



Officer Report

Application Number:	HGY/2023/1445
Application Type:	Full planning permission
Address:	67 Grand Parade, Tottenham, London, N4 1EB
Proposal:	Removal of two ac units and the retention of four ac units at the rear of the ground floor unit.
Case Officer:	Ben Coffie
Valid Date:	31/05/2024
Applicant:	MR ORCUN DEMIR
Agent:	Other - ARCHPL

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site is the site of a former bank with office space which is now a retail unit and flats situated above it. The site is located on a prominent corner of Harringay Green Lanes and the building has attractive detailing. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The application seeks retrospective planning permission to retain four of six ac units installed at the rear of the unit.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent planning history pertaining to the subject site is listed below:

HGY/2023/0934,

Address: 67A Grand Parade, Tottenham, London, N4 1DU

Proposal: Alterations to shopfront including new signage and awning over the main entrance.,

Decision Date: 1 June 2023

Decision: Approve with Conditions

HGY/2023/0426,

Address: 67 Grand Parade, Tottenham, London, N4 1EB

Proposal: Conversion of first floor from use class E (currently vacant) to two self contained flats use class C3 . This application is a revision to the previously approved scheme (Ref No.:

HGY/2022/2130) relocating the entrance to the flats, together with alterations to the position of cycle racks/bin storage.,

Decision Date: 23 June 2023

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal

LBH EHS – Noise and Pollution: No response received.

Local amenity groups.

No local groups/societies have made representations.

Neighbour Consultation

No representations have been received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
2. Impact on neighbouring amenity

Design and appearance

The site abuts Stanhope Gardens which is a residential road to the north of the site. At the rear the building further extends at single storey level and is attached to the western flank wall of no. 2 Stanhope Gardens.

The air conditioning units have been installed at ground floor level behind the retail unit, two mounted on the walls near to Stanhope Gardens and four on the rear wall on the southern side of the site.

As per the plans there is no enclosure around the AC units and two of the four ac units are to be removed therefore leaving two ac units at the inner rear of the site. Given these two ac units will be located on the inner rear of the site and in the corner of the projecting outrigger of the building, they will not be visible from public vantage points.

However, the air conditioning units installed facing Stanhope Gardens are mounted approximately 2.3m and 1.6m high and are highly visible from the street. One of the ac units is installed under the external metal stairs and partly obscured by it thereby reducing its prominence when viewed from the street. Whilst the units are highly visible, due to their sizes and numbers, they are not considered obtrusive features that would impact negatively on local visual amenity.

The air conditioning units are installed in a visually prominent location and within the context of commercial usage and therefore 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 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.

As such the development is contrary to Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017.

Impact on neighbouring amenity

The minor scale of the installation and the nature of the works means that it will result in no material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties.

A Noise Impact Assessment by FUTURE-IST LTD prepared on the 15th of April 2024 has been submitted with the application and concludes that the external air conditioning unit would not be harmful to the amenity of neighbouring residents. As per the report, the maximum noise levels of the equipment would be unlikely to cause noise and disturbance and the nearest window is for the host flat. The report states that calculated rating level for the new units is at least 5dB below the background sound level during operating times of the new equipment when assessed at 1m from the closest noise-sensitive receptors.

It will be conditioned that the proposed air conditioning unit 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 5dB(A) 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.

The proposal is acceptable in amenity terms and is in general accordance with Policies DM1 and DM12 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.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area. The scheme will comply with Policies DM1 and DM12 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. The details of the decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

GRANT PLANNING PERMISSION

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 5dB(A) 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).