

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/1405 & HGY/2015/1406	Ward: Tottenham Green
Address: Old Firestation, Town Hall Approach Road, London, N15 4RX	
Proposal 1: Change of use of the ground floor only of the Former Fire Station from an office into a restaurant, including interior alteration	
Proposal 2: Listed building consent for change of use of the ground floor only of the Former Fire Station from an office into a restaurant, including interior alteration	
Applicant: Create London	
Ownership: Private	
Case Officer Contact: Gareth Prosser	
Site Visit Date: 16.06.15	
Date received: 26/05/2015	Last amended date: N/A
<p>Drawing number of plans: 01-100 Location Plan 1:1250 A3 * A 01-101 Site Plan As Existing 1:200 A1 * A 01-111 Ground Floor Plan As Existing 1:100 A1 * A 01-112 Public Realm Plan As Existing 1:100 A1 * A 01-121 Section AA As Existing 1:50 A1 * A 01-122 Section BB As Existing 1:50 A1 * A 01-131 Elevation AA As Existing 1:100 A1 * A 01-132 Elevation BB As Existing 1:100 A1 * A 01-133 Elevation CC As Existing 1:100 A1 * A 01-141 Site Elevation CC As Existing 1:200 A1 * A 01-201 Site Plan As Proposed 1:200 A1 * A 01-211 Ground Floor As Proposed 1:100 A1 * A 01-212 Public Realm As Proposed 1:100 A1 * A 01-301 Section AA As Proposed 1:50 A1 * A 01-302 Section BB As Proposed 1:50 A1 * A 01-401 Elevation AA As Proposed 1:100 A1 * A 01-402 Elevation BB As Proposed 1:100 A1 * A 01-403 Elevation CC As Proposed 1:100 A1 * A 01-404</p>	

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- This proposal to provide innovative healthy eating is welcomed and supported in principle subject to the detailed consideration of material planning considerations.
- The proposed scheme as assessed by the Council's Conservation Officer is acceptable, both preserving and enhancing the appearance of the Grade II listed building as well as other heritage assets within the immediate vicinity and the wider conservation area. The application is therefore in accordance with The National Planning Policy Framework (NPPF), Policy 7.8 'Heritage Assets and Archaeology' of the London Plan, Haringey Local Plan Policy SP12 and saved UDP policies CSV4 'Conservation', TCR5 'A3 restaurants and cafes, A4 drinking Establishments and A5 hot food takeaways' and UD3 'General Principles'
- The proposed change of use is acceptable and does not have a significant, detrimental impact on the amenity of the neighbouring properties. Conditions have been applied regarding noise and opening hours.

RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Proposal 1: Conditions (Full Planning)

- 1) Development begun no later than three years from date of decision;
- 2) In accordance with approved plans and reports submitted;
- 3) Opening Hours
- 4) Noise
- 5) Materials and repairs
- 6) Hidden Features
- 7) Details of proposed fixtures

Proposal 2: Conditions (Listed Building Consent)

- 1) Development begun no later than three years from date of decision;
- 2) In accordance with approved plans and reports submitted;

Informatives:

Environmental Health Requirements

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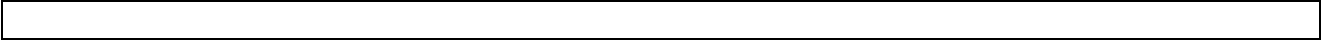
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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 A planning application has been submitted for planning and listed building consent for a change of use to the ground floor of the Old Fire Station, Tottenham from offices (B1 Use Class) to a restaurant and cafe use (A3 Use Class), with some internal alteration which includes restoring the original height of the ground floor ceiling. The concept is for an innovative healthy eating alternative to the traditional chicken shop.

Background

- 3.2 The Chicken Town proposal was awarded Opportunity Investment Funding (OIF) in January 2015 to secure the essential capital and start-up costs associated with locating and establishing the project for the long-term in Tottenham. Following the start-up phase of the project, it is designed to be revenue generating and self-financing, with all money generated going towards sustaining the project for the long term and providing benefits to the local area. The funding package through OIF includes £210,000 as loan repayable over 8 years and £90,000 as a grant payment. A further £55,000 was raised by the social enterprise through an online 'Kickstarter' campaign. A number of outputs (including initial job creation of 10 full time and 6 part time staff plus 4 apprenticeship positions) have been set out through the grant and loan agreements between the Council and Chicken Town to maximise the economic benefits of the proposal for local residents and Tottenham.

Site and Surroundings

- 3.3 The site is located in the Former Fire Station on Town Hall Approach Road in Tottenham. Also occupying the building are the London Youth Support Trust whose offices are above the proposed restaurant.
- 3.4 The Former Fire Station is one of a trio of related buildings which were built together on Tottenham Green at the turn of the 20th Century. The other buildings are Tottenham Town Hall, which is a venue, and the Bernie Grant Arts Centre, comprising an auditorium, gallery, cafe, and business units, which occupies the site of the old Public Baths building the front of which has been retained. These three buildings face onto Tottenham Green, which is both a historically significant common, as well as a key open space on the long Tottenham High Road.
- 3.5 To the south and the north of the building are two buildings belonging to the College of Haringey, Enfield and North London: a further education college. To the rear of Tottenham Town Hall the Newlon Housing Trust has recently completed Isobel Place, 109 apartments for social rent or shared ownership. There is a proposed access gate to this development between the Fire Station and the Town Hall which does not form part of this application.

