

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0203

Ward: Hornsey

Date received: 25/01/2006

Last amended date:

Drawing number of plans: 1, 2, 3, 3A, 3B, 4 - 23 incl.

Address: 7 Tottenham Lane, N8

Proposal: Change of use from industrial unit to museum and education centre.

Existing Use: Builders Yard

Proposed Use: Museum and Education Centre

Applicant: Mr John Scott-Davies

PLANNING DESIGNATIONS

DESIGNATED SITE OF INDUSTRIAL HERITAGE INTEREST
DEFINED EMPLOYMENT AREA – Industrial Location
METROPOLITAN ROAD

Officer contact: Brett Henderson

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The application site is located on 7 Tottenham Lane and is currently the northern most section of a builders yard containing several industrial buildings that were formerly used by the Lotus Motorcar Company when it first started operating in the 1950s.

The site is a Designated Site of Industrial Heritage Interest and is also within a Defined Employment Area – Industrial Location.

The site has an area of 0.0686 hectares.

PLANNING HISTORY

12/11/62 – Conditional Consent – 1962/0928 – Erection of a showroom and offices.

DETAILS OF PROPOSAL

The application is for the change of use from industrial unit to Lotus Motorcar museum (D1 use) and education centre (B1 use). The business will be run as a community based non profit charity employing 3 people.

The proposal will restore the Designated Site of Industrial Heritage Interest to its former glory when the Lotus Motorcar Company started operating.

The builders yard business that currently operates from the rear of the site will continue to operate from this site and retain those currently employed.

CONSULTATION

Transportation Group

Ward Councillors

Planning Policy

Hornsey CAAC

Adverts

GOL

Network Rail

Manager, Haringey After School Club, Tottenham Lane, N8

Post Office Sorting Office, Tottenham Lane, N8

1, 3, 3a, 5, 9, 11-57 (o), 40-46 (e), 46a, 46b, 46c, 54-92 (e) Tottenham Lane, N8

1-52 (c) Church Lane, N8

2-24 (e), 9-21 (o) Ribblesdale Road, N8

1-29 (o), 2-16 (e) Gisburn Road, N8

2-36 (e) Gisburn Mansions, Tottenham Lane, N8

1-37 (c) Mildura Court, Church Lane, N8

RESPONSES

Planning Policy – Objection – The proposal does not comply with the provisions of Council's employment policy which states that employment uses falling within the B class should be protected within the Defined Employment Area.

Transportation Group – No objection

Ward Councillors – No response

Hornsey CAAC – No response

GOL – No response

Network Rail – No objection

60 Tottenham Lane – Letter of support

RELEVANT PLANNING POLICY

National Policy Background

Planning Policy Guidance 13 Transport

Planning Policy Guidance 13 Transport was issued in March 2001. It aims to:

- promote more sustainable transport choices for people and for moving freight.
- promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling.
- reduce the need to travel especially by car.

The London Plan

The London Plan was adopted in February 2004 by the Greater London Authority and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

Policy 3D.4 'Development and Promotion of Arts and Culture' seeks to promote cultural developments, such as this proposal.

Local Policy Background

Current Unitary Development Plan 2006

CLT1 Provision of New Facilities

Proposals should not have an adverse impact on the amenities of adjoining occupiers and should be accessible by a choice of means of transport.

CLT5 Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities

The Council will seek to improve and retain all the existing tourist facilities in the borough and where appropriate, will encourage the provision of new facilities.

CW1 New Community/Health Facilities

The Council needs new community facilities, including places of worship, because the population is increasing and the demand for community facilities is growing.

CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest

The Council will utilise its Planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced.

The first Lotus Works, Colin Chapman (1928-82) founded Lotus Engineering on this site in January 1953. This site is now a Designated Site of Industrial Heritage Interest.

UD3 General Principles

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

UD4 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.

M10 Parking for Development

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

EMP2 Defined Employment Areas – Industrial Locations

The Council will seek to protect and enhance these locations for the purpose of employment uses falling within use classes B1, B2, B8 or similar uses.

EMP4 Non Employment Generating Uses

Planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided the redevelopment of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site and result in wider regeneration benefits.

EMP5 Promoting Employment Uses

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

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.

Supplementary Planning Guidance 2003

SPG 1a 'Design Guidance and Design Statements'

New development should aim to respect the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and create a new and interesting public face.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues to be addressed in this report are: i) Principle of use on site; ii) Impact on the neighbouring occupiers; iii) Access and parking; iv) Objectors comments.

Principle of use on site

According to Council records, Lotus Engineering Ltd was founded on this site in January 1953, this company rapidly evolved into the world famous Lotus Motorcar Company producing world beating race cars and prestigious cars for retail consumers. The site is a Designated Site of Industrial Heritage Interest and forms an important part of the Council's historic identity, this application represents an opportunity to restore the premises back to its former glory and will provide the Council with a unique and popular tourist attraction complying with policy CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'.

