

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS

Reference No: HGY/2017/0116

Ward: Tottenham Hale

Address: 18 Ashley Road N17 9LJ

Proposal: Partial temporary change of use of building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and retention of a portion of the existing B1 light industrial use'

Applicant: Mr Patrick Hammond

Ownership: Private

Case Officer Contact: Valerie Okeiyi

Date received: 10/01/2017

Drawing number of plans: 1166/ 01, 02 & 03, Planning Statement prepared by Jones Town Planning dated January 2017, Design and Access Statement prepared by CG Architects dated January 2017.

1.1 This application is being reported to Planning Committee as it is a major planning application and is required to be reported to committee under the current delegation scheme.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

1.2.1 The principle of a partial change of use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, including retention of a portion of the existing B1 use is, on balance, considered to be acceptable

(NB: the retention of a portion of existing class B1 use does not require the benefit of planning permission)

- The introduction of a D2 leisure use within a local employment area is not strictly policy compliant, however, subject to a 5 years temporary planning consent the proposal would not prejudice the area for local employment and would in fact increase the levels of employment on site;
- The proposal would have a significant positive impact on the regeneration of the area;
- The proposal seeks to improve health and well-being in Haringey

- The proposal supports sporting facilities in Haringey;
- The proposal would bring a redundant building back in to use whilst providing a leisure and job creating facility which would benefit the local community;
- The impact of the development on neighbouring residential amenity is acceptable;
- The design layout of the proposal is acceptable;
- There would be no significant impact on parking or the surrounding highways network.

2. RECOMMENDATION

2.1 That the Committee resolve to GRANT temporary planning permission and that the Head of Development Management is authorised to issue the planning permission and impose the conditions and informatives set out below.

Conditions

- 1) Temporary consent for 5 years
- 2) In accordance with approved plans
- 3) Approved uses
- 4) Hours of operation
- 5) Travel Plan
- 6) Cycle Storage
- 7) Parking Allocation Plan
- 8) Delivery Service Plan
- 9) Refuse/Storage and Collection

Informatives

- 1) Co-operation
- 2) Hours of construction
- 3) Party Wall
- 4) Street Numbering
- 5) London Fire Brigade
- 6) Surface Water Drainage
- 7) Thames Water

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.1 This is a planning application for partial temporary change of use of the existing warehouse building from light industrial B1 use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices at ground floor level with viewing gallery at mezzanine level, and retention of the B1 light industrial use at the north east corner of the building. The remaining part of the building at the north west corner would be occupied as the roofing supplies business which currently exists.

3.2 Site and Surroundings

3.2.1 The site is located in an industrial area along the west side of Ashley Road and bounded by a predominantly residential area. The site is bound to the west by a single storey industrial development and to the north by Down Lane Park. The warehouse building provides double height warehousing space. To the front is a single storey element attached to the front.

3.2.2 The building is in good condition with a modern corrugated roof and brick walls. The building authorised use of the building is B1 light industrial use, which ceased operating in May 2016. The remaining part of this building which does not form part of the planning application is occupied by an Undercover Roofing Supply Business - again class B1 use.

3.2.3 The site is located within the Tottenham Hale Growth Area as identified in the Haringey Local Plan Strategic Policies Map and a designated Local Employment Area. The site is also a designated site in the Council's emerging Tottenham Hale Area Action Plan (AAP) pre-submission version 2016 as TH6, which carries significant weight given its advanced stage through the public consultation process particularly given there have been no objections to the designation. The site does not comprise any statutory or locally Listed Buildings and is not located within or adjacent to a Conservation Area. The site is also located within the Tottenham Regeneration Area and forms part of the vision for the Tottenham Strategic Regeneration Framework (SRF).

3.3 Relevant Planning and Enforcement history

3.3.1 Planning permission was GRANTED under planning reference HGY/2005/0313 on 29 March 2005 for Change of use of property from warehouse/recycling use to construction training centre for the college of North East London.

3.3.2 There is no planning enforcement history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal

- 1) LBH Head Of Carbon Management
- 2) LBH Planning Enforcement
- 3) LBH Tottenham Team
- 4) LBH Housing Design & Major Projects
- 5) LBH Flood and Surface Water
- 6) LBH Economic Regeneration
- 7) LBH Cleansing - East
- 8) LBH EHS - Pollution Air Quality Contaminated Land
- 9) LBH EHS - Food & Hygiene
- 10) LBH Licensing
- 11) LBH Emergency Planning and Business Continuity
- 12) LBH Building Control
- 13) LBH Transportation Group
- 14) LBH EHS - Noise & Pollution

External

- 15) London Fire Brigade
- 16) Thames Water Utilities

4.2 The following responses have been received:

Internal:

- 1) LBH Cleansing - East: Officers have made the following comments;
 - The business owner will need to ensure that they have a cleansing schedule in place and that all waste is contained at all times. Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.
- 2) LBH Tottenham Regeneration Team; Officers raise no objection and have made the following comments;

- The application site is located within an employment area and is within the Tottenham Regeneration Area. The proposed development is well aligned with the vision set out by the Tottenham Strategic Regeneration Framework (SRF). Most notably, the application meets the SRF priorities; a strong and healthy community, and improved access to jobs and business opportunities. The proposal will assist in the place-making efforts of the Tottenham Regeneration programme, offering a unique, healthy, leisure use that will be appealing to residents and visitors alike.
 - *A strong and healthy community*
As well as the Tottenham SRF, the proposed development also compliments the Haringey Physical Activity and Sport Framework 2015-2019, which sets out a vision for a more active and healthy borough. The applicant has demonstrated that they will maximise accessibility to all of their users, actively encouraging local participation and engagement with the centre's activities.
 - *Improved access to jobs and business opportunities*
The proposed use is well aligned with the surrounding area, an industrial area with a growing number of light industrial and commercial businesses. The proposed use will create a high concentration of quality and diverse employment opportunities.
 - *Opportunity Investment Fund*
Subject to Planning permission being granted, the applicant has had a loan of £90,000 approved from the Council and GLA's Tottenham Opportunity Investment Fund via the Tottenham Programme Delivery Board. This will be used to assist in refurbishing the building and purchasing equipment and enable 17,600 sq.ft. of commercial space to be brought back into use. A minimum of 18 (potential of up to 31) full time equivalent positions will be created at the site plus three apprenticeships in climbing instructing. The applicant has already been in contact with the Council's employment, skills and training team to ensure local people have access to these and future job opportunities.
- 3) LBH Transportation Team; Officer raise no objection and has made the following comments;
- It is unlikely that Mill Mead Road and Jarrow Road will be significantly impacted by any potential parking displacement given the separation (indirect access) and distance from the development. It is therefore considered that any potential

parking displacement due to the lack of dedicated on-site parking for D1 is not expected to be significant and or detrimental to existing on-street residential parking amenity. Owing to the excellent rail and bus connectivity of the site and the presence of on-street parking controls in proximity of the site (yellow line 'at anytime' controls/clearway), the Highway Authority concludes that the proposed change of use is unlikely to result in a significant or detrimental impact on the local highway/transport network and or residential parking amenity.

- Officers recommends the following conditions/informative;
 - Travel Plan
 - Cycle Storage
 - Parking Allocation Plan
 - Deliver Service Plan

External:

- 4) London Fire Brigade – The Brigade is satisfied with the proposal

5. LOCAL REPRESENTATIONS

5.1.1 The following were consulted:

135 Neighbouring properties

1 Residents Association

3 Site notices were erected close to the site

5.1.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

Others: 0

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of change of use
2. The impact on the amenity of adjoining occupiers
3. Design
4. Parking and highway safety
5. Waste Management

6.2 Principle of change of use

- 6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.
- 6.2.2 The NPPF states at paragraph 19 that the “Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth.” The NPPF goes further at paragraph 21 and states that “investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment”.
- 6.2.3 The submitted information suggests that the existing industrial activity on site stopped trading due to financial hardship in May 2016. With the decline of traditional manufacturing and industrial practices, opportunities to support emerging economic sectors must be considered alongside core policy objectives for sustainable growth. Paragraph 21 of the NPPF states that “planning should support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.
- 6.2.4 The site currently comprises a double height commercial building which has been used for light industrial purposes (B1c). The existing building equates to approximately 2,230 sqm in area and the area to be converted to D2 use totals approximately 1,360 sqm. The loss of the existing employment land is a fundamental planning consideration and Local Plan Policy SP8 makes it clear that there is a presumption to support local employment and small sized businesses that require employment land and space.
- 6.2.5 The proposal would result in the change of use of part of the building from class B1 use to a Class D2 (leisure) use (incorporating a climbing wall facility, yoga studio, ancillary cafe and offices), including the retention of a portion of the existing B1 use within the building. The applicant has also confirmed that they will be seeking a temporary permission of five years.