- 3.6 On the other side of the Green is Tottenham High Road which is a thriving high street full of shops, restaurants, supermarkets and cafés that runs from Stamford Hill to the North Circular.

Relevant Planning and Enforcement history

- 3.7 HGY/1997/0497 GTD 29-07-97 Tottenham Green Fire Station Town Hall Approach Road London Listed Building Consent for alterations involving the cleaning windows to rear dormer. and repair of principal elevations, roof repairs and casemen.
- HGY/1998/0256 GTD 28-07-98 Former Fire Station & Fireman's Cottages Town Hall Approach Road London Erection of three storey office block including redecoration and minor alterations and repairs to existing cottages for use as starter units.
- HGY/1998/0257 GTD 28-07-98 Former Fire Station & Fireman's Cottages Town Hall Approach Road London Listed Building Consent for the formation of three window openings, temporary demolition of rear part of first floor, rebuilding of first floor area, including walls, windows and roof, at higher level, new windows to existing fire station.
- HGY/2001/1203 GTD 09-10-01 Former Fire Station Town Hall Approach Road London Creation of access gate in front brickwall to provide pedestrian access and alterations to access road kerb.
- HGY/2001/1221 GTD 09-10-01 Former Fire Station Town Hall Approach Road London Listed Building Consent for alteration/opening in existing wall, providing new gate and associated road kerb modification.

4. CONSULTATION RESPONSE

- 4.1 The following statutory bodies, internal consultees and local groups were consulted on this application:

LBH Transportation
LBH Cleansing East
LBH Food and Hygiene
LBH Licensing
LBH Noise and Pollution
LBH Conservation
Tottenham CAAC
Local Residents

- 4.2 The following responses were received:

Internal:

- 1) Conservation Officer – No Objection, subject to conditions.

- 2) Commercial Environmental Health – No objection, however details of the required ventilation and extraction ducting has been supplied.
- 3) LBH Transportation - No objection

External:

- 1) Thames Water – No objection
- 2) Tottenham CAAC – concerns about the impact the proposal may have on the listed buildings and conservation area.

5. LOCAL REPRESENTATIONS

- 5.1 The residents of 175 properties were consulted on the application and site notices were displayed in the vicinity of the site. The number of representations received from residents in response to notification and publicity on this application are as follows:

Objecting: 31
Supporting: 2
Others: 1

- 5.2 The following issues were raised in representations and are material to the determination of the application and are addressed in the next section of this report:

1. Detrimental Impact of character and appearance of the listed building and conservation area
2. Noise and odours
3. Impact to deliveries/HGV's on neighbouring businesses and properties
4. Oversupply of 'chicken restaurants'
5. Inappropriate location
6. Increased parking pressure
7. Clarification is required regarding the proposal being a restaurant or a takeaway
8. Opening times too long
9. Street furniture would encourage loitering and disturbance to existing business.
10. Overlooking of neighbouring properties
11. Inappropriate signage
12. A healthy food initiative would be a 'progressive step for Tottenham'
13. The benefits of a sustainable restaurant use outweigh the loss of any aesthetic appeal

- 5.2 The following issues were raised in representations and are not material to the determination of the application.

1. Anti-social behaviour/litter

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of development
2. Impact on the Character and Appearance of the Listed building and the Conservation Area
3. Impact on Amenity of Neighbouring properties/businesses
4. Change of Use to A3 Restaurant
5. Parking

Principle of development

6.2 Local Plan policy SP14 sets out that the Council will seek to improve health and wellbeing in Haringey. This proposal to provide innovative healthy eating is welcomed and supported in principle subject to the planning considerations set out below.

Impact on the Character and Appearance of the Listed building and the Conservation Area

6.3 The Legal Position on impacts on heritage assets is as follows, and Section 72(1) of the Listed Buildings Act 1990 provides:

“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.

6.4 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

6.5 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a

proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.6 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.7 Policy 7.8 'Heritage Assets and Archaeology' of the London Plan requires development to conserve the significance of the heritage asset. Haringey Local Plan Policy SP12 seeks to ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
 - relate sensitively to the original building; and not adversely affect the setting of a listed building.
- 6.8 The impact of the proposed change of use including external alterations to the front facade and setting of the Grade II listed building must be considered within the wider context of the Municipal buildings fronting Tottenham Green, the wider conservation area and the existing public realm.

