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Application Number: TP/07/1029 **Ward:** Edmonton Green

Date of Registration: 25th June 2007

Contact: David Warden 3931

Location: 4, PRINCES ROAD, LONDON, N18 3PR

Proposal: Change of use of first floor from warehouse to function hall with ancillary ground floor unloading area and office; including retention of existing ground floor warehouse unit; new central stairway providing access to first floor function room; alterations to front elevation; and associated car parking on site across road at 3 Princes Road.

Applicant Name & Address:

Dr. Hamdullah Erpolat
C/O Agent

Agent Name & Address:

Carolyn Apcar, Apcar Smith Planning
Kenetic House
Theobald Street
Borehamwood
Herts
WD6 4PJ

Recommendation: That planning permission be **REFUSED** for the following reasons

1. The proposed use of the first floor of the premises as a function hall (Sui Generis) it would result in the introduction of an inappropriate activity within a designated Primary Industrial Area in the Unitary Development Plan and Strategic Industrial Location in the London Plan (2008), detrimental to the function, character, economic activity and availability of viable employment land in the area. The proposed use would also be likely to result in the curtailment of adjacent industrial uses. This would be contrary to Policies (I) GD1, (I) GD2, (II) GD2 and (II) E2 of the Unitary Development Plan, Policies 3B.1, 3B.4 and 3B.11 of the London Plan and the objectives of PPG4: Industrial, Commercial and Small Firms.
2. The proposal does not make appropriate provision for access and car parking having regard to Policies (II) GD6 and (II) GD8 of the Unitary Development Plan, policy 3C.23 of the London Plan (2008) and government advice contained in PPG 13.
3. The car parking facility by reason of its proximity from the main building would lead to indiscriminate crossing of pedestrians and disabled persons across the busy freight route to Montagu Road Industrial Estate prejudicial to pedestrian safety, highway safety and free flow traffic. This is contrary to Policies (II) GD11, (II) T16, and (II) T17 of the Unitary Development Plan.

Site and Surroundings

The application site comprises an area of land on the northern side of Princes Road that is currently in use as a temporary car wash and a two-storey building, located on the southern side of Princess Road. This road forms the sole route into and out of the Montagu Industrial Estate and the sites are located approximately 60 metres from the junction with Montague Road.

The existing building has two accesses onto Princess Road and the area of land to the north is accessed from the adjoining Barnes Road.

The surrounding area is characterised by a mixture of B1, B2, B8 and waste uses, including two cement works and a waste transfer station. The area is designated a Primary Industrial Area (PIA) within the Unitary Development Plan and Strategic Industrial Land (SIL) in the London Plan (2008). The site falls within the 1 in 100 year flood zone.

Proposal

Permission is sought for the change of use of first floor from industrial usage (B2/B8) to a function room (Sui Generis).

The ground floor would be retained as an industrial unit and it is currently in use as a cash and carry warehouse for building products. The first floor of approximately 1200 square metres, would be for use as a function hall encompassing a central stage, sitting, dining and dancing area, children’s playroom, kitchens, brides suite, toilets, offices and staff room. A letter accompanying the application suggests there will be only 120 covers, although more recently, it has been confirmed that the maximum capacity would be in the region of 250 guests. However, the indicative table layout shows 30 tables, which would presumably seat 8 – 12 guests, providing for a maximum capacity of some 360 guests.

No commencement times have been specified but the use would operate until 23:00, 7 days a week. It is assumed the application would need to open in the afternoon to cater for its intended market.

A total of 23 members of staff will be employed on site, in addition to the approximately 10 people employed in connection with the ground floor use.

A site on the opposite side of Princes Road would be used to provide 30 car parking spaces. The Council owns this site and the applicant states a 10-year lease has been obtained. However, the site is currently being used as a temporary car wash, employing 3 people.

