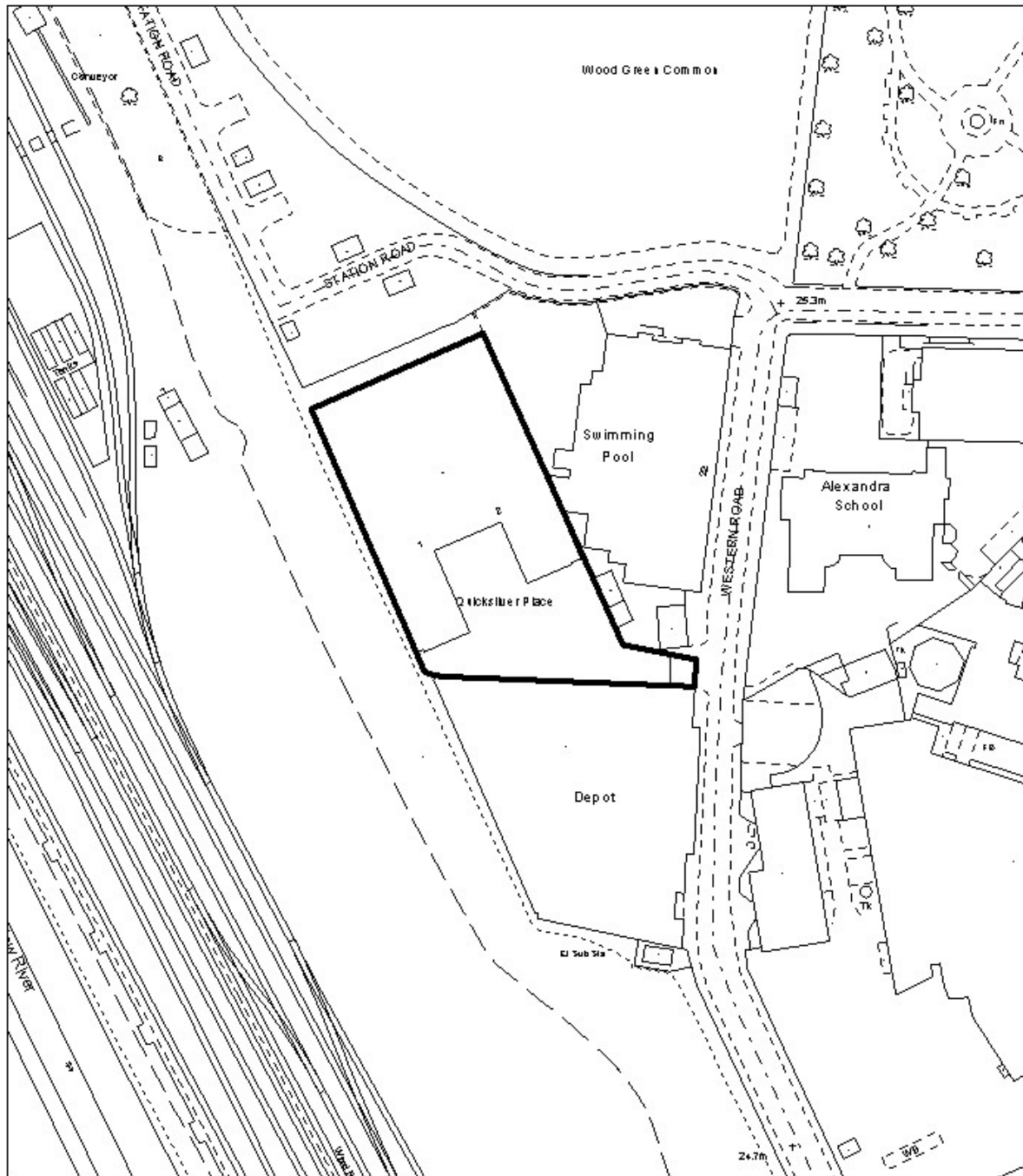


REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/1415	Ward: Noel Park
<p>Address: Units 1 and 2 Quicksilver Place, Western Road N22 6UH</p> <p>Proposal: Permanent use of premises as sui generis (police use)</p> <p>Existing Use: Patrol Base (Sui Generis) Proposed Use: Patrol Base (Sui Generis)</p> <p>Applicant: Mrs Yvonne Hardy Metropolitan Police Authority</p> <p>Ownership: Private</p>	
<p>Date received: 01/08/2011 Last amended date: N/A</p> <p>Drawing number of plans: 217-MPAPB-PLAN-G-001, 217-MPAPB-EX-PLAN-G-002, 217-MPAPB-EX-PLAN-M-003, 217-MPAPB-EX-ELEV-A-B-C-004, 217-MPAPB-EX-ELEV-D-E-F-005, 217-MPAPB-PR-PLAN-M-007, 217-MPAPB-PR-SEC-AA-009, 217-MPAPB-PR-ELEV-A-B-C-010 and 217-MPAPB-PR-ELEV-D-E-F-011</p>	
<p>Case Officer Contact: Tara Jane Fisher</p>	
<p>PLANNING DESIGNATIONS:</p> <p>Road Network: Borough Road</p>	
<p>RECOMMENDATION</p> <p>GRANT PERMISSION subject to conditions</p>	