- 6.2.6 Although the proposed change of use from class B1 to D2 is not strictly policy compliant given the sites location in a protected employment area, the existing site currently represents an inefficient use of land and no employment density. The applicant has stated that there would be 15 full time staff, 4 part time staff and 17 equivalent numbers of full time staff. The applicants submits in the design and access statement that the job forecast anticipated for the climbing wall would be 17 over year 1, 23 over year 2 and 30 over year 3. With greater numbers of customers means more admissions staff, cafe staff, instructors, climb setters, cleaners and additional management jobs. In addition, the portion of class B1 light industrial space that would be retained as part of the proposal would also contribute to the provision and support of employment opportunities. (The remaining part of the building is currently occupied by a roof suppliers, which has operated for the last 10 years). The proposal would also provide a high quality community and leisure facility within the area that would contribute to the health and leisure needs of the community which is supported by Local Plan Policy SP16 (Community Facilities). Policy DM49 of the Development Management DPD pre-submission version 2016 reinforces this approach. The proposal is also supported by Local Plan Policy SP14 (Health and Wellbeing) which seeks to improve health and well-being in Haringey and SP15 (Culture and Leisure) which supports sporting facilities.
- 6.2.7 It is considered that the combination of the proposed leisure class D2 and retained class B1 uses within a controlled space would stimulate local employment and would therefore, in wider strategic terms align with the Council's wider regeneration initiatives in line with policy 4.6 'Support for and enhancement of arts, culture, sport and entertainment' of the London Plan 2015. The land-uses would therefore be, on balance, compatible with the surrounding industrial uses, would be in line with the broader vision of the NPPF to support sustainable economic and social development, and are acceptable in principle. The 5 years temporary planning permission, as recommended on any grant of planning consent, would ensure that the premises reverts back to the B1 use after 5 years, therefore ensuring that the land use for the premises in the long term would be in keeping with the areas designation as a local employment area.
- 6.2.8 Any addition to this temporary time condition would require the applicant to submit another planning application, ensuring that the Local Planning Authority has the opportunity to assess the functioning of the use in line with the strategic aspirations for this part of the borough.

6.2.9 The Tottenham Regeneration Team within Haringey Council support for the proposed scheme, as it would align with the vision set out by the Tottenham Strategic Regeneration Framework (SRF). Most notably, the application meets the SRF priorities; a strong and healthy community, and improved access to jobs and business opportunities. The proposal will assist in the place-making efforts of the Tottenham Regeneration programme, offering a unique, healthy, leisure use that will be appealing to residents and visitors alike. As well as the Tottenham SRF, the proposed development also compliments the Haringey Physical Activity and Sport Framework 2015-2019, which sets out a vision for a more active and healthy borough. The applicant has demonstrated that they will maximise accessibility to all of their users, actively encouraging local participation and engagement with the centre's activities. The proposed use is well aligned with the surrounding area, an industrial area with a growing number of light industrial and commercial businesses. The proposed use will create a high concentration of quality and diverse employment opportunities.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 The London Plan 2016 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Policy DM1 'Delivering High Quality Design' of the Council's Development Management DPD pre-submission version 2016 continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.3.2 The unit is immediately adjacent to a similar industrial unit to the south. Immediately to the north of the site is Down Lane Park. Given the physical separation distance between the site and the nearest residential property (137 metres), and the fact that the activities would be contained within the existing building envelope, it is considered that the proposal would not cause any material adverse impact on residential amenity in terms of loss of daylight, sunlight, enclosure, loss of privacy and excessive noise levels and is therefore in general accordance with the planning policies stipulated in paragraph 6.3.1.

6.3.3 The hours of operation recommended on any grant of planning permission would ensure that noise arising from traffic, staff and visitors would take place within acceptable times of the day and not late at night,

6.4 Design

6.4.1 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high

quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Policy DM1 'Delivering High Quality Design' of the Development Management DPD pre-submission version 2016 continues this approach and requires development proposals to relate positively to their locality.

- 6.4.2 The submitted drawings and information confirm that no external extensions or increase in building mass is proposed. The existing building would be renovated and retrofitted internally and a new mezzanine would be constructed providing a viewing gallery. Central to the scheme are the construction of a climbing wall that would be built out of ply board and the steel supports are carbon steel. The ground floor would also comprise of a gym, ancillary office, staff room, reception, ancillary cafeteria, yoga room, locker room, with a separate location for the new B1 (c) use.
- 6.4.3 In terms of layout, the existing access to the building would be retained. Access to the mezzanine level is via a staircase. The level of existing car parking (24 bays) around the perimeter of the building would be retained and cycle parking spaces is proposed. The existing boundary treatments and hard standing would all be retained as existing with no material alterations to the landscaping proposed.
- 6.4.4 Overall, the proposal is considered to be acceptable and in accordance with the above policies.