Relevant Planning Decisions

4 Princess Road

TP/05/1843 Change of use of first floor from Industrial to Function room (Sui Generis), refused in January 2006 for the following reasons:

1. The proposed use of the first floor of the premises as a function hall would result in the introduction of an inappropriate activity within a designated Primary Industrial Area / Primary Employment Area, detrimental to the function, character and economic activity of the area. This would be contrary to Policies (II) GD1 and (II) E2 of the Unitary Development Plan and Policy (II)E2(D) of the Council's Interim Unitary Development Plan Amendments.
2. The proposal does not make provision for car and pedal cycle parking in accordance with the standards adopted by the Council and could therefore give rise to kerbside parking in the adjacent streets to the detriment of safety and the free flow of traffic including pedestrians and public transport traffic on the public highway. The proposal is therefore contrary to policies (II)GD6, (II)GD7, (II)T16 and (II) T19 of the Unitary Development Plan.

TP/05/0754 Change of use of first floor to wedding function hall incorporating alterations to fenestration at front; refused in June 2005 for the following reason:

1. The proposed use of the premises as a function hall would result in the introduction of an inappropriate activity within a designated Primary Industrial Area / Primary Employment Area, detrimental to the function, character and economic activity of the area. This would be contrary to Policies (II) GD1 and (II) E2 of the Unitary Development Plan and Policy (II)E2(D) of the Council's Interim Unitary Development Plan Amendments.

TP/05/0098 Change of use to wedding function hall incorporating internal parking at ground floor level; refused in April 2005 for the following reasons:

1. *The proposed use of the premises as a function hall would result in the introduction of an inappropriate activity within a designated Primary Industrial Area / Primary Employment Area, detrimental to the function, character and economic activity of the area. This would be contrary to Policies (II) GD1 and (II) E2 of the Unitary Development Plan and Policy (II)E2(D) of the Council's Interim Unitary Development Plan Amendments.*

2. *The proposal does not make provision for car and pedal cycle parking in accordance with the standards adopted by the Council and could therefore give rise to kerbside parking in the adjacent streets to the detriment of safety and the free flow of traffic including pedestrians and public transport traffic on the public highway. The proposal is therefore contrary to policies (II)GD6, (II)GD7, (II)T16 and (II) T19 of the Unitary Development Plan.*

TP/00/1889 Redevelopment of site by erection of a replacement two-storey industrial warehouse with ancillary offices, and mezzanine floor and associate car parking; granted subject to conditions in March 2001.

Relevant planning decisions for similar uses proposed in primary industrial areas

Unit C42 & C38, HARBET ROAD

TP/09/0135 Change of use of Unit C38 from warehouse (B8) to banquet hall (sui generis) together with retention of existing cafe to Unit C42, refused in March 2009 for reasons relating to the loss of industrial accommodation, the impact on the surrounding industrial uses and lack of parking.

Units 1 & 2 Alexander Business Centre, Alma Road

TP/06/0973 Change of use from existing warehouse, distribution centre and workshop to a function room/banqueting centre (Use Class D2) including alterations to roof, side and front elevation, refused in August 2006 for reasons relating to loss of industrial accommodation, parking, volume of traffic and impact on nearby residential properties.

Toaken House, Pegamoid Road

TP/04/2221 Change of use from office/warehouse use (B1) to a mixed use of counselling, printing and training rooms for training and community use (B1 & D1), granted in May 2005 subject to conditions including a personal condition for the sole benefit of The Kings House Trust, a limited time condition until 31st May 2010 and conditions restricting the precise mixture of uses on the site.

Watkins House, Pegamoid Road

TP/03/1737 Change of use to meeting hall and warehouse and retention of existing offices refused in December 2003 due to loss of industrial accommodation, a subsequent appeal was withdrawn.

Kelan House, 78, Pretoria Road North

TP/02/1448 Change of use of part of building to Function Hall, refused in October 2002 for reasons relating to impact on the industrial estate, lack of parking and inadequate servicing and access.