<p>SUMMARY OF REPORT:</p> <p>The subject site is a large detached 1980's glass façade commercial building at Quicksilver Place off Western Road. The site is used as a Police Patrol Base and has been for the last six years as a temporary use.</p> <p>Permission is sought for the permanent use as a Police Patrol Base (Sui Generis). Following consideration of relevant Planning Policies and as part of the Core Strategy the Council carried out a Community Infrastructure study it is considered that the permanent use would help to meet the identified need and help to sufficiently cater for such use.</p> <p>Approval is recommended subject to conditions.</p>	

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1.0 PROPOSED SITE PLAN



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Site plan

Units 1 and 2 Quicksilver Place, Western Road N22

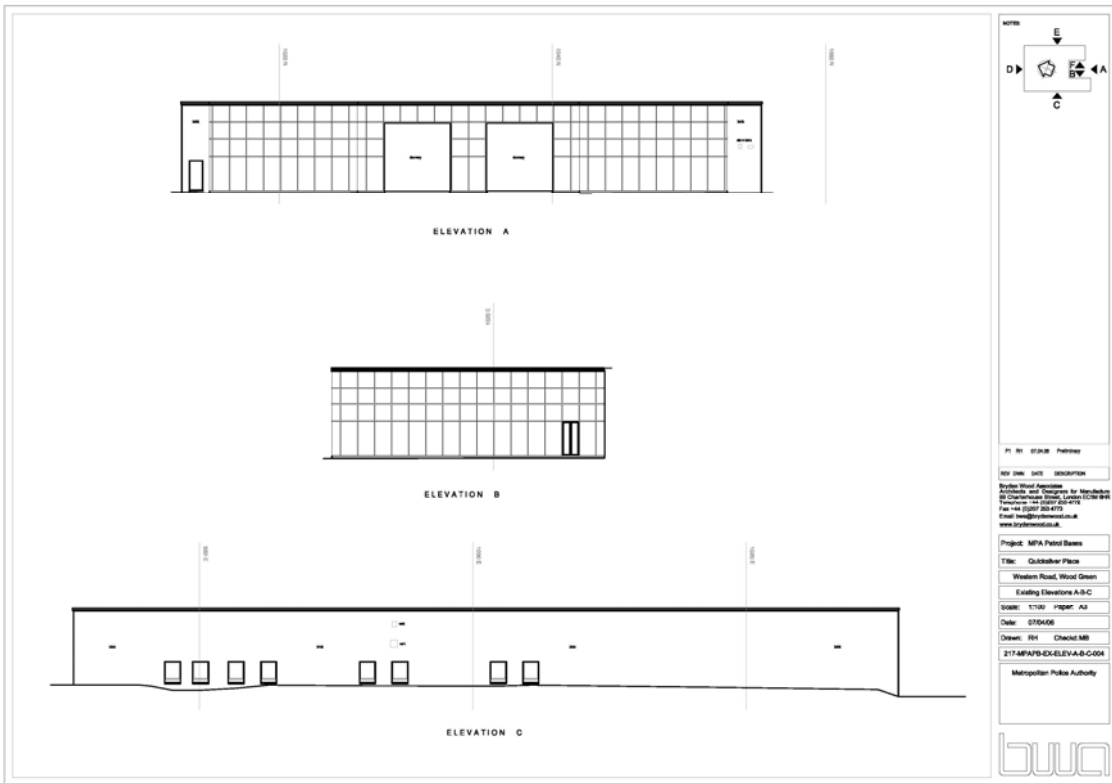
Directorate of Place and Sustainability

Marc Dorfman
 Assistant Director
 Planning, Regeneration & Economy
 225 High Road
 London N22 8HQ
 Tel 020 8489 0000
 Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	09/01/2012