6.5 Parking and highway safety

- 6.5.1 Local Plan (2013) 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 approach is continued in Draft Policies DM31 and DM32 of the Development Management DPD pre-submission version 2016.
- 6.5.2 The proposal retains 24 existing car parking spaces around the perimeter of the building with two spaces enlarged for blue badge holders. In accordance with London Plan cycle parking standards, the proposals include the provision on 20 cycle parking spaces. The overall building footprint, existing vehicular access arrangement and servicing arrangement remains as existing. The Council's Transportation Team has assessed the proposal and is satisfied that it is unlikely that Mill Mead Road and Jarrow Road will be significantly impacted by any potential parking displacement given the separation (indirect access) and distance from the development. It is therefore considered that any potential

parking displacement due to the lack of dedicated on-site parking for D1 is not expected to be significant and or detrimental to existing on-street residential parking amenity. Owing to the excellent rail and bus connectivity of the site and the presence of on-street parking controls in proximity of the site (yellow line 'at anytime' controls/clearway), the Highway Authority concludes that the proposed change of use is unlikely to result in a significant or detrimental impact on the local highway/transport network and or residential parking amenity.

6.5.3 A condition is recommended on any grant of planning consent to secure a travel plan, details of cycle storage, parking allocation plan and delivery service plan.

6.6 Waste Management

6.6.1 Given the layout of the site, it is considered that details of the storage and collection of refuse, together with a management plan for collection, should be secured via a condition, should consent be granted.

6.7 Conclusion

6.7.1 The principle of a partial change of use to D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use' is considered to be acceptable;

- Subject to a 5 years temporary planning consent, the proposal would not prejudice the area for local employment and would in fact increase the levels of employment on site;
- The proposal would have a significant positive impact on the regeneration of the area;
- The proposal seeks to improve health and well-being in Haringey
- The proposal supports sporting facilities in Haringey;
- The proposal provides a facility which would benefit the community;
- The impact of the development on neighbouring residential amenity is acceptable;
- The design layout of the proposal is acceptable;
- There would be no significant impact on parking or the surrounding highways network.

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

6.8 CIL

6.8.1 The scheme is not CIL liable.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 1166/ 01, 02 & 03, Planning Statement prepared by Jones Town Planning dated January 2017, Design and Access Statement prepared by CG Architects dated January 2017.

Subject to the following condition(s)

1. This permission shall be for a limited period expiring on **28/02/2022** when the use hereby approved shall be discontinued and determined and the land reinstated.

Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Drawing Nos. 1166/ 01, 02 & 03, Planning Statement prepared by Jones Town Planning dated January 2017, Design and Access Statement prepared by CG Architects dated January 2017.

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

3. The approved uses in the detailed planning permission are as follows:

D2 use incorporating a climbing wall facility, yoga studio, ancillary cafe and offices, and B1 light industrial use'

- a) The floor area of both the D2 use with ancillary cafe and B1 light industrial use shall not at any time be enlarged and shall not exceed the floor areas indicated on the drawings hereby approved.
- b) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, and the Town and Country Planning (General Permitted Development) Order 1995 (as amended), there shall be no change of the particular use of the D2 or B1 light Industrial hereby approved.

Reason: In order to control the nature of the D2 use with ancillary cafe and B1 light industrial use uses on the site and in order to ensure the uses are compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable

consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The D2 with ancillary use hereby permitted shall not be operated before 06:00 hours or after 23:00 hours Monday to Sunday and the B1 (c) use hereby permitted shall not be operated before 06:00 or after 19:00 hours Monday to Friday before 08:00 hours or after 18:00 hours on Saturdays, and not at all Sundays and Bank Holidays

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

5. Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound schedule of implementation, monitoring, regular review and update shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

6. Prior to commencement details of arrangements for cycle storage (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.

Reason: To ensure that adequate cycle storage facilities are provided

7. Prior to first occupation of the development hereby permitted, a Parking Allocation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of parking allocation between the various uses on site. Such plan shall be followed at all times and not be varied without the prior agreement in writing by the Local Planning Authority.

Reasons: Development without provision of adequate facilities for the parking and garaging of motor vehicles is likely to inconvenience other vehicles and to be detrimental to amenity and prejudicial to conditions of safety.

8. Prior to first occupation of the development hereby permitted, a Delivery and

Service Plan (DSP) shall be submitted and approved in writing by the Local Planning Authority. The Plans should provide details on how on-site servicing and pedestrian access will be managed in a manner that minimises hazard to pedestrians and users of the site.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.

9. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2016.

