



Officer Report

Application Number:	HGY/2024/0993
Application Type:	Full planning permission
Address:	Unit 1, 1A Holmdale Terrace, Tottenham, London, N15 6PP
Proposal:	Demolition of existing office block due to accidental damage & re-build with like for like structure
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	09/04/2024
Applicant:	N/A
Agent:	Mr Ian Lapsley

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for demolition of existing office block due to accidental damage and rebuilding with like for like structure. Effectively the proposal is for the demolition and reinstatement of office building following collapsed due to neighbouring works.

Site and Surroundings

The application site is located to the rear of No1 Holmdale Terrace. The existing building has an approximate height of 6.3 metres and features a flat roof detail with parapet wall, which runs along the northern elevation of the building.

Development within the surrounding area is characterised by residential development which is two-three storeys in height. The site is not located within a conservation area nor is the dwelling a listed building.

Relevant Planning and Enforcement History

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

HGY/2021/3105 – Granted 24/11/2021 - Replacement the existing container situated at ground floor level with a purpose-built conference room.

HGY/2021/1844 – Refused 09/08/2021 - Erection of an additional floor and a ground floor extension.

2. CONSULTATION RESPONSES

The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: No comment

External:

2) London Borough of Hackney: No comment

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 41 letters sent to neighbouring properties and by site notices placed within the vicinity of the site. No representations have been received.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development.
2. Design and appearance.
3. Impact on neighbouring amenity.
4. Transport considerations.

Principle of development

The application is supported by a structural engineers and the insurers which suggests that that the building has suffers from structural issues, which would be inappropriate to repair. The extent of the neighbouring building works currently being undertaken adjoining to the application has resulted in the damage and collapse of the host building.

It is noted from the structural engineers email comments, that the condition of the existing structure on the south-west elevation has deteriorated to an extent that demolition is required. It is considered that

Conclusion

The proposal is considered acceptable and there is no dispute that the condition of the building has deteriorated over time and needs replacement. The extent of the damage and collapsed is considered to be sufficient to warrant demolition and replacement. The application has established that the existing damaged building is incapable of physical repair and that demolition and replacement for like for like design is the only viable option. The proposed development is considered to be in accordance with the development Plan Document which is outweighed by the material consideration. Therefore, the application is recommended for approval.

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.

5. 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.

6. 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 Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:
 - a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
 - b) The estimated peak number and type of vehicles per day and week;
 - c) Estimates for the number and type of parking suspensions that will be required; and
 - d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety. Consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.