



Officer Report

Application Number:	HGY/2024/2078
Application Type:	Full planning permission
Address:	160, High Road, London, N15 4NU
Proposal:	Renewal of Planning Approval HGY/2015/1505 granted 2016 for the operation under E(g)iii formerly (B1) (light industry) Use, supporting Artist, Media, (Photography / Music / Recording Studio / Production).
Case Officer:	Josh Parker
Valid Date:	26/07/2024
Applicant:	Mr Davide Vignoli
Agent:	Mrs Tammi Stewart

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The application site comprises a large, end-of-terrace, two-storey building situated on the eastern side of Page Green Terrace. The building adjoins residential properties to the north and is bordered by student accommodation to the south.

The site is not located within a designated employment area or town centre. However, it falls within the Tottenham High Road Historic Corridor and the Seven Sisters/Page Green Area.

A site visit was made by the planning officer on the 7th of July 2025.

2. PROPOSED DEVELOPMENT

The applicant is seeking a retrospective renewal of planning approval HGY/2015/1505, originally granted in 2016, to continue operating the premises under the light industrial use class, formerly classified as B1, now falling under E(g)(iii) of Class E use to supports creative industries uses, including artists and media professionals, with activities such as photography, music, recording studio work, and production etc.

It is pointed out that a new Class E use was introduced in 2020 as part of reforms to simplify the planning system and support flexibility in town centres and employment areas. It consolidates several former use classes, including A1, A2, A3, B1, and parts of D1 and D2, into a single, broad category covering commercial, business, and service uses. Use

Class E(g)(iii), which falls within this framework, covers light industrial processes that can be carried out in residential areas without harming local amenity. This makes it suitable for many creative industries such as photography, music production, graphic design, and small-scale art workshops, as these activities typically operate with low impact in terms of noise, emissions, or machinery, and are therefore considered compatible with the criteria of E(g)(iii).

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

Planning:

HGY/2015/1505 - Part retrospective planning application for Change of Use, for the use and Retention of B1 (light industry) Uses artist, media, (Photography / Music / Recording Studio / Production) use with associated facilities on the premises related to original 5 year temporary consent. Approved 20/5/2016.

Enforcement:

COU/2021/00579 – Building is in use as an HMO. Related to a 2021 and 2024 compliant. A site visit was paid on the 04/05/2023 by an enforcement officer and there was no sign of persons occupying the address as residential. Ongoing.

4. CONSULTATION

LBH Conservation: No objection, the building envelope would remain and the front elevation would not be touched.

LBH Enforcement: A site visit has been undertaken and conditions should be put on the site to ensure the address is not in use as an HMO and can be adequately monitored.

LBH Environmental Health (noise): No objection and no filed complaints in the register. The proposed works to the studio would be acceptable.

Officer comments: It appears complaints have been made through the planning enforcement channels and not environmental health.

LBH Transport: No comment.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:4

Support:16

Objections Summarised. Note all objections have been made from Stephenson House to the south.

Objection	Officers comments
Noise from residents/occupants playing loud music at all hours.	Noted, see amenity section
Historical antisocial behaviours and associated disturbance	Noted, see amenity section
Occupant have been parking vehicles to the front of the property, which isn't designated for parking and damages the kerbs.	Noted, see transport section

Table 1: objections summarised

Support summarised

Support	Officers comments
The site offers entrepreneurs a small space for business	Noted.
The space allows for a collaborative space for fellow creatives.	Noted.
Versatility 24hr space to work	Noted.

Table 2: Support summarised

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Historical use and principle.
2. Design and conservation area;
3. Impact on neighbouring amenity;
4. Transport;
5. Waste and refuse.

Historical use and principle

Site history

The most recent planning history for the site relates to the 2015 permission (Ref: HGY/2015/1505), which granted a temporary five-year consent for a change of use and retention of B1 (light industry) activities, including artist and media-related functions such as photography, music, recording studio, and production, along with associated facilities. Since then, the building appears to have hosted a wide range of uses, some without formal planning approval, including an Enterprise Club, café, dance studio, restaurant and bar, educational courses ranging from music to trade skills, and even a place of worship. The property was reportedly vacant for several years and occupied by squatters prior to the current ownership.