- 6.9 In order to convert the building, the scheme proposes to remove the existing partitions and suspended ceilings. These currently detract from the building and their removal would allow the appreciation of the entire volume of the space, a significant feature pertaining to the original architecture and function of the building. As such the internal works would positively enhance the significance of the building and would be acceptable. Other works required for the operation of the restaurant would not have any impact on the fabric of the listed building and would be acceptable.
- 6.10 The new glazed entrance would replace a modern intervention and would have no impact on the fabric of the listed building. The extract required for the operations of the new use is proposed to be installed on the southern elevation. This elevation is of very little significance architecturally and already has a myriad of later fixtures including an existing vent pipe. As such the proposed duct would cause no additional impact to the fabric of the building and would be acceptable.
- 6.11 The scheme also proposes works to the immediate paved area around it. Existing car parking is proposed to be removed. There would be tree planters, some up lighters and signage along with a gold anodised steel post with a small sculpture. The works would have no impact on the fabric of the listed building but would have some impact on its setting. Given the condition and nature of the existing public realm, which is neglected and in need of renewal, the proposed works are considered to enhance the building's setting as well as the Town Hall and the wider conservation area by improving the treatment of the existing flower bed with the use of reconstituted stone edging and the inclusion of up lighters to highlight the architectural features of the fire station. Painting of the existing wall behind the flower beds is also considered to be a simple but effective improvement to the setting.
- 6.12 Overall, the proposed scheme as assessed by the Council's Conservation Officer would be acceptable, both preserving and enhancing the appearance of the Grade II listed building as well as other heritage assets within the immediate vicinity and the wider conservation area and not causing harm. The application is therefore in accordance with The National Planning Policy Framework (NPPF), Policy 7.8 'Heritage Assets and Archaeology' of the London Plan, Haringey Local Plan Policy SP12 and saved UDP policy CSV4.

Impact on Amenity of Neighbouring properties/businesses

- 6.13 UD3 General Principles requires development proposals to demonstrate that there is no adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy overlooking and aspect etc. UD3 also requires proposals to complement the character of the local area.
- 6.14 Overall 31 objection letters have been received, with two letters of support also received. The objections can be split into two broad categories, those from residents of Isobel Place which is located at the back of Town Hall Approach and from LYST tenants within the Fire Station building. Objections from Isobel Place primarily relate to the impact of the restaurant on the immediate

environment and anti-social behaviour issues that might arise. Clarification has also been sought regarding the property being used as a takeaway.

- 6.15 The application is for a restaurant use (A3), not a hot food takeaway (A5), so the nature of its operation will be different to takeaways that are more typically associated with anti-social behaviour. The restaurant concept is designed to appeal to a mix of different groups of people and this diverse customer base will reduce the likelihood of anti-social behaviour being a problem. In addition there is no solid evidence to support concerns relating to such behaviour. All applications for restaurant uses are subject to conditions which the operators must adhere to, regarding ventilation, waste and fumes, to protect local resident and business amenity (see conditions and informatives).
- 6.16 Concerns have been raised regarding patrons overspilling from the outdoor seating area into Isobel Place. Isobel Place is set well back (approximately 85m) from the rear of the old fire station and therefore the likelihood of additional pedestrian traffic along the route is unlikely. In addition, Newlon Housing which manages Isobel Place has been granted planning permission to install a vehicular and pedestrian gate at the entrance to the development, which would significantly reduce any potential impact for residents. Newlon Housing has confirmed that it intends to implement this planning permission this year and as early as is possible.
- 6.17 Several objections have also been received from business tenants currently located within the Fire Station building. In particular, tenants have voiced concerns regarding operational matters, should the planning application be approved. The main function of the current reception area at the front of the Old Fire Station is to manage deliveries to the tenants and also as a front face for LYST (London Youth Support Trust) and the TGEC (Tottenham Green Enterprise Centre). The continuity of these two key functions and alternative areas for managing deliveries and having a point of contact for tenants are being considered by all stakeholders involved (LYST, Chicken Town, CONEL and the Council).
- 6.18 Financial and technical support has been offered to LYST by Create (the arts organisation which is the commissioning body for Chicken Town) on these matters, including designing upgraded signage for the front of the building. Among the options being explored is maintaining the existing reception use on site within the first floor of the existing building.
- 6.19 Whilst the concerns expressed above are noted, the planning department is satisfied that alternative arrangements such as those proposed above can overcome these concerns and a successful reception space can operate at an alternative location. The proposed relocation of the reception to the first floor of the fire station would be supported should this option be put forward.
- 6.20 Proposed changes to the public realm outside the proposed restaurant are modest, including an improved edge to the existing tree/flower bed as well as cycle parking, up lighting and signage. Whilst the proposal would encourage street activity, this is considered positive, contributing to the vitality and life of

the adjacent civic space. Similarly, the location of the restaurant on the edge of the public space is considered appropriate and in accordance with the principles of good urban design, providing activity and overlooking to Tottenham Green.

- 6.21 Concerns have also been expressed regarding overlooking of neighbouring businesses. No additional windows are proposed as part of this application and thus the existing situation remains unchanged. In addition, a degree of overlooking within an urban context is considered normal and an acceptable scenario in this context.
- 6.22 Given the above, the proposed change of use does not have any significant impact on the amenity and operations of nearby homes and businesses and the application is in accordance with saved UDP policy UD3 General Principles.

