

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/2134	Ward: Woodside
<p>Address: 10 Alexandra House Station Road N22 7TR</p> <p>Proposal: Provision of a new smoking shelter Building.</p> <p>Applicant: Mr Kevin Redman Bilfinger Europa Facility Management Limited</p> <p>Ownership: Council</p> <p>Case Officer Contact: Aaron Lau</p> <p>Site Visit Date: 03/09/2014</p>	
<p>Date received: 25/07/2014 Last amended date: NA</p> <p>Drawing number of plans: HARSS/001, 002 & document titled 'Proposed Smoking Shelter to be located to the rear of Alexandra House, Station Road Wood Green N22 7TR'</p>	
<p>1.1 This planning application is being reported to Committee as the application is being made by Haringey Council and is required to be reported to Committee under the current scheme of delegation.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> The proposed smoking shelter is sensitively considered in terms of the design, scale and layout of the existing neighbouring buildings. 	

2. RECOMMENDATION

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

Conditions

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

Informatives

- 1) Working with the applicant in a positive and proactive manner

In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- This is an application for the provision of a new smoking shelter located on the southern side of River Park Road and within the demise of Alexandra House.
- The proposed smoking shelter will measure 3m in width, 2m in depth and 2.2m in height, and the aluminium framed structure will be painted in green powder. The walls and roof will be constructed out of a translucent polycarbonate.
- This proposal is to provide a covered shelter to allow Haringey employees to smoke outside Council premises as Haringey Council operates a smoke-free environment policy to protect everyone working and visiting from the dangers of cigarette smoke.
- Haringey's no smoking policy states that smoking is not permitted inside the buildings or within the grounds of all Council premises, this includes car parks and surrounding entrances/ exits to buildings (for at least 20 meters). As such, the proposed smoking shelter will be located adjacent to River Park House car park and will be at least 20m from the nearest entrance/exit.

3.2 Site and Surroundings

- 3.2.1 The application site is largely rectangular in shape and straddles the north side of Station Road and south side of River Park Road, and concerns a council office building known as Alexandra House with associated open parking to its western end. The building is currently occupied by Haringey Council.
- 3.2.2 The site is surrounded by Wood Green Bus Depot to the north, and offices (River Park House and Stuart House) along River Park Road to the east and west. Wood Green Tube Station is situated to the east.
- 3.2.3 The site falls within Wood Green Inner Control Parking Zone (CPZ) subject to parking controls between Monday to Sunday: 8.00am - 10.00pm, and an Area of Archaeological Importance within the Proposals Map. Wood Green District Town Centre lies in the vicinity and to the south.

3.3 Relevant Planning and Enforcement history

Alexandra House

- HGY/2014/1513 – Enclosure of existing walkway at Podium level between Alexandra House and River Park House- approved 22/07/2014
- HGY/1999/0865 - Installation of emergency generator in car park adjacent to Alexandra House to provide electrical supply to Level 10 communications room. – approved 03/08/1999

- OLD/1986/1541 - Enclosing of five parking places in basement car park to provide a secure storage area. – approved 17/04/1986

River Park House

- HGY/1999/0208 - Change of use of caretakers flat within an office building to office use. – approved 16/03/1999
- HGY/1991/1011 - Erection of 44 microwave antennas on roof for telecommunications plus use of base for storage of equipment. – approved 15/10/1991

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- No consultees

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

- The application has been publicised by way of 6 letters.

5.2 There has been no response to consultation.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact on the amenity of adjoining occupiers
2. The impact of the proposed development on the character and appearance of the area

6.2 Impact on the amenity of adjoining occupiers

6.2.1 No representations have been received following consultation.

6.2.2 London Plan Policy 7.6 and UDP Policy UD3 require development proposals to have no significant adverse impacts on the amenity of surrounding developments.

6.2.3 In terms of the noise and disturbance, saved UDP Policies UD3 and ENV6 require development proposals to demonstrate that there is no significant adverse impact on residential amenity including noise and fume nuisance. In addition saved UDP Policy ENV7 necessitates developments to include mitigating measures against the emissions of pollutants and separate polluting activities from sensitive areas including homes. These policies align with

London Plan Policies 7.14 and 7.15 and the NPPF which protects residential properties from the transmission of airborne pollutants arising from new developments.

- 6.2.4 All the adjacent buildings along this end and section of River Park Road are in non-residential use, namely; Alexandra House (10 Station Road) to the east, Stuart House (5 River Park Road) to the north and Wood Green bus depot opposite the road and to the north. As such, the proposal would not have a detrimental impact on neighbouring residential properties in meeting the NPPF, London Plan Policies 7.6, 7.14 and 7.15 and saved UDP Policies UD3, ENV6 and ENV7.