Although many of these uses were not formally captured through planning permissions, the 2015 Officer Report acknowledged that the proposed use was acceptable in principle and suggested that a five-year temporary consent may not have been necessary, though it

was imposed. Following the pandemic, an application was submitted to the Local Planning Authority (LPA) to renew the expired permission, but it was never determined due to various factors beyond the applicant's control.

During the current period of use, the site has been visited by Enforcement Officers and a Planning Officer, all of whom conclude that the premises were being used in accordance with the application. There were no indications of permanent residential use, no beds, only modest sofas and a large collaborative space. The studios were observed to support a variety of creative activities, including photography, painting, graphic design, and music, among other miscellaneous uses, as confirmed during a recent visit on July 7th 2025.

Principle

Policy SP8 of the Haringey Local Plan states that the Council will secure a strong economy in the borough by protecting the hierarchy of employment land, including Local Employment Areas and other non-designated employment sites. The Council also supports small and medium-sized businesses that require employment land and space, contributing to the need for a diverse economy in both north London and London as a whole.

The London Plan (2021), Policy E2 “Providing Suitable Space,” requires boroughs to include policies in their local Development Plan Documents that support the provision, and where appropriate, the protection of a range of B Use Class business spaces. These should vary in type, use, and size, and be offered at an appropriate range of rents to meet the needs of micro, small, and medium-sized enterprises, as well as firms seeking to start up or expand.

Policy E2 further highlights that smaller occupiers and creative businesses are particularly vulnerable to even minor fluctuations in costs. To support a diverse economy, it is essential that cost pressures do not displace smaller businesses, especially from fringe locations around central London, and across the capital. Evidence suggests that the conversion of occupied or partially occupied offices to residential use, via permitted development rights, is having a significant impact on secondary workspace in outer London and on the fringes of the Central Activities Zone (CAZ).

Policy E3 of the London Plan, titled “Affordable Workspace,” emphasises the importance of generating a wide range of economic and other opportunities to ensure that London becomes a fairer, more inclusive, and more equal city. Given the high cost of workspace in London relative to other parts of the UK, there is a clear need for affordable workspace to support economic, social, and cultural uses that cannot operate at open market rents, particularly for start-up and early-stage businesses.

The proposal seeks retrospective permission for the continued provision of B1 floorspace, supporting artist, media, photography, music, recording studio, and production uses, along with other creative activities.

There have been 16 representations in support of the proposal, generally praising the unique space and the opportunities it offers, which stem from existing and historical arrangements.

Objections received over time have primarily related to concerns about the premises being used as a House in Multiple Occupation (HMO), as well as issues around music and antisocial behaviour. However, both the Enforcement Officer and Case Officer have visited the site and found no evidence of HMO use. Therefore, the Local Planning Authority (LPA) must assess the application based solely on the use applied for.

Some confusion may arise due to the site's 24-hour access, which allows occupants to work flexibly around the clock, a practice that is not uncommon in the creative industries. It has also been acknowledged that, during the current ownership, several management changes have taken place, including the implementation of a site management plan and the appointment of an on-site manager, as discussed further below.

The Enforcement Officers' findings confirm that the premises are not in use as a large HMO. This, combined with the imposition of a planning condition restricting the site's use, prevents any future applications or claims that the building could benefit from immunity from enforcement under Section 191 of the Town and Country Planning Act 1990. Specifically, this rules out any argument that the property has acquired lawful residential use through historical occupation, thereby safeguarding it from unauthorised conversion to HMO use.