2.0 IMAGES





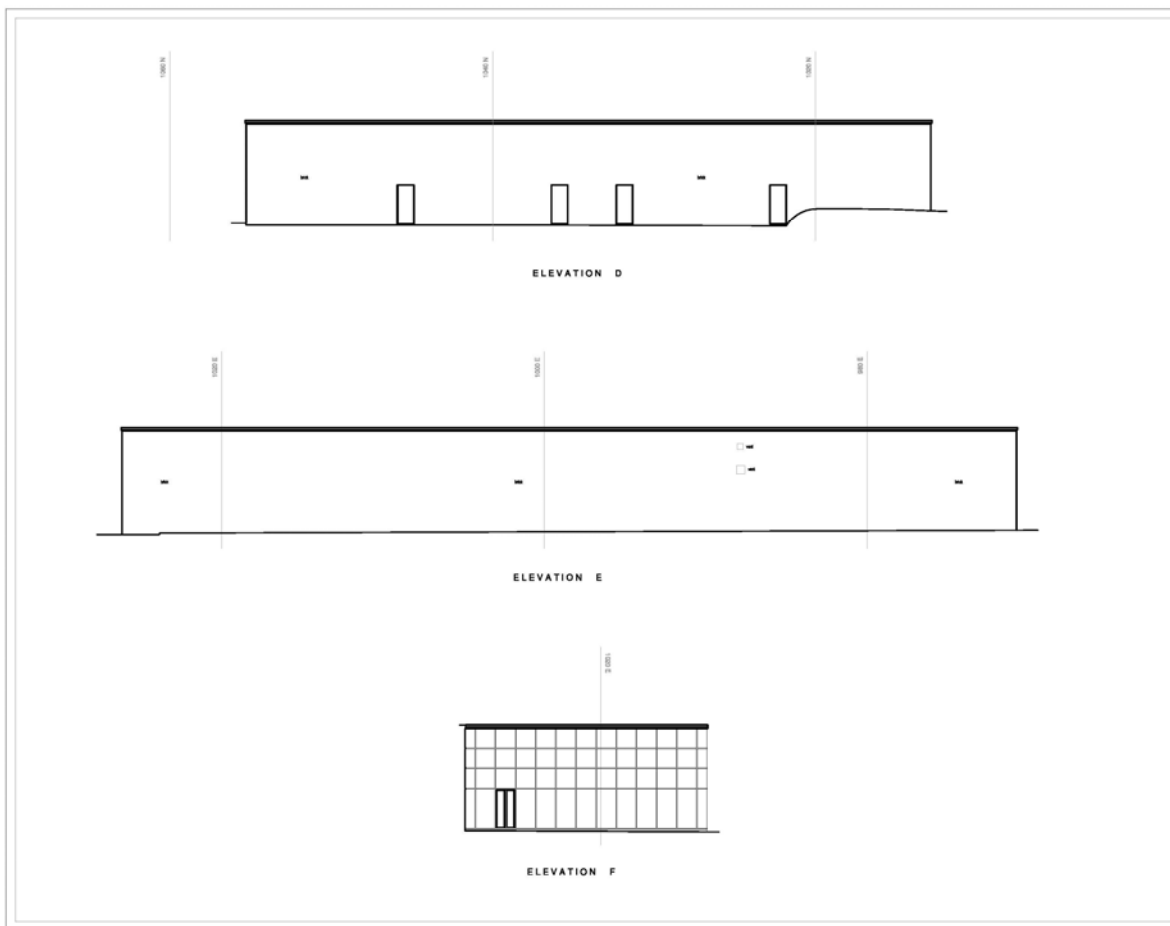
NOTES

PI: RH 07/04/06 Pathway

REV	DATE	DESCRIPTION

Brydon Wood Associates
 Architects and Engineers for Agriculture
 80 Churchmead Street, London EC3N 8PH
 Telephone: +44 (0)207 253 4772
 Fax: +44 (0)207 253 4773
 Email: info@brydonwood.co.uk
www.brydonwood.co.uk