Change of Use

- 6.23 Saved UDP policy TCR5: 'A3 restaurants and cafes, A4 drinking Establishments and A5 hot food takeaways states that 'The Council when assessing proposals for restaurants, cafes, drinking establishments and hot food takeaway uses that fall within A3, A4 and A5 use classes will take into account the following:

- a) the effectiveness of measures to mitigate litter, undue smell, odours and noise from the premises;
- b) the hours of opening, operation and delivery; and
- c) where appropriate the proportion of existing A3, A4 and A5 uses within the main town centres.

6.24 The Old Fire Station is currently occupied at ground floor level by a reception area to manage deliveries to the tenants and also as a front face for LYST (London Youth Support Trust) and the TGEC (Tottenham Green Enterprise Centre). The change of use to a restaurant at ground floor level is considered to positively contribute to the life and vitality of the Green, providing an active frontage, encouraging street life and activity within the public realm. Given that the proposal does not replace an A1 Shop use and is not located within a town centre, the proposal is considered to be in accordance with saved UDP policy TCR5. The proposed hours of operation are considered acceptable, (particularly given the distance from residential properties) and have been included as a condition of this planning permission. Permission is also subject to a condition relating to noise mitigation. Given the modest scale of the proposal no objection has been received from LBH Transportation regarding deliveries and parking.

Parking

- 6.25 The application site falls within an area that has a high public transport accessibility level of 6 and is served by a number of local bus services available on High Road Tottenham. The site is also within walking distance of Seven Sisters underground and rail station. The residential streets within the

immediate vicinity of the site are covered by the Seven Sisters controlled parking zone which operates Monday to Saturday 8:00am 6:30pm and offers a good level of on-street parking control.

- 6.26 It is considered that the proposal is likely to attract individuals from the local area or those using sustainable modes of transport to travel to the site. Members of staff are also likely to use public transport to travel to and from the site. It is unlikely that the above proposal will have any significant impact on the local transportation network. There are no objections from the LBH Transportation department.

Conclusion

- 6.27 This proposal to provide innovative healthy eating is welcomed and supported in principle.
- 6.28 The proposed scheme as assessed by the Council's Conservation Officer is acceptable, both preserving and enhancing the appearance of the Grade II listed building as well as other heritage assets within the immediate vicinity and the wider conservation area and not causing harm.
- 6.29 The proposed change of use is acceptable and does not have a significant, detrimental impact on the amenity of the neighbouring properties. Conditions have been applied regarding noise and opening hours. There are no concerns regarding the change of use or implications for parking and deliveries. The application is therefore considered in accordance with The National Planning Policy Framework (NPPF), Policy 7.8 'Heritage Assets and Archaeology' of the London Plan, Haringey Local Plan Policy SP12 and saved UDP policies CSV4 'Conservation', TCR5 'A3 restaurants and cafes, A4 drinking Establishments and A5 hot food takeaways' and UD3 'General Principles'
- 6.30 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

7.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s)

- 01-101 Site Plan As Existing 1:200 A1 * A
- 01-111 Ground Floor Plan As Existing 1:100 A1 * A
- 01-112 Public Realm Plan As Existing 1:100 A1 * A
- 01-121 Section AA As Existing 1:50 A1 * A
- 01-122 Section BB As Existing 1:50 A1 * A
- 01-131 Elevation AA As Existing 1:100 A1 * A
- 01-132 Elevation BB As Existing 1:100 A1 * A

01-133 Elevation CC As Existing 1:100 A1 * A
01-141 Site Elevation CC As Existing 1:200 A1 * A
01-201 Site Plan As Proposed 1:200 A1 * A
01-211 Ground Floor As Proposed 1:100 A1 * A
01-212 Public Realm As Proposed 1:100 A1 * A
01-301 Section AA As Proposed 1:50 A1 * A
01-302 Section BB As Proposed 1:50 A1 * A
01-401 Elevation AA As Proposed 1:100 A1 * A
01-402 Elevation BB As Proposed 1:100 A1 * A
01-403 Elevation CC As Proposed 1:100 A1 * A
01-404

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: 01-201 Site Plan As Proposed 1:200 A1 * A, 01-211 Ground Floor As Proposed 1:100 A1 * A, 01-212 Public Realm As Proposed 1:100 A1 * A, 01-301 Section AA As Proposed 1:50 A1 * A, 01-302 Section BB As Proposed 1:50 A1 * A, 01-401 Elevation AA As Proposed 1:100 A1 * A, 01-402 Elevation BB As Proposed 1:100 A1 * A, 01-403 Elevation CC As Proposed 1:100 A1 * A 01-404

Reason: In order to avoid doubt and in the interests of good planning.

3. The use hereby permitted shall not be operated before 07:00 hours or after 23:30 hours Monday to Saturday and 10:00 and 19:00 on Sundays and Bank holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A). In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

5. At no time shall any amplified speech or music generated from the site be audible within the nearby residential premises.

To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and consistent with advice in the National Planning Policy Framework.

6. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: To maintain the architectural and historical integrity of the listed building

7. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: To ensure the correct preservation, enhancement and recording of historic features

8. Further details on all internal fixtures, external signage and fixtures, up lighters, steel pole and other public realm works should be submitted to the Council for approval.

Reason: In order to protect the character and setting of the listed building and the wider conservation area.