The site comprises 24 separate studios with ancillary facilities including storage, a projection room, dark room, gym, and a large communal space with kitchen amenities. The tenancy agreement indicates that studio spaces are rented at £850 per month, subject to a number of stipulations relevant to this planning application, including but not limited to:

- All equipment associated with any tenants' activities, and any other equipment for studio specific processes, must be declared, at the time of taking out this lease agreement, and be approved for installation prior to use.
- The Tenant will not do anything which is a nuisance or annoyance to the Landlord or to the owners or occupiers of any adjoining or neighbouring property (See Addendum A1 - House rules for noise & nuisance) or use the Premises for any illegal or immoral purpose or hold an auction or public exhibition or public or political meeting.
- Their activities comply with the premises permitted use class E(g)(iii).
- No residential use is enacted at the premises.

As pointed out by the agent any breach of the tenancy conditions can result in a written notice from the landlord specifying the actions required to remedy the breach of the tenant's obligations under the lease. The tenant would have one month to address the breach; if not resolved within that period, the landlord, as stated in the contract, reserves the right to enter the premises and carry out the necessary remedial actions.

The agent has also explained that tenancy agreements are also back up by an accompanying Management Plan, which outlines stipulations including noise control both inside and outside the building. This establishes a general "Duty of Care" and provides guidance for occupants to follow including the appointment of both daytime and nighttime managers responsible for overseeing the building's use. A complaints register is also to be

maintained on-site, with all complaints recorded by the duty manager. This register will be used to document issues, develop action plans for resolution, and record outcomes. The manager's telephone number will be made available to anyone lodging a complaint, ensuring a clear line of communication to monitor the issue and assess the effectiveness of the response.

To protect neighbouring amenity, particularly to safeguard against noise disturbance during typical sleeping hours between 11:00pm and 7:00am, a planning condition is being imposed requiring that the permitted uses be carried out strictly in accordance with the measures outlined in the management plan. This includes provisions for noise control, site supervision, and complaint handling. Full compliance with the submitted document (*Los Angeles – 160 Page Green Terrace – Site Management Plan*) is required, and any material changes to the plan would need to be agreed with the LPA in advance.

Furthermore, a planning condition is being imposed to ensure that the premises are not used for short- or long-term residential purposes. Although this restriction is already outlined in both the lease and the Management Plan, it will be explicitly included in the planning conditions to eliminate any ambiguity.

Overall, the proposed use is considered acceptable and, subject to the conditions outlined above, the permission would enable this workspace for creatives to continue to operate within this premises in a manner that supports both the local economy and safeguard neighbouring amenity.

Design and heritage

The proposal does not involve any changes to the building's façade and simply seeks to establish the use of the site. Parking previously shown at the front, this has now been removed and better storage arrangement for storage of bins secured as addressed elsewhere in this report. As such, this application given rise to no concerns in terms of the character and appearance of the Conservation Area, which is left preserved.

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 subject site is an end-of-terrace building located in a cul-de-sac, adjoining residential properties to the north and south, with the High Road to the west and mature trees to the east. To the south, the neighbouring properties comprise a series of five-storey blocks of flats running parallel to the South Tottenham Overground line, including Stephenson House, which is referenced in the objections.

The building is divided into over 20 separate studios with multiple common areas supporting a range of uses. Since the submission of the application, the agent has provided a management plan and an acoustic report. The management plan confirms that the site will have 24-hour oversight through a combination of day and night managers, who will exercise a duty of care and ensure occupants adhere to the agreed protocols.

The use of the building, as discussed above, will be subject to a management plan designed to ensure responsible operation and minimise impact on neighbouring amenity. The management plan and house rules, which are also attached to leases, introduce several operational guidelines, including protocols requiring all guests to be greeted at the entrance by their sponsoring tenant and signed in and out via a 'Guest Register' located at the entrance, with the responsible tenant's name recorded alongside. Each tenant is responsible for signing their guests in and out. A complaints register will also be maintained on-site, with all complaints recorded by the duty manager. This register will be used to document complaints, formulate action plans, and record outcomes.