Project: MPA Patrol Bases
 Title: Quicksilver Place
 Western Road, Wood Green
 Existing Elevations A-B-C
 Scale: 1:100 Paper: A3
 Date: 07/04/06
 Drawn: RH Checked: MB
 217-MPAPB-EX-ELEV-A-B-C-004
 Metropolitan Police Authority



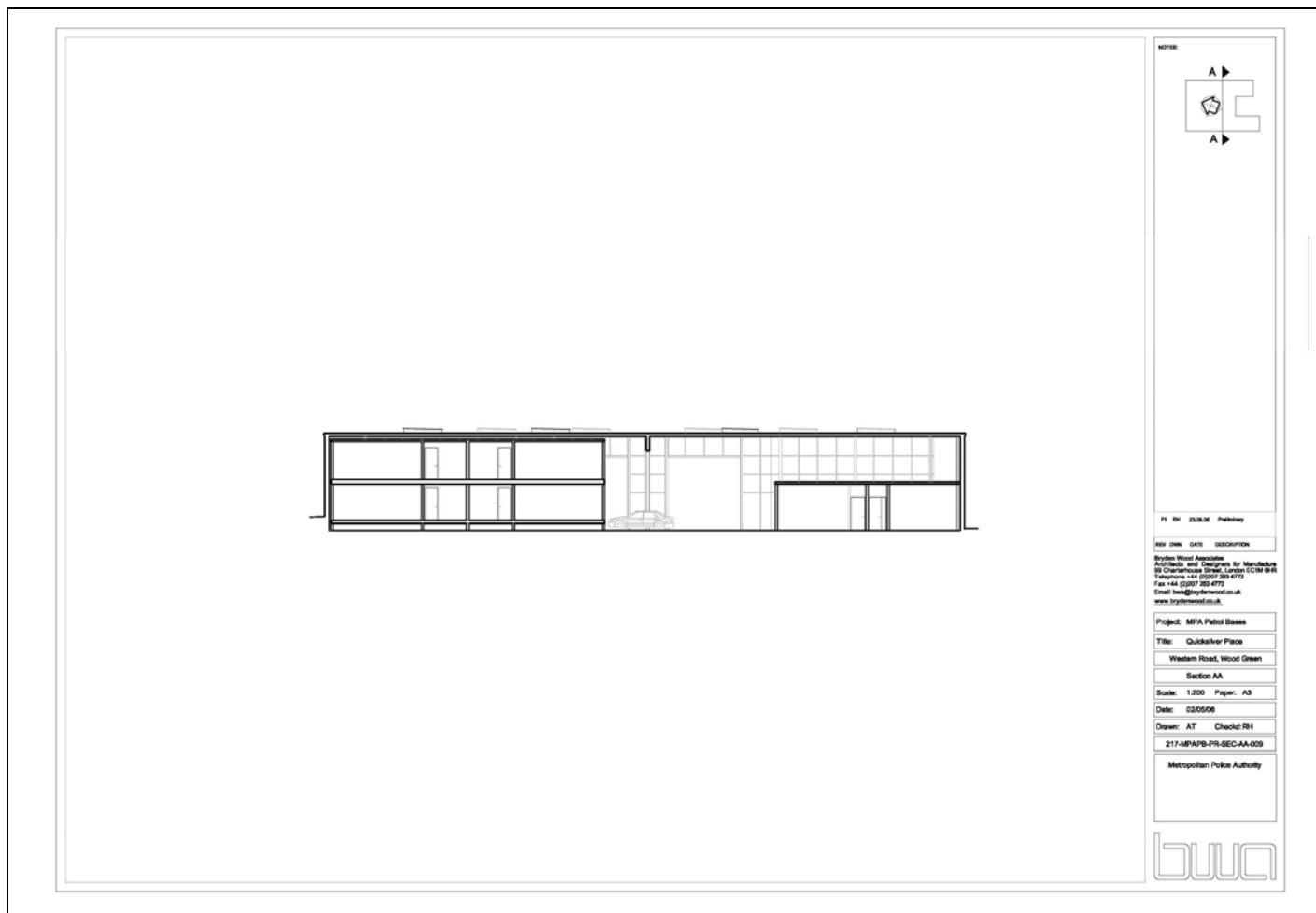
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Project: MPA Patrol Bases
 Title: Quicksilver Place
 Western Road, Wood Green
 Existing Elevations D-E-F
 Scale: 1:100 Paper: A3
 Date: 07/04/06
 Drawn: RH Checked: MB
 217-MPAPB-EX-ELEV-D-E-F-005
 Metropolitan Police Authority



