

**REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**

**Reference**                      **No:**    **Ward:** Tottenham Hale  
HGY/2006/0219

**Date received:** 02/02/2006                                      **Last amended date:**

**Drawing number of plans:** P01 - P22 inclusive

**Address:** Former Council Depot, Stoneleigh Road, N17

**Proposal:** Demolition of existing council depot and erection of three storey building comprising managed workspace.

**Existing Use:** Council Depot                      **Proposed Use:** Managed Workspace Office – B1

**Applicant:** Haringey Council - Neighbourhood Management Services

**Ownership:** Haringey Council

**PLANNING DESIGNATIONS**

RIM 1.2 UPGRADING AREAS IN GREATEST NEED  
ROAD - BOROUGH

**Officer contact:** Brett Henderson

**RECOMMENDATION**

GRANT PERMISSION subject to conditions.

**SITE AND SURROUNDINGS**

The application site at Former Council Depot, Stoneleigh Road is located on the north western corner of the Holcombe Road and Stoneleigh Road intersection. The site contains a Council Depot, which is currently vacant, but was previously used as a drop in centre.

The site is located to the east of a Conservation Area on Tottenham High Road.

The area of the site is 246 square metres.

**PLANNING HISTORY**

No Planning history.

**DETAILS OF PROPOSAL**

Full Planning application for the erection of a three storey building comprising managed workspace.

The building will have a maximum height of 10.7 metres and a gross floor area of 668 square metres.

The demolition of the existing council depot does not require Planning permission.

This development is seen as the first phase in a two phase development of improvements to Stoneligh Road and Holcombe Road to be undertaken by Council.

The applicant held a public consultation exhibition on 13 April 2005. The event was attended by local residents and councillors who generally gave positive feedback.

## **CONSULTATION**

Transportation Group  
Cleaving  
Building Control  
Conservation Team  
Adverts  
Met Police  
Ward Councillors  
Brook Street Chapel, Brook Street, N17  
450 – 484 (e) High Road, N17  
1<sup>st</sup> and 2<sup>nd</sup> floor flats, 456 – 484 (e) High Road, N17  
1 – 13 (c) Rigby House, Albert Place, N17  
41 – 55 (o) Circular Road, N17  
1 – 35 (o), 113 Reed Road, N17  
39, 53 Scales Road, N17  
1 Reif Road, N17  
32, 38 Mitchelly Road, N17  
58, 115 Hamilton Close, N17  
13 Kimberly Road, N17  
45A Dawlish Road, N17  
3 Carew Road, N17  
49 Buller Road, N17  
75 Kessock Close  
Brook Street Chapel, High Road, N17  
25, 26, 34, 35, 49, 56, 57, 66, 80, 82, 83, 94, 107 Holcombe Road, N17  
Head Teacher, John Loughborough School  
Head Teacher, Pavilion School, Down Lane Park

## **RESPONSES**

Jean Croot, Head of Safer Communities Unit, Haringey Council, 476 High Road, N17 –  
Objection – Proposal will cause overshadowing.

Transportation Group – No objection – The highway and transportation authority would not object to this development proposal subject to:

The implementation of S.247 agreement for the relinquishment of the part of public highway at the site access junction with Stoneleigh Road, for the purpose of completing this development.

Informative:

(1) The necessary works relating to the traffic calming measures at the intersection of the site access with Stoneleigh Road will be carried out by the Council's Highways Maintenance Group at the applicant's expense once all the necessary internal site works have been completed. The applicant should

telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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

Cleansing – No objection.

Building Control – No objection.

Conservation Team – No objection.

Met Police – No objection.

Ward Councillors – No objection.

No objections or comments received from any of the other parties notified.

## **RELEVANT PLANNING POLICY**

### **LOCAL POLICY BACKGROUND**

#### **Unitary Development Plan – Adopted 1998**

##### EMP 1.2 New Employment Uses

The Council will encourage new employment uses.

##### EMP 1.4 Sites Outside Defined Employment Areas

Proposals for employment generating uses will generally be supported if they are deemed to be in an appropriate location.

##### EMP 1.5 Location of Large Scale Offices

The Council's preferred location for large scale offices is in or near Town and Metropolitan Centres where the site is conveniently located near to the public transport system with the capacity to carry the passenger traffic generated.

##### EMP 3.1 Amenity, Design and Transport Considerations

The Council expects that all employment related development should have regard to relevant policies of the plan and Supplementary Planning Guidance in order to be properly integrated with neighbouring uses and incorporate the highest possible design and environmental standards.