Noise management measures are also detailed in the plan. Specifically, rehearsals involving amplified instruments and drum kits are restricted to the soundproofed 'Recording Room' and limited to a maximum of three hours, starting no earlier than 10:00 and ending no later than 16:00 on weekdays, and 19:00 on weekends. Meditation music used for yoga and similar classes are restricted to begin no earlier than 10:00 and must end by 19:00. To further reduce noise emissions, the soundproofing of the recording area will be upgraded, although the acoustic report indicates this may not be strictly necessary.

The acoustic report, prepared by Sound Advice Acoustics Ltd, assesses the impact of the existing multi-occupancy art and music studio facility by measuring background noise levels at the closest residential façades, namely, an apartment block on High Road and a property on Townsend Road. Daytime background noise levels (07:00–23:00) were recorded at LA90,1hr 44 dB, and nighttime levels (23:00–07:00) at LA90,15min 38 dB.

Using British Standard 4142:2014+A1:2019 and ISO 1996 – Part 2: 2017, the report concludes that the site's operations, even under worst-case scenarios, fall within the 'low impact' criteria. This suggests that complaints and adverse effects on local amenity are unlikely. The report has been reviewed by the LBH Noise Officer, who raised no objections. A condition is also being imposed requiring that noise levels from the site do not exceed 42 dB LAeq (5 min) at 1 metre from the window of any habitable room on the façade of neighbouring residential properties between 07:00 and 22:00 Monday to Friday and 37 dB(A) during bank holidays and night-time hours (23:00–07:00), when measured at 1 metre from the window of any habitable room on the façade of neighbouring residential properties.

Aside from the previously addressed HMO concerns, objections focus on excessive noise/music and antisocial behaviour impacting the residents of Stephenson House, which

is set back over 10 metres to the south. These issues are typically associated with individual

Taking account of the above and bearing in mind the original use of 160 High Road was for community/ assembly purposes, and the building has historically accommodated activities that naturally involve a degree of noise and footfall, such as dance classes, music lessons, and worship services, the proposed change of use to creative industries, which similarly involves a level of comings and goings, is considered appropriate for the site, subject to the management measures outlined above.

In summary, the proposed use, subject to the management plan and noise control measures outlined above, would not result in unacceptable harm to neighbouring amenity. With appropriate conditions in place, the use here is considered acceptable in terms of noise, privacy, and overall impact on the surrounding residential environment.

Transport

Local Plan (2017) 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 DM Policy (2017) DM31 'Sustainable transport modes'.

One objection stated that use of the parking area at the front has degraded the kerb and removed the designated use of the shown parking spaces. As these spaces were not lawfully established, the applicant has removed them from the drawings. For the purposes of this application, it is pointed out that the crossing over of a footway is a matter governed by the Highways Act rather than planning legislation, and any such proposal would need to be formally agreed by the Council's Highways Team, with a crossover installed if deemed acceptable. An informative has been added to advise of this requirement.

The subject site has a PTAL value of 6a, which is considered to be the best possible access to public transport services due to the locality of the South Tottenham and Seven Sisters stations and High Road bus stops. This level of connectivity supports the use of sustainable transport options for travelling to and from the site.

A condition has been secured to show 12 covered and 12 uncovered off street cycle parking to the LPA which would be required to be submitted to the council in writing and installed within six months of the condition being discharged and retained in perpetuity.

Waste and refuse

DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

Although no direct objections have been raised regarding waste and refuse in terms of the use, it is noted that there have been ongoing issues during the site's tenure. These include large collection bins being left on the street for extended periods, occasionally overflowing and causing general nuisance. The agent has confirmed that bins are now being stored behind a plywood hoarding on the right-hand side of the property, with this noted when visiting the site. These are now rolled out for collection and returned promptly once emptied. To formalise this arrangement, a condition is being imposed requiring the bins to be returned to the designated storage area, as shown in 366.101.02 (D).