3.0 SITE AND SURROUNDINGS

3.1.0 The application site is a large 1980's glass façade commercial building at Quicksilver Place which is off Western Road N22. The property is situated between a conference and event venue (The Decorum) and a depot building with Alexandra Primary School situated across the road. The property is not situated within any Conservation Area.

4.0 PLANNING HISTORY

4.1.0 Planning Application History

4.1.1 Old/1981/1654 Change of use from general industrial to a Middlesex university teaching site –Granted 20/04/1981.

4.1.2 HGY/2004/1115 Change of use from D1 to B2 –Granted 01/09/2004.

4.1.3 HGY/2006/1213 Change of use of property to police base (sui generis) with associated installation of CCTV cameras, window guards and replacement entrance gates Granted 16/10/2006.

4.2.1 Planning Enforcement History

4.2.2 No enforcement history

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Guidance

5.2 National Planning Policy Statements

5.3 The London Plan 2011 (Published 22 July 2011)

5.3.1 Following consultation in 2008, the Mayor decided to create a replacement Plan rather than amend the previous London Plan. Public consultation on the Draft London Plan took place until January 2010 and its Examination in Public closed on 8 December 2010. The panel report was published by the Mayor on 3rd May 2011. The final report was published on 22nd July 2011. The London Plan (July 2011) is now the adopted regional plan.

5.4.0 Unitary Development Plan

5.4.1 G4 Employment

AC1 The Heartlands/Wood Green

UD1 Planning Statements

UD2 Sustainable Design and Construction

UD3 General Principles

UD4 Quality Design

ENV6 Noise Pollution

EMP1 Defined Employment Areas-Regeneration Areas

EMP2 Defined Employment Areas –Industrial Areas

M3 New Development Location and Accessibility

M10 Parking for Development

5.5.0 Supplementary Planning Guidance / Documents

5.4.1 Does not apply

6.0. CONSULTATION

Statutory	Internal	External
Network Rail Alexandra Junior School	Transportation Ward Councillors Policy	<u>Amenity Groups</u> Avenue Gardens Residents Association <u>Local Residents</u> 9-17 (c) Tower Terrace 130-146 (e) Mayes Road 109 Mayes Road 108-138 (e) Station Road 22 Western Road <u>Total No of Residents</u> <u>Consulted: 26</u>

7.0. RESPONSES

Statutory	Internal	External
Network Rail:	Policy	None Received

7.1.0 Network Rail

7.1.1 No observations to make

7.2.0 Policy

7.2.1 The community infrastructure study was carried out on existing patrol facilities in Haringey are considered to be inadequate, inefficient and expensive to maintain. The MET police intention is to develop a single facility as a Patrol Base and it may be located with the proposed Custody Centre at Wood Green and therefore considers that this proposal would help to meet the identified need set out in the Community Infrastructure plan.

7.3.0 Local Residents

7.3.1 No comments received from Local Residents as part of public consultation.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The main issues in respect of this application are considered to be: the affect of a permanent Sui Generis use at this location and the need for such use.

8.2 The proposal is for the permanent use of the property as Sui Generis and is currently being used by the Metropolitan Police as a patrol base as a location where police Officers are briefed prior to going on patrol. This unit is not used as a Police Station and does not provide any direct access to the public nor does it accommodate detainees.

