



Officer Report

Application Number:	HGY/2024/0972
Application Type:	Full planning permission
Address:	TK Maxx, Unit 5, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Proposal:	External alterations to reconfigure part of the front elevation to replace an area of glazing with a new fire door.
Case Officer:	Sarah Madondo
Valid Date:	08/04/2024
Applicant:	-
Agent:	Miss Amelia Robson

RECOMMENDATION

Approve with Conditions

Proposed development

External alterations to reconfigure part of the front elevation to replace an area of glazing with a new fire door.

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/2024/0728 Installation of Additional Floorspace at Mezzanine Level Approve with Conditions

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

Neighboring properties

LOCAL REPRESENTATIONS

None

MATERIAL PLANNING CONSIDERATIONS

Design and appearance

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions 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.

Permission is sought for minor alterations comprising of external alterations to the front elevation of Unit 5. The proposed alterations include removal of part of the ground floor glazing and

introduction of a fire exit door to the north of the front elevation. The proposed Ascot fire door will measure approximately 2m by 1.4m and be RAL 7039. The façade surrounding the door, in replacement of the window will match existing. The proposed alterations are minor and are consistent with the wider terrace within the Tottenham Hale Retail Park.

The design has regard to the objectives of both local and national planning policies which seek to secure high quality design in all developments. The proposed works included modern design and materials which accord with the aspirations and objectives of these design policies.

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

Conclusion

The proposal is considered acceptable as the proposed alterations are minor and is consistent with the design of the wider retail park and does not detract from the visual amenity of the area.

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.