The Lotus museum and education centre will be run as a community based non profit charity employing 3 people. The builders yard business that currently operates from the site also operates from a much larger site directly adjoining the subject site to the south. This business will continue to operate from this site and will retain all of those currently employed.

The site is located in a Defined Employment Area – Industrial Location, policy EMP2 applies and seeks to protect and enhance these locations for the purpose of employment uses falling within use classes B1, B2, B8 or similar uses. The education centre aspect of this proposal meets this requirement by providing a B1 use. Meanwhile, the proposal complies with policy EMP4 'Non Employment Generating Uses', which overrides the Defined Employment Area policies and allows Planning permission for the change of use of land and buildings in a Defined Employment Area if the development will retain or increase the number of jobs permanently provided on the site and result in wider regeneration benefits. The proposal will not cause a loss of jobs to the existing builders yard, will increase the number of jobs permanently provided on site by employing 3 people and will also result in wider regeneration benefits to the locality.

Impact on the neighbouring occupiers

It is considered that the site is sufficiently far from the nearest residential properties so as not to cause disturbance to local residents. Furthermore, the use will be operating during business hours, a condition will ensure that the business does not operate between 7pm and 7am.

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

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

Access and parking

The proposal meets the Council's standards for this type of development in a location which has a medium level of public transport accessibility. The application was referred to Council's Transportation Group who had no objection to make.

Planning Policy comments

1. The proposal does not comply with the provisions of Council's employment policy which states that employment uses falling within the B class should be protected within the Defined Employment Area.

The site is located in a Defined Employment Area – Industrial Location, policy EMP2 applies and seeks to protect and enhance these locations for the purpose of employment uses falling within use classes B1, B2, B8 or similar uses. The education centre aspect of this proposal meets this requirement by providing a B1 use. Meanwhile, the proposal complies with policy EMP4 'Non Employment Generating Uses', which overrides the Defined Employment Area policies and allows Planning permission for the change of use of land and buildings in a Defined Employment Area if the development will retain or increase the number of jobs permanently provided on the site and result in wider regeneration benefits. The proposal will not cause a loss of jobs to the existing builders yard, will increase the number of jobs permanently provided on site by employing 3 people and will also result in wider regeneration benefits to the locality.

The site is a Designated Site of Industrial Heritage Interest and forms an important part of the Council's historic identity, this application represents an opportunity to restore the premises back to its former glory and will provide the Council with a unique and popular tourist attraction complying with policy CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'.

SUMMARY AND CONCLUSION

The proposed development is of a type and scale which is appropriate to this location furthermore, the scheme meets the relevant policy and supplementary planning guidance requirements. The proposal will increase the number of jobs provided at the site, will also result in wider regeneration benefits and is not detrimental to the character of the area. The site is a Designated Site of Industrial Heritage Interest and forms an important part of the Council's historic identity, this application represents an opportunity to restore the premises back to its former glory and will provide the Council with a unique and popular tourist attraction complying with policy CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'.

Planning permission is therefore recommended subject to conditions.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/0203

Applicant's drawing Nos. 1, 2, 3, 3A, 3B, 4 - 23 incl.

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. Excluding all the proposed windows, 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 development hereby authorised is for the change of use of the premises only. The insertion of windows and any external works to the building's fabric including signage will require a separate Planning application to be submitted to and approved by the Local Planning Authority.
Reason: To protect the architectural character of the site.
4. The use hereby permitted shall not be operated before 0700 or after 1900 hours on any day.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of neighbouring residential properties are not diminished.
5. 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.
6. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as a Lotus Motorcar Museum and Education Centre only and shall not be used for any other purpose including any purpose within Class D1 and B1 unless approval is obtained to a variation of this condition through the submission of a planning application.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.
7. 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.
8. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.
Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.
9. No goods or materials shall be stored or placed on the roof of the building.
Reason: In order to safeguard the visual amenity of the area
10. No goods or materials shall be placed or stored on the site other than within a building.
Reason: In order to safeguard the visual amenity of the area.

INFORMATIVE

The new development will require naming. 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 7 Tottenham Lane for the change of use from industrial unit to museum and education centre complies with Policies CLT1 'Provision of New Facilities'; CLT5 'Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities'; CW1 'New Community/Health Facilities'; CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest; UD3 'General Principles'; UD4 'Quality Design'; M10 'Parking for Development'; EMP2 'Defined Employment Areas – Industrial Locations'; and EMP4 'Non Employment Generating Uses'; EMP5 'Promoting Employment Uses' within the Haringey Unitary Development Plan and Haringey Supplementary Planning Guidance SPG 1a 'Design Guidance and Design Statements'. It is therefore considered appropriate that Planning permission be granted.