrial Estate, Tottenham, N15 4ND
Proposal:	Proposed 4 no. of A/C units to be wall mounted within a security cage. New 48mm diameter galvanised steel key clamp barrier at 1100mm high, mechanically fixed to floor slab. Additionally, containment penetrating the front elevation by 350mm dia., and 2 new 300x300mm louvres to the rear elevation in silver aluminium.
Case Officer:	Mercy Oruwari
Valid Date:	07/03/2024
Applicant:	Aly Aguilar
Agent:	Ela Yeter

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

The application site relates to a commercial building located between Norman Road and Bernard Road within an industrial estate. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision.

The proposal seeks to add 4x A/C units to be wall mounted within a security cage, a new 48mm diameter galvanised steel key clamp barrier at a height of 1100mm, mechanically fixed to a floor slab, and a containment penetrating the front elevation by 350mm diameters. These would be installed on the eastern side of the building. On the western elevation of the building fronting Rangemoor Road, 2x new 300x300mm louvres in silver aluminium would also be installed.

The air conditioning unit, galvanised steel key clamp barrier and the containment would be installed on the elevation of the building facing onto the enclosed grounds of these set of industrial units. In comparison to the size of the building the plant equipment being installed are of a modest scale.

The air conditioning units and the other items would not be positioned in a visually prominent location and within the context of the surroundings set within an industrial estate affixed to an industrial building of low architectural merit, would not have an adverse impact on the character and appearance of the host building or wider locality. The scale of the air conditioning units and the other items would have a negligible impact on the character and appearance of the host building and the site. Therefore, this part of the works is considered acceptable with regards to design and character considerations.

The louvres would be installed on the elevation of the building facing the road. The louvres are of a very modest scale and would be discreetly placed to not be visually prominent. This part of the works is also considered acceptable with regards to design and character considerations.

Pertinent to this application, part D (c) of policy DM1 of the Haringey Development Management Plan DPD requires proposals to address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

The siting, scale and massing of the air conditioning units has no impact on outlook or light for residential properties as it is located some distance away from residential properties.

Given the size and location of the units set a significant distance away from the nearest residential properties - approximately 45 metres away to the east on Herbert Road - the air conditioning units are highly unlikely to result in generating a level of noise or vibration that would result in an unacceptable impact on these residential properties.

A restrictive condition can be imposed on the development that sets out that the air conditioning unit shall maintained and serviced so as to prevent the transmission of noise and vibration into neighbouring premises.

Subject to compliance with this condition, the proposal would be acceptable with regards to amenity impact considerations.

The proposed development is in general accordance with policy D14 of the London Plan 2021, policy DM1 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

3. **RECOMMENDATION** - GRANT PERMISSION subject to conditions

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 The design and installation of the air conditioning units shall be such that when operating the cumulative noise level LAeq TR arising from the unit, measured or predicated at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB9A) below the background noise level LAF90 Tbg. The measurement and/or predication of the noise should be carried out in accordance with the methodology contained within BS 4142:2014.

Reason: To protect neighbouring resident's amenity, in accordance with policy DM1 of the Haringey Development Management DPD (2017).