



Officer Report

Application Number:	HGY/2024/2206
Application Type:	Full planning permission
Address:	Parma House, Parma House, Clarendon Road, London, N22 6XJ
Proposal:	Demolition of the covered service yard and external alterations including the installation of additional windows and means of escape. This is a revision of the previously approved planning application reference: HGY/2024/1496.
Case Officer:	Neil McClellan
Valid Date:	09/08/2024
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Applicant:	AC LONDON PROPERTIES LTD
Agent:	Miss Laura O'Brien

RECOMMENDATION

Approve with Conditions

1. DESCRIPTION OF APPLICATION

Demolition of the covered service yard and external alterations including the installation of additional windows and means of escape. This is a revision of the previously approved planning application reference: HGY/2024/1496.

2. SITE DESCRIPTION

Parma House is a 4-storey office building located on Clarendon Road, within the Wood Green Cultural Quarter and Local Employment Area. The site forms part of the wider 'Chocolate Factory' development, a large mixed-use redevelopment of the former Barratt's confectionery factory and adjacent buildings including Parma House, which is identified as existing building 7 and the site of proposed block B within the approved Chocolate Factory Master Plan.

Parma House is also close to the Clarendon Square development.

It is not in a conservation area and none of the buildings on or adjacent to the site are listed.

The site has a Public Transport Accessibility Level (PTAL) of 5 and is within close proximity to Wood Green Underground station and Alexandra Palace and Hornsey train stations.

The amenities of Wood Green Metropolitan District Town centre are close by.

3. PLANNING HISTORY

HGY/2024/2372 – Planning application submitted for the construction of a rooftop extension to provide 8 additional flats. Decision pending.

HGY/2024/2256 – Prior approval granted for the change of use of the existing building from commercial use (Class E Use) to residential use (Class C3 Use) to provide 52 flats. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

HGY/2024/2213 – Prior approval granted for the change of use of the existing building from commercial use (Class E Use) to residential use (Class C3 Use) to provide 35 flats. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This application was a resubmission of the previous application (Ref: HGY/2024/1521) that was refused prior approval.

HGY/2024/1496 – Planning permission granted for the demolition of the covered service yard and external alterations including the installation of additional windows.

HGY/2024/1521 – Prior approval refused for the proposed change of use of the existing building from commercial/business/service use (Class E) to residential use (Class C3) to provide 35 flats. Application made under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

HGY/2017/3020 – Planning permission granted for the 'Chocolate Factory' development, a mixed-use scheme comprising 10,657 sqm of commercial floorspace and 230 residential units.

There have been several subsequent applications for approval of details, and non-material and minor material amendment applications granted in relation to this development.

4. CONSULTATION RESPONSES

Statutory & Internal Consultation

The following internal consultation responses were received:

LBH Design – No objection subject to conditions regarding material/detailed design of proposed windows and for landscaping.

Transport for London (Spatial Planning) – No comments to make on this planning application. The proposal was also passed on to the Crossrail 2 safeguarding team, but no response was received.

Local Notification

Site notices were displayed within the immediate vicinity of the site. No responses have been received from neighbouring occupiers.

5. CONSIDERATIONS

Background

Planning permission has already been granted for virtually an identical scheme earlier this year (Ref: HGY/2024/1496). This application includes a minor change to the approved scheme to add a doorway into the internal courtyard elevation to provide a pedestrian route from the internal courtyard to the front of the site.

Parma House was formerly in the ownership of Workspace Ltd the applicant and developer for the Chocolate Factory scheme described above. In that scheme Parma House was to be demolished and replaced with a new block of mainly residential flats. Workspace Ltd are no longer proposing to bring this element of the scheme forward and have sold the site to the current applicants, who intend to convert the existing building into a mixed residential/commercial use under prior approval.

The first application for prior approval was rejected on the grounds that that it didn't provide enough detail on mitigating background commercial noise from existing neighbouring sites and from within the development itself. The applicants are satisfied that they can overcome these concerns and intend to resubmit.

Notwithstanding the above they wish to proceed with this current application for full permission for refurbishing the exterior of the building, as they intend to reintroduce commercial use in those parts of the building where it was to be retained ahead of carrying out the residential element of their scheme should prior approval be granted in the future.

Officer's understanding is that Workspace intend to continue with the rest of the Chocolate Factory Scheme. None of the affordable housing element of that scheme was included in the Block that was to be built on the site of Parma House.

Design & Appearance

The main consideration is the impact of the exterior changes on the character and appearance of the building and the area around it.

This planning application is for the creation of some new and the enlarging of some existing window openings, and the replacement of the existing single glazed steel framed windows with new double-glazed units.

The proposed new and enlarged windows are not objectionable in principle from a design point of view, and do not harm the overall elevational composition of the key facades. However very little detail of the proposed fenestration is provided. A condition will therefore be required requiring further details of the proposed windows, to ensure they complement the existing building and are of an appropriate quality.

No proposals are included for landscaping of the spaces around the building, despite the proposals including the opening up of new open space in place of the demolished single storey covered service yard and toilet block. No information has been on any changes to the boundary treatment of the site has been provided. The applicant has agreed there is scope to introduce soft landscaping within the site and is happy for a condition to be imposed requiring details of the proposed landscaping and boundary treatment.

In conclusion, the proposed modest alterations to this existing building are acceptable in principle from a design point of view, subject to further details of the proposed fenestration, landscaping and boundary treatment being secured by condition.

Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. CIL LIABILITY

No new floorspace is being created and the building has been occupied for a lawful use for at least six months continuously in the last three years, as such the proposal is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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 Notwithstanding the plans hereby approved, prior to the commencement of buildings works, detailed drawings, including sections, material specification, including samples where necessary, to confirm the detailed design and materials of all new and replacement windows and external doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the

interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 No development shall commence until a scheme for the boundary treatment around the site has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 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 their 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.