Consultation

Public

Consultation letters have been issued to 17 neighbouring properties. No objections have been received. However, letters have been received in support of the proposal and these are set out below:

a) DAY-MER Turkish and Kurdish Community Centre, Howard Road N16

- states that there is a need for the Conference and Wedding Hall, due to the growing community and the shortage of such facilities. They consider 4 Princes Road is an ideal place for Weddings and the support of the business seeking to serve the community requested.

b) Alevi Cultural Centre and Cemevi, Stoke Newington Road, N16 (a religious and cultural organisation looking after the rights of the Alevi Turkish and Kurdish Community)

- state that in their culture prayers with music and folk singers is very important to them and because they and other organisations are in need of available halls, they support the application. They consider this will be a good opportunity to provide for larger conferences and bring their cultural singers to sing special prayers.

c) Kurdish Community Centre, Ridley Road, E8 (a community organisation and registered charity serving refugees living in London, particularly those from the Kurdish region).

- They state their main aims are to empower and encourage quality of life by advancing education, welfare and providing facilities for recreation and leisure time. The response concludes that one of the major problems in London is the absence of a Wedding and Conference facility in Enfield and they strongly support the provision of such a facility.

d) Anadolu Halk Kültür Merkezi – Anatolia People Culture Centre Stoke Newington Road, N16 (a community organisation serving the Turkish-speaking community since 1989)

- state that they support people adopting to life in the UK as well as maintaining their own culture. They run various activities such as folk dancing, interpreting/translation services, drama classes, family support, projects against drug issues, yearly picnics, musical concerts and celebrating other international and national holidays and their main problem is finding venues for these activities, as, whilst there are lots of venues in London, prices for hire are too high. They request that consideration be given to the community needs when making any decision.

External

The Environment Agency initially objected as the submitted Flood Risk Assessment (FRA) did not demonstrate effective arrangements for safe egress, particularly for vulnerable persons, in the event of a flood and the lack of flood resilience measures for the warehouse units. After the submission of additional details, the Environment Agency maintained their objection as the safe egress led to a 'dry island', the exit from which would have been through other flood waters. However, after further negotiations, the Environment Agency withdrew their objection subject to a condition relating to a flood warning and evacuation plan and flood proofing measures set out by

the applicant, as a dry escape can be provided from the development to a dry island. They also commented that the Council is the competent authority on emergency planning and evacuation, the applicant should contact the Council's emergency planning team and the emergency services to establish whether they are happy for people to be evacuated to this dry island and comment on the practicability of rescue and evacuation from this location.

Internal

The Head of Economic Development objects to the application on economic development grounds stating that the Montague Industrial Estate has been the subject of substantial grant investment to upgrade infrastructure and enhance operational conditions for the range of industrial firms on the estate. Within this context, the proposal is not acceptable as the operation of the function hall 7 days a week, would be likely to create conditions in conflict with other businesses on the estate especially as the proposed car park would be inadequate to cope with the full capacity of the venue leading to high levels of on-street parking which would create traffic congestion. This issue would be exacerbated by the lack of off-street parking or loading for the 4 ground floor industrial units. In addition, direct loading facilities are not provided for these industrial units with the unloading area shown only serving the function hall. The entrance doors to all the warehouse units are also inadequate to serve normal warehouse operations. The response concludes by acknowledging that the shape and size of the unit may render it difficult to attract a single occupier, but suggests that the unit be split to form 2 separate two-story warehouse units.

Environmental Health do not object to the application subject to conditions relating to extract ventilation, hours of use and for deliveries and refuse.