6.3 Character and appearance of the area

- 6.3.1 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.
- 6.3.2 The proposed smoking shelter will be sited in a vacant strip of land adjacent to River Park House car park, a mechanical plant secured by steel railings and the North West corner of Alexandra House.
- 6.3.3 The proposed smoking shelter will have a translucent polycarbonate roof and wall and will yield a floor area of 6 sqm. The aluminium framed structure will be painted in green powder.
- 6.3.4 Officers consider the proposed smoking shelter is modest in scale in its context, and would therefore have a minimal impact upon the visual amenity at Alexandra House and the wider streetscape along this section of River Park Road. The proposed development is therefore acceptable in design terms and in accordance to the NPPF and to SPG1a 'Design guidance', saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11.

6.4 Conclusion

- 6.4.1 The location of the smoking shelter proposed would not cause any loss of amenity in terms of loss of daylight/sunlight, outlook and noise upon residential properties in the vicinity.
- 6.4.2 The proposed smoking shelter is sensitively considered in terms of the design, scale and layout of the existing neighbouring buildings.
- 6.4.3 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

- 7.1 The Mayoral CIL has been in effect since 1st April 2012 in accordance with Regulation 25 (a) of the Community Infrastructure Regulations 2010 (as amended). The collection of Mayoral CIL will help contribute towards the funding of Cross Rail. According to the Mayoral CIL charging schedule, the rate is £35 per square metre.
- 7.2 There will be no increase in internal floor area and therefore the proposal is not liable for the Major's CIL charge.

8.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) nil

Subject to the following condition(s)

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

Reason: This condition is imposed by virtue of 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 accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

Informatives:

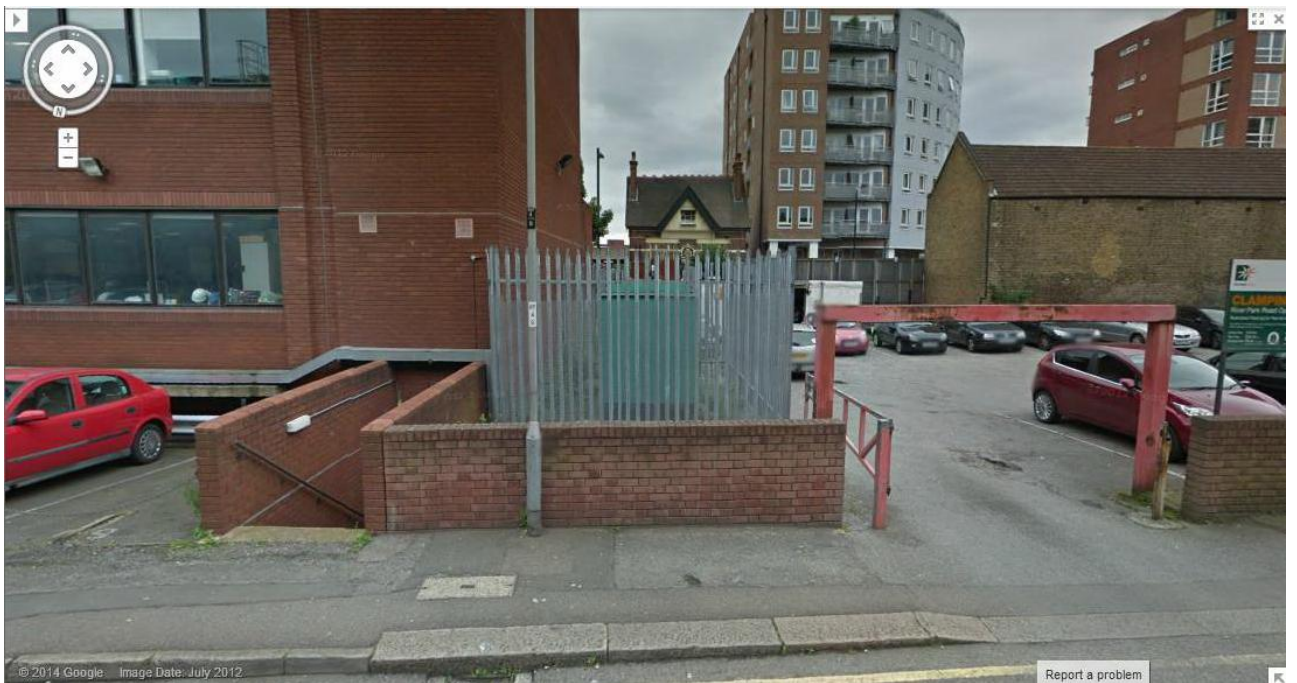
a) *Positive and proactive manner*

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 work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