8.3 Planning Permission was granted in 2006 for a limited period of 3 years until 12th October 2009 and was renewed in 2009 for a further 3 years until 24th July 2012. The proposal does not include any design changes to the use or layout of the building and the premises.

8.4 The existing building consists of offices, meeting and conference rooms, Police Constables writing rooms, changing rooms and shower and W/C facilities. The grounds outside the building are used for the parking of Police vehicles. The site does not allocate spaces for staff car parking. Most staff members are encouraged to take transport to work. The building operates 24 hours a day and seven days a week with some 403 Officers working a 2 shift pattern. Also on site are 92 office based staff working between 0700 to 1900 hours.

8.5 The building was previously used as light industrial and will remain light industrial in appearance and in keeping with the area. Since the temporary permission was first granted there have been no changes to the relevant Planning Policies for this site which would effect this application.

- 8.6 As part of the Core Strategy the Council carried out a Community Infrastructure Study that identifies service areas where investment will be needed to meet the additional demand from population and housing growth over the next 15 years. It also identifies the gaps in existing provision. The study carried out an assessment on all community infrastructure including Police Facilities. The study identified that existing patrol facilities in Haringey are considered inadequate, inefficient and expensive to maintain. The Council considers that a permanent Planning Permission for a patrol base in Western Road would help to meet the identified need set out in the Community Infrastructure Plan, ensuring that patrol car base need in Haringey is sufficiently catered for.
- 8.7 There are no significant physical changes proposed therefore the visual amenities and the amenities of adjoining occupiers of this location will not be significantly affected. The nature of this use would not prevent or discourage the future development or use of the site that could contribute to the regeneration of the Haringey Heartlands area. There have been no complaints made to the Environmental Health Department as a result of the temporary use therefore it is not considered that the permanent use would create any new nuisance problems.
- 8.8 On balance it is considered that given the use has been in operation for the last 6 years and has not caused any amenity or noise and disturbances issues the proposal for a permanent use is acceptable.

9.0 HUMAN RIGHTS

- 9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

- 10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

11.0 CONCLUSION

- 11.1 To conclude, the proposed permanent use of the property as a Police patrol base is acceptable. The proposal should be approved on the grounds that the use would not interfere with the regeneration of Haringey Heartlands and has successfully been in operation for the last 6 years without causing detriment to the amenities of any local residents by way of noise and disturbances. In addition there is a clear need to retain the patrol base as this would help to meet the need for Police Facilities as identified in the Community Infrastructure Plan. As such the proposal is in compliance with Policies UD3 General Principles, ENV6 Noise Pollution and EMP1 Defined Employment Areas of the Haringey Unitary Development Plan.

12.0. RECOMMENDATION

12.1 GRANT PERMISSION subject to conditions

12.1.1 Applicant's drawing No.(s) 217-MPAPB-PLAN-G-001, 217-MPAPB-EX-PLAN-G-002, 217-MPAPB-EX-PLAN-M-003, 217-MPAPB-EX-ELEV-A-B-C-004, 217-MPAPB-EX-ELEV-D-E-F-005, 217-MPAPB-PR-PLAN-M-007, 217-MPAPB-PR-SEC-AA-009, 217-MPAPB-PR-ELEV-A-B-C-010 and 217-MPAPB-PR-ELEV-D-E-F-011

12.2 Conditions

12.2.1 The permission hereby granted shall not endure for the benefit of the land but shall be personal to the Metropolitan Police Authority only, and shall be upon the Metropolitan Police Authority ceasing to use the land the use shall be discontinued and shall revert to the authorised use as General Industrial (B2).

12.2.2 Reason: Permission has only been granted with respect to the special circumstances of the applicant and would not otherwise be granted.

12.2.3 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.

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

12.3 REASONS FOR APPROVAL

12.3.1 The proposal is approved on the grounds that the use would not interfere with the regeneration of Haringey Heartlands and has successfully been in operation for the last 6 years without causing detriment to the amenities of any local residents by way of noise and disturbances. In addition there is a clear need to retain the patrol base as this would help to meet the need for Police Facilities as identified in the Community Infrastructure Plan. As such the proposal is in compliance with Policies UD3 General Principles, ENV6 Noise Pollution and EMP1 Defined Employment Areas of the Haringey Unitary Development Plan.