Informatives:

INFORMATIVE : In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

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 : Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE : The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE :

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE : Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Appendix 1 Consultation Responses from internal and external agencies

Stakeholder	Question/Comment	Response
INTERNAL		
Waste Management	<ul style="list-style-type: none"> The business owner will need to ensure that they have a cleansing schedule in place and that all waste is contained at all times. Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system. 	Noted/condition attached
Tottenham Regeneration	<ul style="list-style-type: none"> The application site is located within an employment area and is within the Tottenham Regeneration Area. The proposed development is well aligned with the vision set out by the Tottenham Strategic Regeneration Framework (SRF). Most notably, the application meets the SRF priorities; a strong and healthy community, and improved access to jobs and business opportunities. The proposal will assist in the place-making efforts of the Tottenham 	Noted

Stakeholder	Question/Comment	Response
	<p>Regeneration programme, offering a unique, healthy, leisure use that will be appealing to residents and visitors alike.</p> <ul style="list-style-type: none"> <li data-bbox="621 402 1392 813"> <p>• <i>A strong and healthy community</i> As well as the Tottenham SRF, the proposed development also compliments the Haringey Physical Activity and Sport Framework 2015-2019, which sets out a vision for a more active and healthy borough. The applicant has demonstrated that they will maximise accessibility to all of their users, actively encouraging local participation and engagement with the centre's activities.</p> <li data-bbox="621 867 1392 1198"> <p>• <i>Improved access to jobs and business opportunities</i> The proposed use is well aligned with the surrounding area, an industrial area with a growing number of light industrial and commercial businesses. The proposed use will create a high concentration of quality and diverse employment opportunities.</p> <li data-bbox="621 1252 1392 1406"> <p>• <i>Opportunity Investment Fund</i> Subject to Planning permission being granted, the applicant has had a loan of £90,000 approved from the Council and GLA's Tottenham</p> 	

Stakeholder	Question/Comment	Response
	<p>Opportunity Investment Fund via the Tottenham Programme Delivery Board. This will be used to assist in refurbishing the building and purchasing equipment and enable 17,600 sq.ft. of commercial space to be brought back into use. A minimum of 18 (potential of up to 31) full time equivalent positions will be created at the site plus three apprenticeships in climbing instructing. The applicant has already been in contact with the Council's employment, skills and training team to ensure local people have access to these and future job opportunities.</p>	
<p>Transportation</p>	<p>The application site is located to the west of Ashley Road and bounded by Down Lane Park along its northern and western perimeter.</p> <p>The proposals are for a temporary (5 year) partial change of use of the existing building from B1 use (light industrial) to D2 use (assembly leisure) to include a climbing wall, yoga studio and ancillary cafe and office space. The existing building comprises of 2,230 Sqm GIA (B1 use) and the area to be converted to D1 use totals approx. 1,360 Sqm (GIA).</p> <p>The site has a public transport accessibility level (PTAL) of 5 which on a scale of 1-6 is considered 'very good'. Nearby bus stops provide access to some 6 bus routes</p>	<p>Noted/Conditions attached</p>

Stakeholder	Question/Comment	Response
	<p>with a combined frequency of 85 buses per hour (two way). The site is also within 400 metre walking distance of Tottenham Hale railway and tube stations. We have subsequently considered that the majority of prospective trips generated by the proposed D1 change of use are likely to be by sustainable travel modes.</p> <p>The proposals retain 24 existing car parking spaces around the perimeter of the building with two spaces enlarged for blue badge holders. In accordance with London Plan cycle parking standards, the proposals include the provision on 20 no. cycle parking spaces. The overall building footprint, existing vehicular access arrangement and servicing arrangement remains as existing. The management of pedestrian access routes and the existing operational access requirements of the retained B1 (i.e. servicing) have not been fully detailed. In order to ensure that adequate and safe pedestrian access amenity is provided, a servicing, access and parking allocation plan should be submitted for approval prior to occupation (condition).</p> <p>The majority of roads in close proximity of the site are controlled by yellow line 'at any time restrictions' including Burdock Road, Watermead Way (clearway) and sections of Ashley Road. Additionally, a number of Controlled Parking Zones (permit only parking) are located to the south and west of the application site including, 'Seven Sisters CPZ' to the south of the site with controls in operation Monday to Saturday 8:30am – 6:30pm, and 'Tottenham Hale CPZ' to the west of the site with controls in operation Monday to Friday 8am to</p>	