Relevant Policies

London Plan (2008)

3A.17	Addressing the needs of London's diverse population
3B.1	Developing London's Economy
3B.4	Strategic Industrial Locations
3B.11	Improving Employment Opportunities for Londoners
3C.1	Integrating transport and development
3C.21	Improving Conditions for Walking
3C.22	Improving Conditions for Cycling
3C.23	Parking Strategy
4A.3	Sustainable Design and Construction
4A.12	Flooding
4A.13	Flood risk management
4A.19	Improving air quality
4A.20	Reducing noise and enhancing soundscapes
4B.8	Respect the context of local communities
Annex 4	Parking standards

Unitary Development Plan

(I)GD1	Regard to Surroundings / Integrated into Local Community
(I)GD2	Quality of Life and Visual Amenity
(II)GD1	New development to be appropriately located.
(II)GD3	Character / Design
(II)GD6	Traffic Generation
(II)GD8	Site Access and Servicing

- (II)GD12 Development in Areas at Risk from Flooding
- (II)GD13 Increased Risk of Flooding downstream
- (II)T13 Creation or improvement of accesses
- (II)T16 Adequate access for pedestrians and disabled persons
- (I)E4 Use of land in employment generating areas
- (II)E2 Concentrate B1-B8 uses within Primary Industrial Area.
- (II)CS1 Support through the planning process the work of various community services.

Local Development Framework - Core Strategy Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF Core Strategy will set out the spatial vision and strategic objectives for the Borough. The Core Strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

- SO1 Sustainability and Climate Change
- SO3 Protect and enhance Enfield's environmental quality;
- SO11 Safer and stronger communities
- SO17 Safeguard established communities and the quality of the local environment
- SO21 Sustainable Transport

Other Material Considerations

- PPS1 Delivering Sustainable Communities
- PPG4 Industrial, Commercial and Small Firms
- PPG13 Transport
- PPS25 Flood Risk

Analysis

Background

There have been three previous applications for a function hall at this site all of which have been refused planning permission.

A letter accompanying this application suggests the current proposals overcome the reasons imposed on the first two applications (TP/05/0098 & TP05/0754), due to the retention of more industrial floor space. Whilst there is a marginal increase in the industrial floor space, no mention is made of the third submission (TP/05/1843), which is similar to the current proposal and was also refused. The main differences between this most recent refusal (TP/05/1843) and the current application is that the correct identification of the site to the north ensuring it correctly forms part of the application site, the provision of a central entrance to the first floor function hall and some minor internal alterations.

In assessing this application therefore, it must be considered whether the previous reasons for refusal have been addressed or whether there has been a material change in policy or circumstances in the interim to warrant an alternative decision being made with reference to the following key issues: the principle of a non industrial use in a primary industrial area, the impact of the proposed use on the character and function of the surrounding industrial area, the adequacy of parking, access and servicing arrangements as well as the issue of flood risk.

Principle and Character and Function of the Industrial Estate

Within Primary Industrial Areas and Strategic Industrial Locations both the Unitary Development Plan and the London Plan seek to retain, preserve and enhance the industrial function of the area and resist the introduction of uses that do not fall within Classes B1/B2/B8. Notwithstanding that the ground floor would remain in use as a B8 warehouse, the proposed change of use to a function hall would represent the introduction of a non conforming use and result in the loss of industrial floor space.

In mitigation, the applicant has submitted letters detailing the marketing of the premises which states that after 9 months and 28 viewings, there were no interested parties. However, the premises is of modern construction, the ground floor of the premises is currently let and there is no evidence that consideration has been given to the subdivision of the premises into two units as suggested by the Head of Economic Development. Consequently, it is considered that the unit remains viable warehousing and distribution unit.

It has also been suggested that the proposal would result in a greater retention of industrial floor space than was approved in March 2001 under reference TP/00/1889. However, this proposal involved the rebuilding of the units to provide improved parking and servicing for the industrial units themselves and would not have resulted in the potentially negative impacts on the surrounding businesses referred to above.

Notwithstanding the above, whilst it is acknowledged that the majority of the ground floor would be retained in industrial use, it is considered that the first floor function room would be likely to make the ground floor more difficult to let for an industrial purpose and therefore, would undermine the industrial use of the unit and its contribution to the Borough's employment opportunities. It is also considered the proposed external alterations would only serve to identify that the building was no longer in industrial use. The proposed use also has the potential to be noise sensitive as well as providing for large numbers of pedestrian movements within the estate, which could curtail the existing surrounding industrial activities.