##### DES 1.1 Good Design and How Design Will Be Assessed

The Council will require development to be of good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused.

##### DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area.

Infill development in areas of varied townscape of significant quality. (including most conservation areas) can create new compositions and points of interest but should be disciplined by building lines, scale of area, heights, massing, characteristic or historic plot widths.

### DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale

The Council will assess the design of development schemes in relation to enclosure, height and scale.

### DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing

In assessing the design of new development, alterations and extensions the Council will have regard to building lines, layout and form, rhythm and massing.

### DES 1.9 Privacy and Amenity of Neighbours

Seeks to protect the reasonable amenity of neighbours.

### TSP 1.1 Transport and New Development

All development proposals will be assessed for their contribution to traffic generation and their impact on congestion and against the present and potential availability of public transport and its capacity to meet increased demand.

### TSP 7.1 Parking for Development

The proposal should provide an acceptable level of parking in line with current national and local policy advice.

### RIM 1.2 Upgrading Areas in Greatest Need

Council will give priority for public and private sector investment in regeneration projects.

## **Emerging Unitary Development Plan – Revised Deposit September 2004**

This plan is a material consideration for Development Control purposes.

### EMP5: PROMOTING EMPLOYMENT USES

Proposals for employment generating uses will generally be supported if they are deemed to be in an appropriate location.

### UD1A SUSTAINABLE DESIGN AND CONSTRUCTION

This policy is concerned with the environmental/natural resource aspects of sustainable development.

### UD2 GENERAL PRINCIPLES

New development in the Borough should complement the existing pattern of development.

### UD3 QUALITY DESIGN

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

### APPENDIX 1 – PARKING STANDARDS

The Council will adopt Maximum parking standards (i.e. levels of parking which must not be exceeded) rather than minimum standards.

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues to be addressed in this report are:

- A. Principle of use on site;
- B. Size, bulk and design;
- C. Privacy and overlooking;
- D. Impact on the amenity of the neighbouring occupiers;
- E. Traffic generation and parking issues;
- F. Sustainability;
- G. Objector comment.

### A. Principle of use on site

The site is located within close proximity to the Bruce Grove Town Centre. In this area a new employment use such as that proposed is generally encouraged provided the use does not have a negative impact on the transport infrastructure in the locality, adjoining occupiers and the amenity of the area in general.

It is considered that the proposal will lead to the creation of more jobs in the Borough and provide a boost to the vitality of the area. Policy EMP 1.5 'Location of Large Scale Offices' encourages the location of offices in the vicinity of town centres which have good public transport accessibility. The proposal meets the requirements of this policy along with Policies EMP 1.2 'New Employment Uses' and EMP 1.4 'Sites Outside Defined Employment Areas', which also encourage offices in appropriate locations, such as this.

### B. Size, bulk and design

Policies DES 1.1 'Good Design and How Design Will Be Assessed', DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area' and DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing' require that new buildings are of an acceptable standard of design and fit in with the surrounding area.

The proposed building is a modern design and generally reflects the height of the adjoining buildings in the vicinity. The result is a contemporary building, which respects and assimilates with the prevailing development in the area. It is considered that the development will not have an adverse affect on any adjoining property. In fact it will have a positive regenerative impact on the streetscape and the amenity of the area.

The proposal provides good design that will enhance rather than detract from the streetscape.

### C. Privacy and overlooking

Policy DES 1.9 'Privacy and Amenity of Neighbours' seeks to protect the existing privacy and amenity of neighbouring occupiers. In this case, the proposed building meets the requirements of SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight' and will not result in loss of privacy from overlooking. A condition will be attached ensuring that the first and second floor windows on the far western elevation will have fixed obscured windows up to a height of 1.5 metres from the finished floor level. Furthermore, it is considered that there will be no significant loss of sunlight or daylight to any adjoining property as a result of the development.

The proposal will not be unacceptably detrimental to the amenity of adjacent users, residents and occupiers or the surrounding area in general.

### D. Impact on local residents and the community

It is considered that the site is sufficiently far from the nearest residential properties so as not to cause noise disturbance to local residents. Furthermore, the office will be operating during business hours only, a condition will ensure that the business does not operate at night.

The use is compatible with the adjoining commercial uses in the vicinity and will not have a negative impact on these occupiers.

It is considered that the proposal will have a positive impact on the area leading to additional jobs and a boost to its vitality.