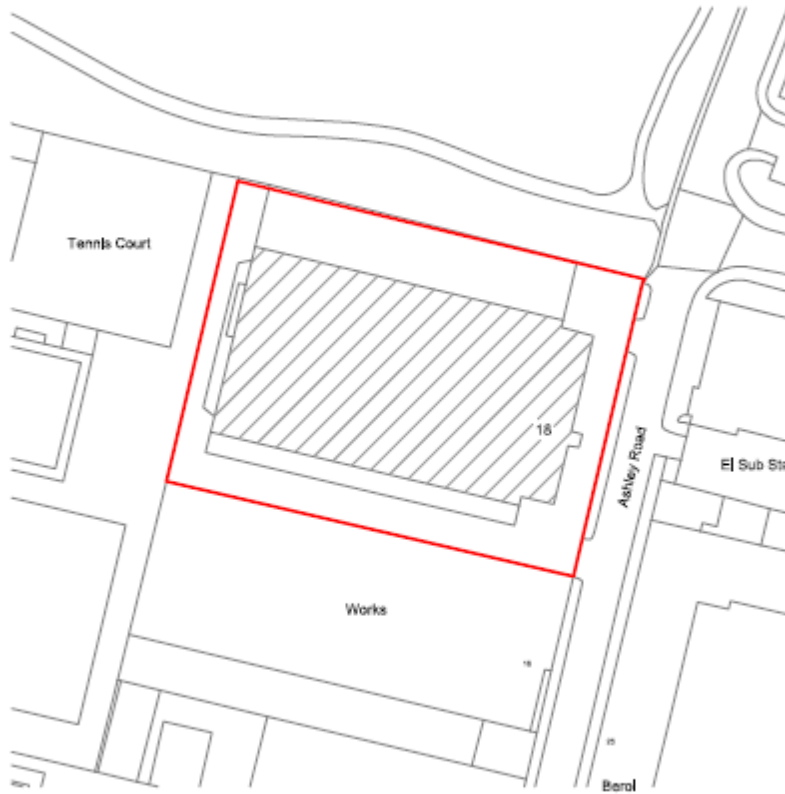
Stakeholder	Question/Comment	Response
	<p data-bbox="569 235 814 264">6.30pm for zone.</p> <p data-bbox="569 306 1383 1068">Taking the above parking constraints into consideration, the only opportunity for legal 'industrial use' parking close to the site and outside of yellow line controls is on Ashley Road (in parts), Mill Mead Road and Jarrow Road (in parts) all of which are not within a CPZ. It is unlikely that Mill Mead Road and Jarrow Road will be significantly impacted by any potential parking displacement given the separation (indirect access) and distance from the development. It is therefore considered that any potential parking displacement due to the lack of dedicated on-site parking for D1 is not expected to be significant and or detrimental to existing on-street residential parking amenity. Owing to the excellent rail and bus connectivity of the site and the presence of on-street parking controls in proximity of the site (yellow line 'at anytime' controls/clearway), the Highway Authority concludes that the proposed change of use is unlikely to result in a significant or detrimental impact on the local highway/transport network and or residential parking amenity. The Highway Authority has no objections subject to the following conditions.</p> <p data-bbox="569 1110 1383 1360">1. Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound schedule of implementation, monitoring, regular review and update shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.</p>	

Stakeholder	Question/Comment	Response
	<p>Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>2. Prior to commencement details of arrangements for cycle storage (including means of enclosure for the area concerned where necessary) shall be submitted to, and approved in writing by, the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.</p> <p>Reason: To ensure that adequate cycle storage facilities are provided.</p> <p>3. Prior to first occupation of the development hereby permitted, a Parking Allocation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of parking allocation between the various uses on site. Such plan shall be followed at all times and not be varied without the prior agreement in writing by the Local Planning Authority. Reasons: Development without provision of adequate facilities for the parking and garaging of motor vehicles is likely to inconvenience other vehicles and to be detrimental to amenity and prejudicial to conditions of safety</p> <p>4. Prior to first occupation of the development hereby</p>	

Stakeholder	Question/Comment	Response
	permitted, a Delivery and Service Plan (DSP) shall be submitted and approved in writing by the Local Planning Authority. The Plans should provide details on how on-site servicing and pedestrian access will be managed in a manner that minimises hazard to pedestrians and users of the site.	
EXTERNAL		
London Fire Brigade	The Brigade is satisfied with the proposal	
NEIGHBOURING PROPERTIES	There have been no neighbours comments received	Noted