Conclusion

Taking into account the site's historic use and strong policy basis to support the creative industries, and the location of this site within a highly accessible area, the proposed continuation of this use is considered appropriate and compatible with the surrounding context. The management plan, acoustic assessment, and secured conditions, including noise controls, better waste storage on site and cycle parking provision, demonstrate a proactive approach to mitigating potential impacts on neighbouring amenity and to ensuring there is no harm to the character and appearance of the conservation area.

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

7. CIL

N/A – no additional floorspace created.

8 RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 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.

- 2 The use hereby permitted shall fall within Class E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended), specifically to support creative industry uses related to activities undertaken by artists and media professionals such as photography, music, recording studio work, and production etc.

Reason: To ensure the premises are used solely for appropriate creative industry purposes and to enable the Local Planning Authority to monitor and enforce against any unauthorised residential use.

- 3 No part of the building, including individual studios, shall be used or designed for overnight sleeping or any other form of residential accommodation. The site manager shall maintain an up-to-date register of all tenants or occupiers on site, including their tenancy agreement and proof of their current residential address, which shall be made

available to the Local Planning Authority within a 5 working days from the date it is requested

Reason: To ensure the premises are used solely for appropriate creative industry purposes and to enable the Local Planning Authority to monitor and enforce against any unauthorised residential use.

- 4 The management measures relating to noise control, complaints handling, visitor access, 24-hour site access, car parking and pedestrian safety, and waste bin management, as set out in the approved Site Management Plan (Los Angeles – 160 Page Green Terrace), shall be implemented in full and maintained for the duration of the use hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring properties and ensure effective site operation, in accordance with Policies DM1 and DM8 of the Development Management Development Plan Document (2017).

- 5 The refuse and recycling bins shall be maintained to serve the use hereby permitted and shall be stored in their designated storage areas, as shown in drawing 366(01)101.02 (D), with the bins brought forward for collection in accordance with the requisite collection arrangements and returned to their designated storage within 24hrs of collection.

Reason: To protect the amenities of the locality and to comply with Policy DM4 of the Development Management DPD (2017), ensuring adequate provision for waste and recycling storage.

- 6 Details of 12 covered and 12 uncovered off-street cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority within 1 month of this decision, with the cycle parking spaces thereafter installed within three months of the discharge of this condition and retained thereafter in perpetuity.

Reason: To promote sustainable modes of transport and ensure compliance with the minimum cycle parking standards set out in the London Plan (2021) and the London Cycling Design Standards.

- 7 Notwithstanding the approved Noise Impact Assessment (Ref: SA-6875-1), noise generated from the use of the site, including any plant or equipment installed, shall not exceed 42 dB(A) during daytime hours (07:00–23:00) and 37 dB(A) during bank holidays and night-time hours (23:00–07:00), when measured at 1 metre from the window of any habitable room on the façade of neighbouring residential properties.

Reason: To safeguard the amenities of neighbouring properties and ensure effective control of noise emissions, in accordance with Policies DM1 and DM8 of the Development Management Development Plan Document (2017).

- 8 Prior to the installation of any plant or equipment, full details shall be submitted to and approved in writing by the Local Planning Authority, including evidence of compliance with the above noise limits and any necessary measures to screen or mitigate its visual impact.

Reason: To safeguard the amenities of neighbouring properties and ensure effective control of noise emissions, in accordance with Policies DM1 and DM8 of the Development Management Development Plan Document (2017).

Informatives:

INFORMATIVE: Vehicle Crossover

Under the Highways Act 1980, it is an offence to drive over a footway to park a vehicle without a properly constructed vehicle crossover (dropped kerb). To facilitate off-street parking a crossover would need to be installed by the Council at the applicant's expense and to arrange this an application for a crossover should be made to the Council's Highway Team as per form on-line. Please note that installing a crossover here would also require an amendment to an existing Traffic Management Order (TMO) with the cost of this, including changes to road markings, to be met by the applicant. It is also pointed out that objections may be raised due to the loss of on-street parking, and therefore approval cannot be guaranteed.