



Officer Report

Application Number:	HGY/2024/3441
Application Type:	Full planning permission
Address:	Dial House, 790 & 792 High Road, Tottenham, London, N17 0DH
Proposal:	Change of use of no.790 from residential (C3) to office (E(g)(i)) and external alterations to the rear elevations
Case Officer:	Alicia Croskery
Valid Date:	16/12/2024
Applicant:	Serra
Agent:	Miss Laura Young

RECOMMENDATION

Approve with Conditions

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Approve with conditions

PROPOSED DEVELOPMENT

The applications seeks full planning permission for the change of use from residential (C3) to office (E(g)(i)) and external alterations to the rear elevation. The office space will span over the four storeys including private offices, meeting rooms, amenity spaces, hot desk areas, a reception and a rooftop terrace. The proposal will include external alterations to the rear (east) elevation of 790 High Road, comprising of the removal of the central window and replacement with a new entrance doorway.

The proposed development is part of Phase 4 for the regeneration project to Northumberland Terrace (this is further discussed in section 3 of this report).

SITE AND SURROUNDINGS

The site lies on the eastern side of High Road and is an existing four storey building. The site is a grade II* listed building and is located within the North Tottenham conservation area. This site is currently vacant and consists of 10 flats which are all in a state of deterioration and not to code.

The surrounding area is of a mixed use character. The area to the east comprises the wider THFC stadium site. The site and the area surrounding it is identified within the emerging Tottenham Area Action Plan pre-submission version as site allocation NT7 (Tottenham Hotspur Stadium). The site is located within the Family Housing Protection Zone and is affected by the following Article 4 directions; HMO, Office to Residential, warehouse to residential.

The subject site is part of a wider redevelopment for Northumberland Terrace, with the rear of the property already seeing improvements to the landscaping and public realm (phase 2 of the Paxton redevelopment).

Planning history and Northumberland Terrace redevelopment plan

The Northumberland Terrace has undergone a number of repairs and improvements with a comprehensive redevelopment of the area being undertaken. 790 – 814 High Road and the adjacent buildings to the rear are apart of the Northumberland Terrace redevelopment. The Northumberland Terrace redevelopment is summarised as follows:

Phase 1: HGY/2016/3310 and HGY/2016/3540

Erection of a four storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos 792 and 794 High Road; demolition of boundary wall to the rear of 792 -796 High Road; and associated hard and soft landscaping; and other ancillary works. Approved with conditions. Completed.

Phase 2: HGY/2019/0315

Proposed works of repair and minor alteration to Nos. 790, 792 and 764 High Road. Repairs and minor alterations included; restoration of the frontages as well as landscaping and works to the side elevations including brickwork, windows, doors and roof works. Approved with conditions. Completed.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

External:

- 1) Historic England – No objection

Internal:

- 1) LBH Waste – No objection to the proposed arrangement that has been approved as part of site wide strategy.
- 2) LBH transport – No objection to the proposed arrangement that has been approved as part of HGY/2022/1642.
- 3) LBH design officer – No response.
- 4) LBH conservation officer - supportive of the application.

LOCAL REPRESENTATIONS

The application has been published by way of letters. The number of representations received from neighbours, local groups ect, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

The following councillor made representations:

- Councillor Bevan – *‘As a Cllr of long standing, I am responding to this application. I have visited the above address, and my comments are below and are based on my observations and local*

knowledge during my 20 years as a Cllr for this ward and as the Design Champion for Haringey - AGREED'

MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. Principle of development;
2. Design and heritage impact;
3. Inclusive access;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Other considerations.

Principle of development

Proposed use

The Tottenham Area Action Plan (TAAP) identifies Site Allocation NT7 for major mixed-use redevelopment including a new stadium, 285 net residential units, 4,000sqm of commercial uses and 122,045sqm of leisure uses amongst others. P19 also confirms that development of the allocation will contribute to creating a wider commercial and visitor destination.

The site requirements for allocation NT7 (P110/111) have largely been satisfied by the extant consents for the new stadium and surrounding development. Of relevance to the enclosed application, they include:

- The delivery of high-quality design that responds positively to the heritage context of the site and provides active frontages to the High Road. This includes following the principles of the 'Management of Heritage Assets' section of the TAAP.
- Ensuring that retail/commercial uses are complementary and do not compete with the uses proposed on the expanded Local Centre on the western side of the High Road.
- Comprehensive approach to delivering physical improvements to the Northern Terrace including the delivery of viable, long-term uses for vacant buildings.

The principle of providing a flexible commercial and business use at the site is therefore supported by policy and in accordance with the requirements for site allocation NT7.

Loss of residential use

DPD Policy DM10 resists the loss of existing housing unless this is replaced with at least equivalent new residential floor space. In this case, the site comprises of 10 flats and 424sqm GIA and would be replaced by office space.

The site has been vacant for some time and is not currently liveable or compliant with the relevant building standards. The wider plans for this site, under the same ownership and as part of the wider development they are undertaking, have approved a substantial quantum of residential development within the wider site allocation. Specifically, plot 5 within the wider site allocation has planning permission for 585 residential homes (HGY/2023/2137), which will result in an increase of 300 homes within NT7. Whilst the accommodation is not being replaced within the same subject site as this proposed office space, it is being provided within close proximity and supports NT7 with a commercial and business use at the site. The development when viewing it as part of the Northumberland Terrace regeneration project, provides planning merit which outweighs the need for residential development on this particular site.