Appendix 2 Plans and Images

Location Plan



Birds Eye View

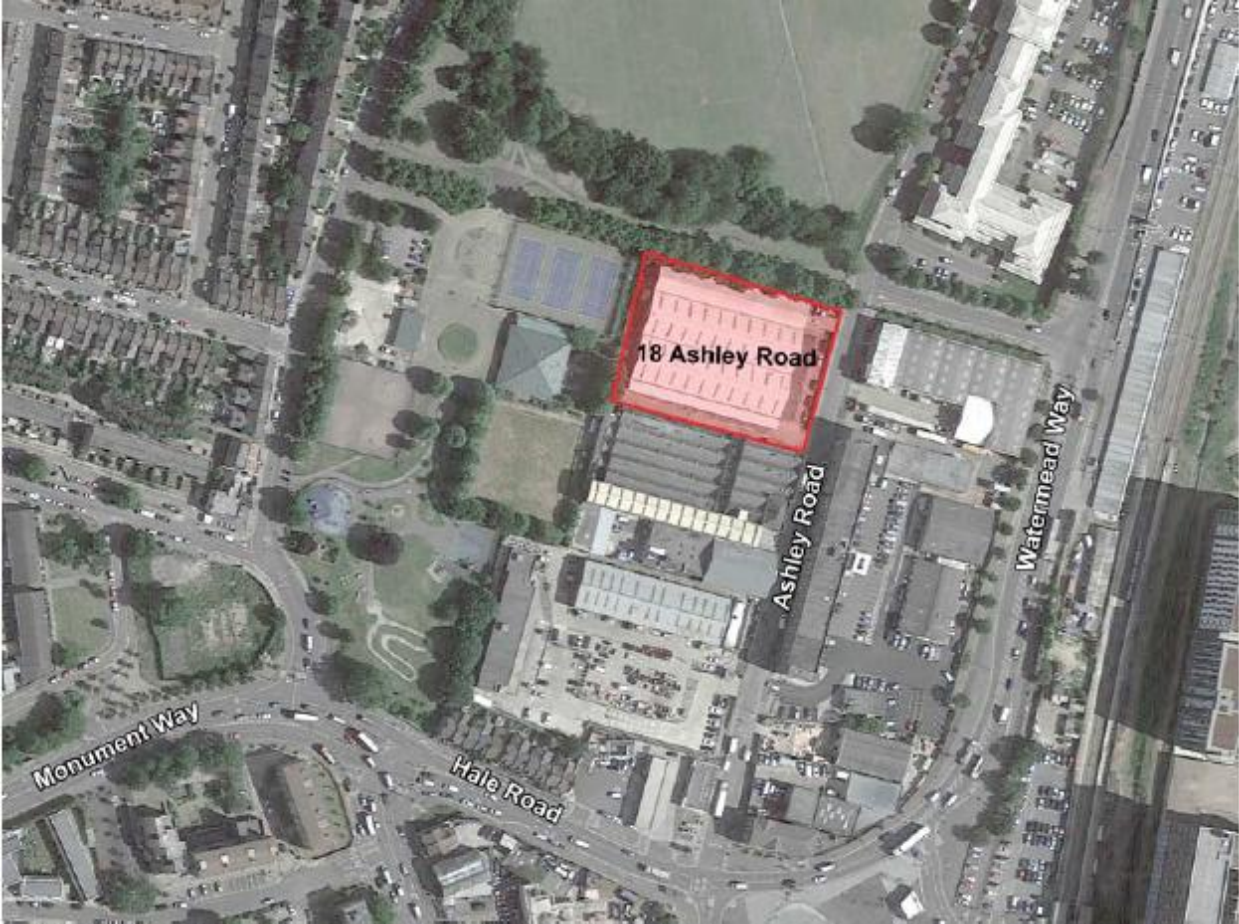


Photo of the existing building viewed from the front

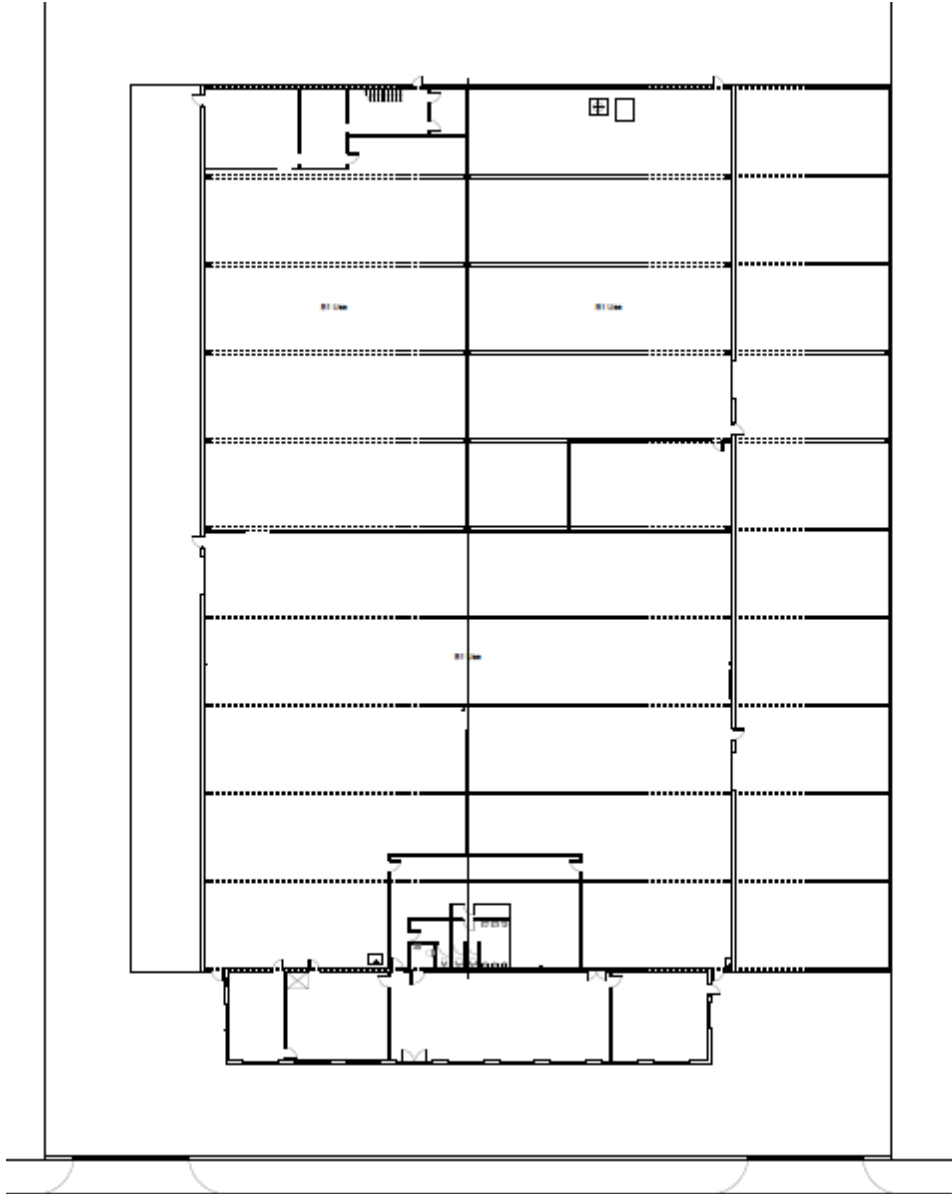


Photos of the sites surroundings