INFORMATIVES

Environmental Health

1. It is particularly important to install the correct type of filters for the type of cooking that you do. The Extractor Ventilation and Ducting System must be adequate to provide clean air and adequate ventilation for the cooking load, and safely remove any gases and heat without causing any hazards to the premises

and others. The Extractor and Ventilation Ducting must be manufactured in the materials recommended by the Building Control Officer and Building Regulations, and the London Fire and Emergency Planning Authority.

2. You must keep a written record of the Cleaning Schedule for the Extractor Ventilation and Ducting System that is available at all times for inspection by the Local Authority. It is further recommended that you include the Cleaning Schedule for the Extractor Ventilation and Ducting System within the daily records of the Cleaning Schedule for the Business.
3. Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a hazard or a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations.
4. You must ensure the Engineer has installed anti vibration mountings/dampers to the fan or motor unit to prevent noise and vibration being transmitted into structure.
5. The Engineer must ensure flexible couplings are fitted between the fan unit and ducting to prevent vibration being transmitted into ducting
6. You must ensure the Flue Terminal at your business is positioned to prevent odour nuisances, and the risk of an outbreak of fire due to the lack of cleaning or due to other defects with the Extractor Ventilation and Ducting System as recommended by the Building Control Officer and Building Regulations, and the London Fire and Emergency Planning Authority.

Appendix 1: Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
1.	INTERNAL	<p><u>Environmental Health</u> – It is particularly important to install the correct type of filters for the type of cooking that you do. The Extractor Ventilation and Ducting System must be adequate to provide clean air and adequate ventilation for the cooking load, and safely remove any gases and heat without causing any hazards to the premises and others. The Extractor and Ventilation Ducting must be manufactured in the materials recommended by the Buildin Control Officer and Building Regulations, and the London Fire and Emergency Planning Authority.</p> <p>2. You must keep a written record of the Cleaning Schedule for the Extractor Ventilation and Ducting System that is available at all times for inspection by the Local Authority. It is further recommended that you include the Cleaning Schedule for the Extractor Ventilation and Ducting System within the daily records of the Cleaning Schedule for the Business.</p> <p>3. Fumes resulting from cooking operations should be discharged via a mechanical extraction system so as not to create a hazard or a nuisance. The system should incorporate a stainless steel canopy connected to a flue and suitable filtration (i.e. grease and carbon etc.) in accordance with current regulations.</p> <p>4. You must ensure the Engineer has installed anti vibration mountings/dampers to the fan or motor unit to</p>	<p>The following condition has been added. The Environmental Health requirements opposite are included as an informative</p> <p>1. The use hereby permitted shall not be operated before 07:00 hours or after 23:30 hours Monday to Saturday and 10:00 and 19:00 on Sundays and Bank holidays.</p> <p>Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p> <p>2. Any noise generated by virtue of this development shall not cause an increase in the pre-existing background noise level or more than 5db (A). In this context, the background level is construed as measuring the level of noise which is exceeded for 90% of the time.</p> <p>Reason: In order to protect the amenities of nearby residential</p>

No.	Stakeholder	Question/Comment	Response
		<p>prevent noise and vibration being transmitted into structure.</p> <p>5. The Engineer must ensure flexible couplings are fitted between the fan unit and ducting to prevent vibration being transmitted into ducting</p> <p>6. You must ensure the Flue Terminal at your business is positioned to prevent odour nuisances, and the risk of an outbreak of fire due to the lack of cleaning or due to other defects with the Extractor Ventilation and Ducting System as recommended by the Building Control Officer and Building Regulations, and the London Fire and Emergency Planning Authority.</p>	<p>occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p> <p>3. At no time shall any amplified speech or music generated from the site be audible within the nearby residential premises.</p> <p>To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and consistent with advice in the National Planning Policy Framework.</p>
2.	LBH Transportation	Restaurant will increase parking pressure within the vicinity	The application site falls within an area that has a high public transport accessibility level of 6 and is served by a number of local bus services available on High Road Tottenham. The site is also within walking distance of Seven Sisters underground and rail station. The residential streets within the immediate vicinity of the site are covered by the Seven Sisters controlled parking zone

No.	Stakeholder	Question/Comment	Response
			<p>which operates Monday to Saturday 8:00am 6:30pm and offers a good level of on-street parking control.</p> <p>It is considered that the proposal is likely to attract individuals from the local area or those using sustainable modes of transport to travel to the site. Members of staff are also likely use public transport to travel to and from the site. It is unlikely that the above proposal will have any significant impact on the local transportation network. Therefore, there are no objections on highway and transportation grounds</p>
3.	Tottenham CAAC	Concerns regarding the impact that this might have on the listed buildings and conservation area.	<p>Conservation Officer Comment.</p> <p>In order to convert the building, the scheme proposes to remove the existing partitions, suspended ceilings. These currently detract from the building and their removal would allow the appreciation of the entire volume of the space, a significant feature pertaining to the original architecture and function of the building. As such the internal works would positively enhance the significance of the building and would be acceptable. Other works required for the operation of the restaurant would not have any impact on the fabric of the listed building and would be acceptable.</p>