As such, officers consider the loss of substandard housing to be acceptable in this context and wider regeneration of the site and other relating permissions.

Design and impact

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives rise to a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in the exercise of planning functions. The Court of Appeal decisions in the cases of *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* and *The Queen (on the application of The Forge Field Society) v Sevenoaks District Council* indicate that the duty in section 72 should be given considerable importance and weight.

Where a proposed development would cause harm to the character or appearance of a conservation area, decision makers must give that harm considerable importance and weight, irrespective of whether the harm is substantial or less than substantial. Any finding of harm gives rise to a strong presumption against planning permission being granted, unless that harm is clearly and convincingly justified and outweighed by public benefits.

Chapter 16 of the NPPF says that heritage assets are an “irreplaceable resource” that contribute to quality of life and should be conserved accordingly. Paragraph 194 requires that any harm to the significance of a designated heritage asset should require clear and convincing justification. Paragraph 196 requires that, where the harm would be less than substantial, it should be weighed against the other public benefits of the scheme.

Policy SP12 ‘Conservation’ in Haringey’s Local Plan Strategic Policies (2017) sets out that the authority will ensure the conservation of the significance of the Borough’s heritage assets. DM9 Management of the historic environment in Haringey’s Local Plan Development Management DPD (2017) continues that approach. DM9 C b) says that the Council will have regard to character appraisals and management plans when considering the impact of proposals on the historic environment.

The proposed works aim to sensitively declutter the interiors and rear elevation from utilitarian and low value interventions so to unveil as much as possible of the original plan form and elevational design and reinforce the historic character of the front rooms of the building which constitute the most valuable components of significance and character of the listed property. The proposed works will involve restoring and reinstating historic joinery and architectural elements wherever these survive, or sufficient evidence of the original design is available; works will beneficially include carrying out repairs to floors, ceilings, and joinery.

The uncontentious reconfiguration of the rear section of the building which has limited heritage value, will appropriately host a new lift, toilets, breakout spaces with kitchen facilities, IT cabinet and Heating, Cooling and Ventilation systems that will require the carefully pondered installation of 6 condensers to the roof positioned within the roof valley of grade II listed property at No 792. The proposed installation of the new equipment on the roof valley of the neighbouring building is considered acceptable since the application demonstrates that the new roof-mounted equipment will not affect in any way the appreciation of the host building and its terrace.

The proposed works to the modern rear elevation facing Paxton Place will beneficially declutter and repair this elevation and will rebalance its design with the creation of a new door to ground floor to provide accessible entrance to the building and to functionally connect it to the landscape of Paxton Place.

Inclusive access

London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

As part of the completed works to the rear of the site, the public realm and landscaped areas have been refurbished with a ramp located at No. 794 which leads to a raised platform giving access to the subject site. As such, the location of the new door to the rear of the site will lead to the raised platform where easily accessible access is achieved.

Impact on 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 site is on a High Road frontage and busy edge of town centre location. The use Class E would not create significant noise levels beyond those expected in such settings. Additionally, the lighting would be modest and would not be expected to create levels of illuminance that would harm amenity.

There is an existing roof terrace that is used communally by residents, which would have minor alterations. The commercial use of the building would not have a greater risk of social gatherings or excessive use than in its current use for multiple flats and the terrace is of a size that it would not enable significant gatherings. The nearest sensitive receiver is approximately 32 metres to the front of the property with the terrace orientated to the rear away from the sensitive receivers. The adjoining property (No. 792) and the property opposite (Paxton House) the terrace are also commercial uses and are not considered to be significantly impacted by the terrace in this instance. On balance it is accepted that the hours of use of the offices would suffice and that there is no need to further condition this.

The proposed development seeks to incorporate 6 condensing units on the roof valley of 792 High road. The units will be set between the existing dual pitched roofs and will not be visible from any surrounding streets and as such, will not detract from the visual amenity of the host dwelling. The condensing units are not located within close proximity to any windows and are to be the RXYSCQ4TV1 model which is fairly standard for such accommodation. As such, the proposed units in their location are considered to be acceptable.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts

on the highway network in terms of trip generation, parking demand and cycling provision. 6.18 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

Cycle parking

In accordance with the London Plan requirements, the proposal is required to provide 5 cycle spaces (4 long term 1 short term). The cycle arrangements have been provided as part of the site wide provision in relation to the Northumberland Terrace project. Specifically, the applicant has provided information which demonstrates that that 5 cycle spaces have been accounted for in part of the approval at 808-812 High Road (HGY/2022/1642). As such, a condition requiring cycle parking within that site will be recommended.

CONCLUSION

The proposed development is considered acceptable in the context of the wider masterplan for the area and sensitive development to the listed building and surrounding 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.

RECOMMENDATION

The application is recommended for approval subject to the following 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 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

a) parking and management of vehicles of site personnel, operatives and visitors

- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area 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.

- 4 Prior to first occupation of the building, a minimum of (5) cycle parking spaces as shown on drawing reference 'NTDH-F3A-ZZ-EX-ST-A-89001-S2.P1' shall be provided and retained thereafter for use by the development. Should this land be redeveloped pursuant to planning permission HGY/2022/1642 (or as subsequently amended), a minimum of (5) cycle parking spaces are to be provided within the area shown on drawing reference (NT-1000-ZZ-L00-DT-A-3001 P1) for use by the development and retained thereafter, unless an alternative location for the cycle parking spaces has been submitted to and approved in writing by the local planning authority.

Reasons: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

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.

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.