9.0 APPENDICE:
Appendix 1: Plans and images



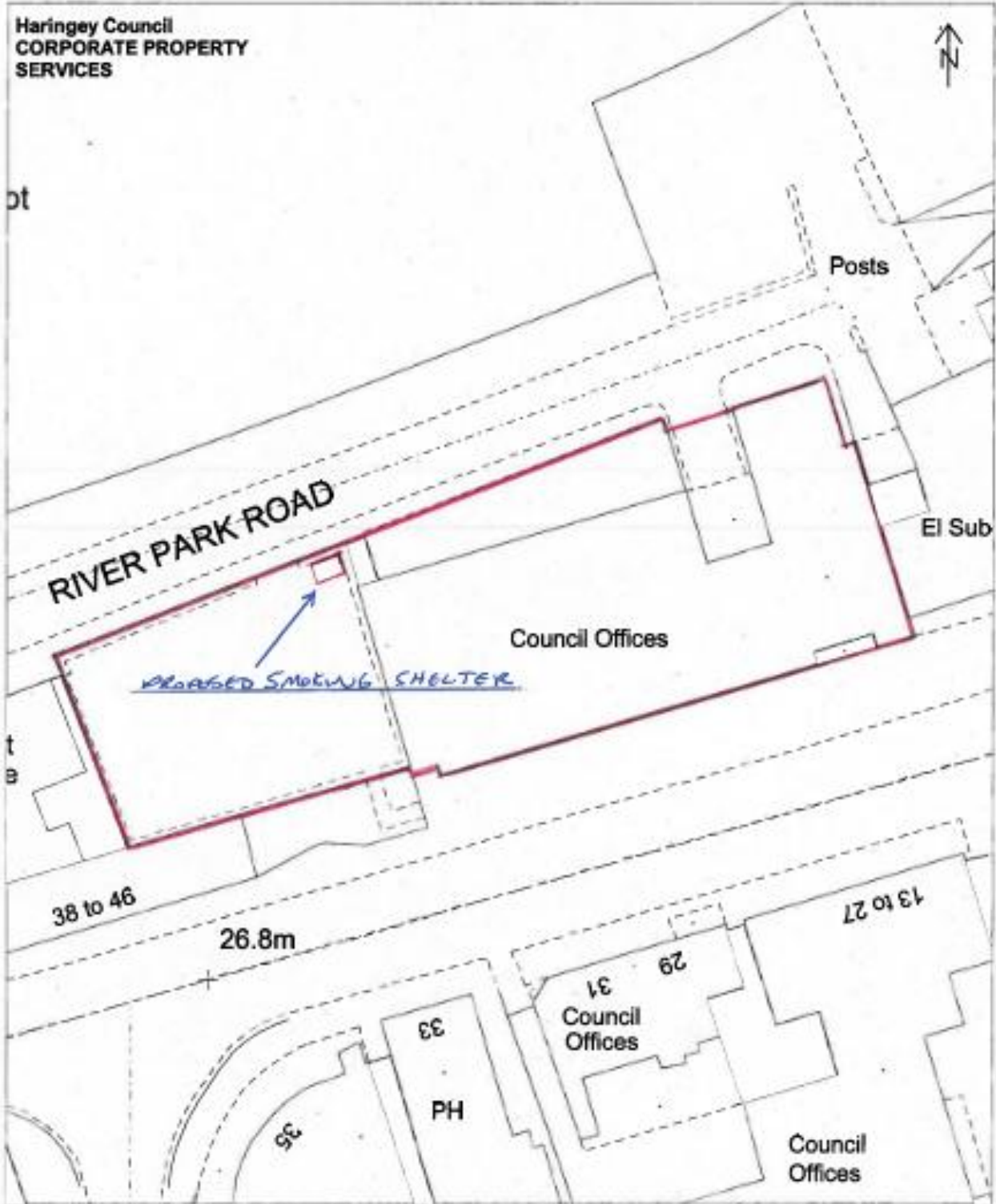
Proposed smoking shelter location 1



Proposed smoking shelter location 2



Proposed smoking shelter location 3



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Proposed smoking shelter location

Proposed Smoking Shelter to be located to the rear of Alexandra House, Station Road Wood Green

N22 7TR



Smoking Shelter Details

- Proposed size – 3 metres wide x 2 metres deep x 2.2 metres high.
- Green powder coated aluminium framed with translucent polycarbonate walls & roof.