#### E. Traffic generation and parking issues

The subject site is located within close proximity of Bruce Grove overland rail station as well as the variety of bus links available on Tottenham High Road. The application was referred to Council's Transportation Group who do not object to the proposal. Given these prevailing circumstances it is considered that the proposal, complies with Policy TSP 7.1 'Parking for Development'.

#### F. Sustainability

The applicant has provided a completed sustainability checklist as part of the application submission in line with SPG 8c "Environmental Performance" and SPG 9 "Sustainability Statement – Including Checklist". The use of the site, which is 'brownfield' for the proposed development fundamentally, addresses the principal of sustainability and this approach is demonstrated in the design of the scheme.

The proposal incorporates the following measures, which are designed to maximise energy efficiency:

*Natural ventilation* – This strategy has been developed to provide cooling during summer, avoiding the need for mechanical ventilation and cooling.

*Daylight design* – The number of windows and their location enables adequate light to penetrate the building, but will help restrict solar heat transfer into the building during summer.

*Materials selection* – Materials will be selected that will help to improve environmental performance.

*Efficient use of energy* – The heating will be provided by an efficient condensing gas boiler.

#### G. Objector comments

##### 1. Overshadowing

It is considered that the proposal does not lead to a detrimental loss of natural light and privacy to neighbouring properties. Although there is a slight increase in bulk and mass on the site, it is considered that there is no detrimental loss of amenity that results.

### **SUMMARY AND CONCLUSION**

The proposal at Former Council Depot, Stoneleigh Road for the erection of a three storey building comprising managed workspace complies with policies in the Haringey Unitary Development Plan, it is not detrimental to the character of any adjoining property. It would therefore be appropriate to recommend that Planning permission be granted.

Planning permission is therefore recommended subject to conditions.

## **RECOMMENDATION 1**

The Sub-Committee is recommended to **RESOLVE** as follows:

- (1) That Planning permission be granted in accordance with Planning application no. HGY/2006/0219, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under S.247 Town and Country Planning Act 1990 for the relinquishment of the part of public highway at the site access junction with Stoneleigh Road, for the purpose of completing this development.

## **RECOMMENDATION 2**

### **GRANT PERMISSION**

Registered No. HGY/2006/0219

Applicant's drawing No.s: P01 - P22 inclusive

Subject to the following conditions:

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The use hereby permitted shall not be operated before 0700 or after 2000 hours on any day.  
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjoining residential properties are not diminished.
4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.  
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or

plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. Details of design and materials of the bicycle racks shall be submitted to the Local Planning Authority, agreed to in writing and installed prior to the occupation of the building. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details and be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To provide adequate bicycle parking for occupiers.

7. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

8. Access gates shall open away from the highway only.

Reason: In order to ensure the safe movement of pedestrians on the footpath and vehicular traffic on the highway.

9. The first and second floor windows on the far western elevation specified as windows "a" on plan P20 (timber framed double glazed) shall be fixed and obscured up to a height of 1.5 metres from the finished floor level.

Reason: To protect the amenity of the occupiers to the west of the site.

#### INFORMATIVE

- (i) The necessary works relating to the traffic calming measures at the intersection of the site access with Stoneleigh Road will be carried out by the Council's Highways Maintenance Group at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.
- (ii) The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

#### REASONS FOR APPROVAL

The proposal at Former Council Depot, Stoneleigh Road for the erection of a three storey building comprising managed workspace complies with policies EMP 1.2 'New Employment Uses'; EMP 1.4 'Sites Outside Defined Employment Areas'; EMP 1.5 'Location of Large Scale Offices'; EMP 3.1 'Amenity, Design and Transport Considerations'; DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New



Buildings into the Surrounding Area'; DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'; DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'; DES 1.9 'Privacy and Amenity of Neighbours'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; and RIM 1.2 'Upgrading Areas in Greatest Need' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.

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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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. Details of design and materials of the bicycle racks shall be submitted to the Local Planning Authority, agreed to in writing and installed prior to the occupation of the building. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details and be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

The proposal at Former Council Depot, Stoneleigh Road for the erection of a three storey building comprising managed workspace complies with policies EMP 1.2 'New Employment Uses'; EMP 1.4 'Sites Outside Defined Employment Areas'; EMP 1.5 'Location of Large Scale Offices'; EMP 3.1 'Amenity, Design and Transport Considerations'; DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'; DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'; DES 1.9 'Privacy and Amenity of Neighbours'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; and RIM 1.2 'Upgrading Areas in Greatest Need' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.