No.	Stakeholder	Question/Comment	Response
			<p>The new glazed entrance would replace a modern intervention and would have no impact on the fabric of the listed building. The extract required for the operations of the new use is proposed to be installed on the southern elevation. This elevation is of very little significance architecturally and already has a myriad of later fixtures including an existing vent pipe. As such the proposed duct would cause no additional impact to the fabric of the building and would be acceptable.</p> <p>The scheme also proposes works to the immediate paved area around it. Existing car parking is proposed to be removed. There would be tree planters, some up lighters and signage along with a gold anodised steel post with small sculpture. The works would have no impact on the fabric of listed building but would have some impact on its setting. Given the nature of the existing immediate public realm, the proposed works would be considered to enhance the building's setting as well as the Town Hall and the wider conservation area. Overall, the proposed scheme would be considered acceptable. In coming to this conclusion I have given great regard to the desirability of the preservation or enhancement of the heritage assets, as per the Council's statutory duty. The proposed</p>

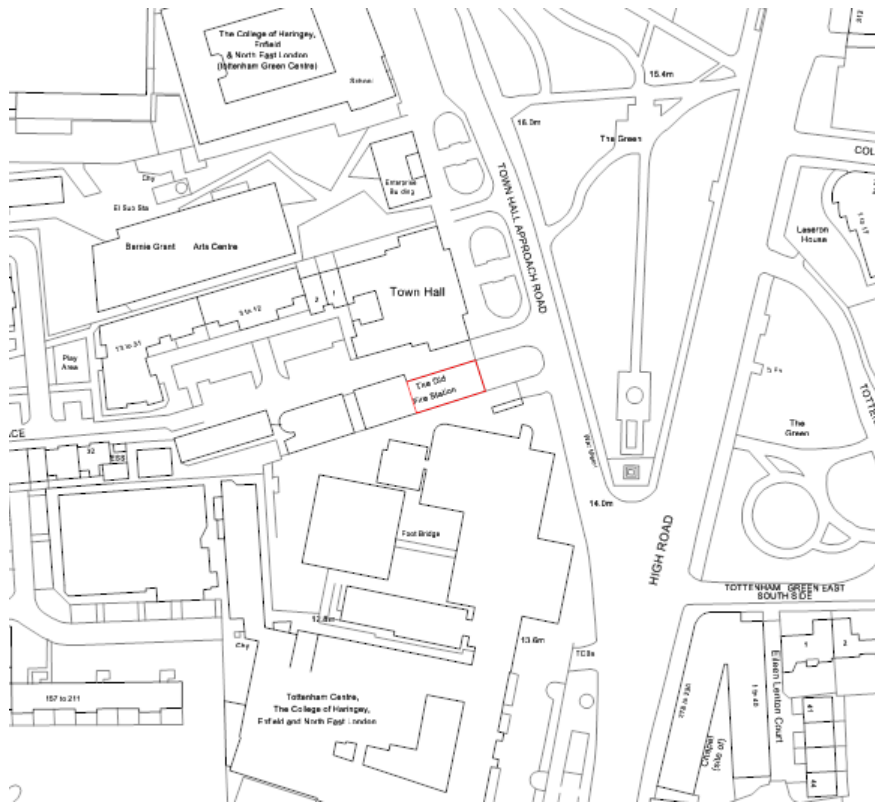
No.	Stakeholder	Question/Comment	Response
			alterations to the building as well as to the setting rear would preserve and enhance the appearance of the Fire Station as well as other heritage assets within the immediate vicinity and would be acceptable.
4.	Local Residents	<p>For residents of Isobel Place;</p> <ul style="list-style-type: none"> • Objections from Isobel Place primarily relate to the impact of the restaurant on the immediate environment and anti-social behaviour issues that might arise. • Clarification required regarding the proposed use • Concern regarding the over spill of customers into Isobel Place 	<ul style="list-style-type: none"> • All applications for restaurant use are given conditions which the operators must adhere to, regarding ventilation, waste and fumes, to protect local resident and business amenity. The Chicken Town offer is designed to appeal to a mix of different groups of people and this diverse customer base will reduce the likelihood of anti-social behaviour being a problem. • The application is for a restaurant use (A3), not a hot food takeaway (A5), so the nature of its operation will be different to takeaways that are more typically associated with anti-social behaviour. • Newlon Housing which manages Isobel Place has been granted planning permission to install a

No.	Stakeholder	Question/Comment	Response
		<p>For business tenants within the Fire Station building;</p> <ul style="list-style-type: none"> • Tenants that have objected have voiced concerns about the operational matters, should the planning application be approved. The main function of the current reception area at the front of the Old Fire Station is to manage deliveries to the tenants and also as a front face for LYST and the TGEC. • A new restaurant use will increase parking pressure in the vicinity. 	<p>vehicular and pedestrian gate at the entrance to the housing, which would significantly reduce any potential impact for</p> <ul style="list-style-type: none"> • The continuity of these two key functions and alternative areas for managing deliveries and having a point of contact for tenants are being considered by all stakeholders involved (LYST, Chicken Town, CONEL and the Council). • Financial and technical support has been offered to LYST by Create¹ on these matters, for example through designing upgraded signage for the front of the building. • The plans for Chicken Town will improve the immediate area by prohibiting car parking in front of the Old Fire Station. This will be complemented by the Newlon

¹ Create is the arts organisation which is the commissioning body for Chicken Town.