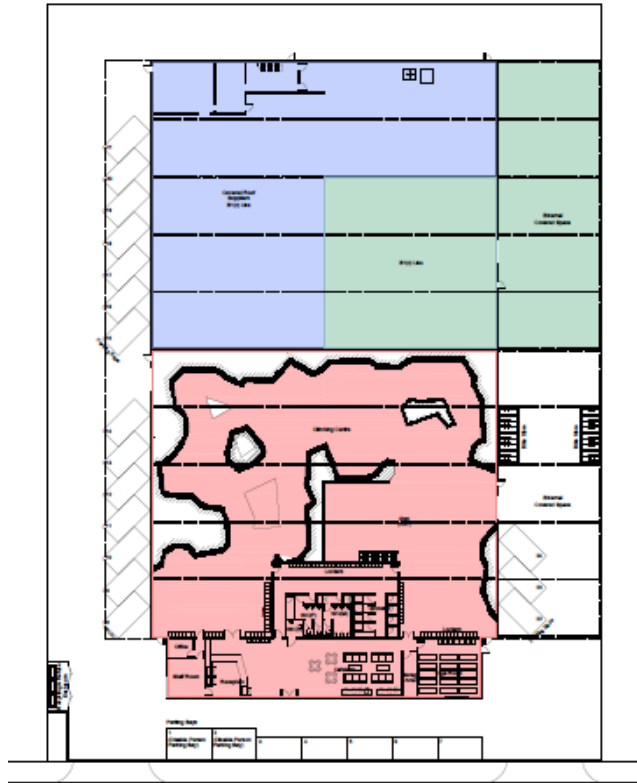




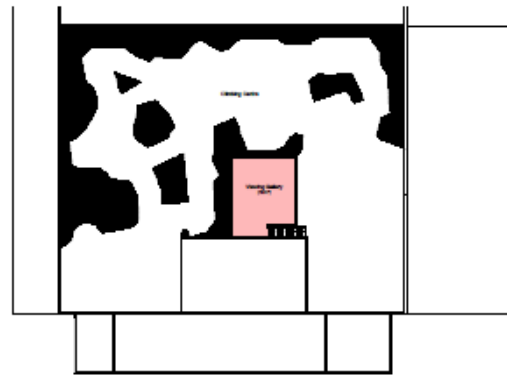
Existing Plan



Proposed ground and mezzanine level highlighted in green and pink



Ground Floor Plan as Proposed



Mezzanine Plan as Proposed