No.	Stakeholder	Question/Comment	Response
			Housing vehicular gates, which once installed will prevent cars parking to the side of the building as well.

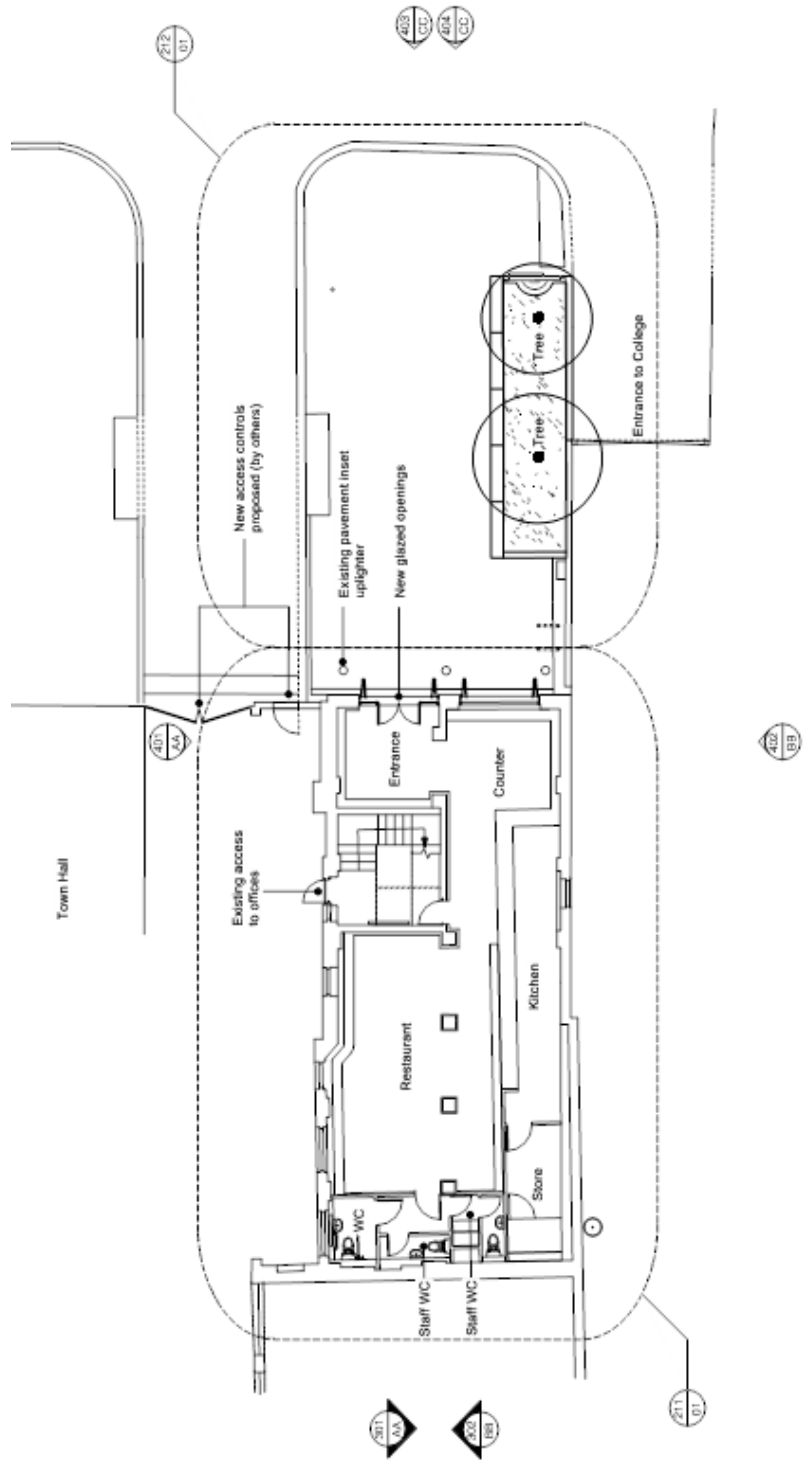
Appendix: 2 Plans and Images



Site Location Plan

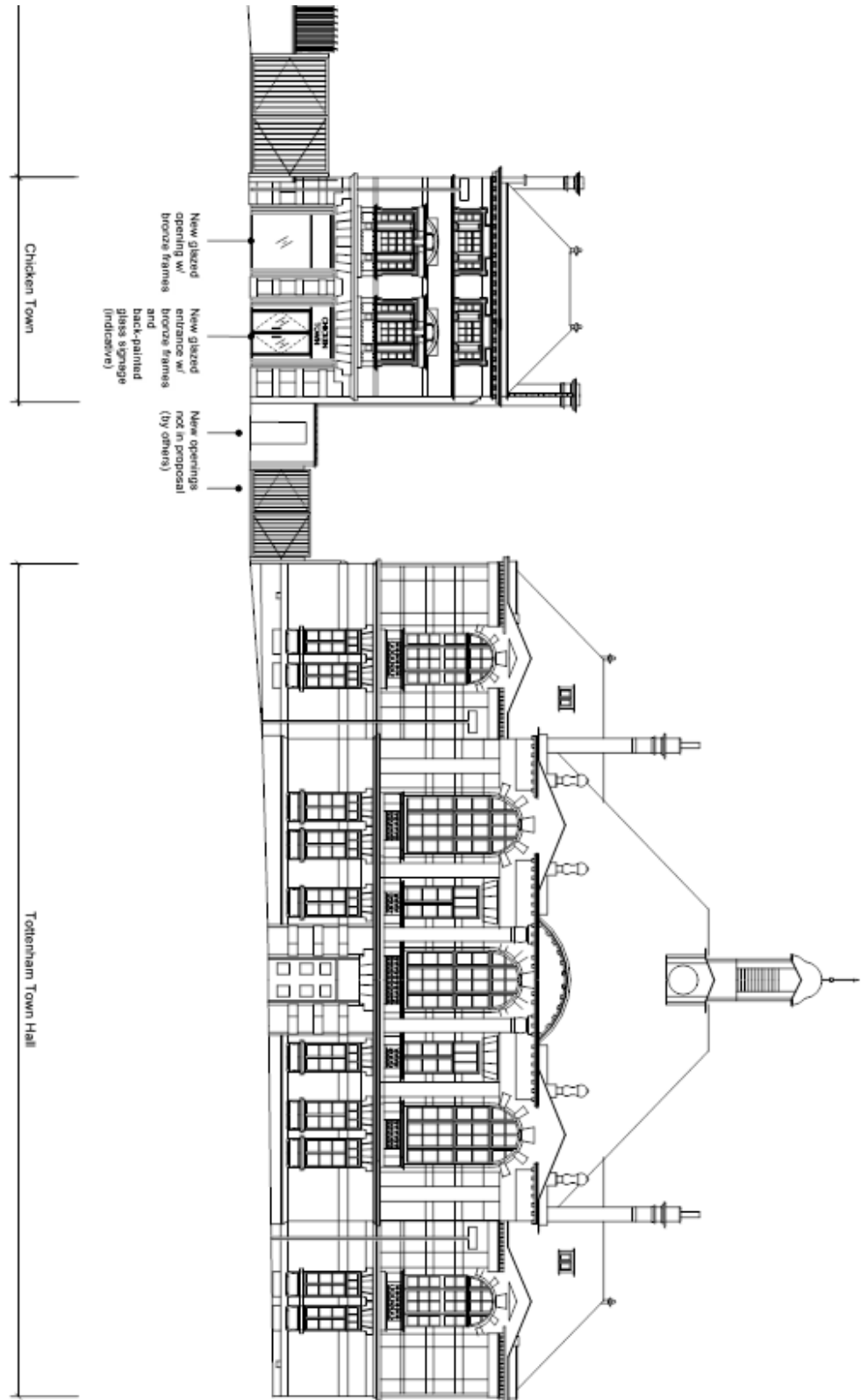


Aerial View of Site



Drawing 1: Site Plan

Drawing 2: Proposed restaurant in relation to Tottenham Town Hall



Drawing 3: Front Elevation as Proposed

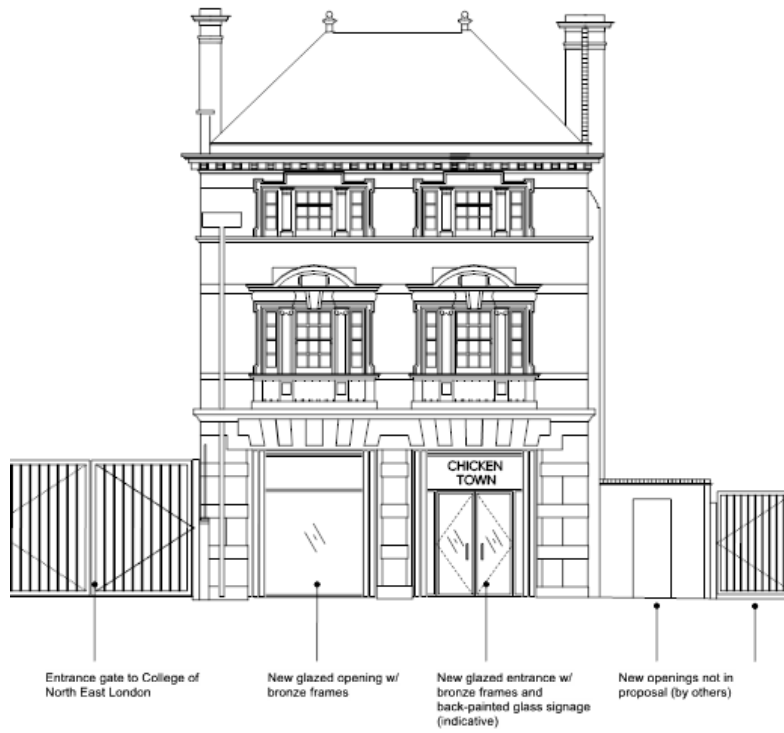


Photo 1: Fire Station operating within its intended use