To this end, it is considered that the loss of part of a viable warehousing and distribution unit together with the imposition of potential restrictions on the remaining floor space from the banqueting use and the character of the wider industrial estate, would represent an inappropriate and incompatible addition to this primary industrial area and a significant departure from strategic directions relating to industrial land within the Borough.

It should also be noted that the use of the land as a car park further erodes the supply of industrial land. This land opposite appears to have historically been used as a separate unit (no. 4). Planning permission was granted in 1976, ref TP/76/0696 for the erection of a single storey shed and fencing for use as a sawmill. The site currently has temporary permission for use as a car wash and no information has been put forward to suggest that it is unsuitable for development for industrial purposes. In light of the Primary Industrial Area designation it is considered that the use of the land as a car park is not acceptable, particularly for the benefit of a non-industrial use.

Four supporting letters have been received from community groups that identify the need for such a facility within the area, particularly for the Turkish-speaking community. To this end, the applicant cites a shortage of such facilities within the area: a view supported by the applications for function halls within industrial estates referred to earlier in this report. In particular, the applicant refers to the planning permission at Toaken House, Pegamoid Road where it is claimed a mixed use has set the precedent. However, this permission at Toaken House is on a temporary basis and is tied to The Kings House Trust and more recently, to an associated training company. The trust is a Registered Charity and whilst that proposal results in the temporary loss of part of an industrial unit it was considered, on balance, that the benefits to the community from the

proposed training, the use was acceptable for a temporary period whilst a more permanent location could be found

Nevertheless, the cultural benefits to the community can be given weight in the overall assessment. However, this must be balanced against the other planning matters detailed within this report but particularly, the retention of the industrial purpose of the premises and the wider estate. Moreover, it would be difficult to justify an approval at this particular site when where planning permission has been refused elsewhere. No such justification has been provided in this case.

Overall, notwithstanding the identified need and the cultural benefits of the proposal discussed above, it is considered that on balance, that the proposal would be contrary to the objectives of this industrial land designation and therefore, Policies (I)GD1, (I)GD2 and (II)E2 of the Unitary Development Plan, Policy 3B.1 and Policy 3B.4 of the London Plan and PPG4.

Parking, Access and Servicing

The site is located on Princes Road, which, whilst not a classified road, is the primary route serving the Montagu Industrial Estate. The site is located over two plots separated by Princes Road with the northern plot containing the car parking facility. The parking facility is located on a corner section with three street frontages and provides for 30 parking spaces.

The applicant has confirmed that approximately 250 guests, in addition to the 23 staff, would use the premises; although the indicative layout of 30 tables may suggest up to 360 guests. The applicant suggests that in line with PPG13 the parking requirement would be a maximum of 24 spaces for 120 guests. Notwithstanding that guest numbers have now been confirmed to be at least 250, PPG13 is only applicable in areas of high accessibility. The site in question only has a PTAL rating of 1b which is considered low. Consequently the parking provision is not considered suitable even for the lowest of the estimates for the number of guests and even at this level, it could lead to indiscriminate parking of vehicles on surrounding roads that prejudice the functioning of the industrial area. Moreover, these issues would be significantly compounded as guest numbers increased to 360

The proposed use will generate a high level of pedestrian activity, both from pedestrians crossing Princes Road from the car park and also any users arriving via public transport. However, there are no pedestrian crossing facilities in the area or a network of properly defined pedestrian footways. The separation of the parking facility from the main building would thus require pedestrians including disabled persons, to cross Princes Road and compete with turning traffic at the Dane Road and Barnes Roads junctions. This would be prejudicial to pedestrian safety and be contrary to the provisions of Policy (II)T17. Having regard to the above and the industrial context of the area, it is considered that a pedestrian crossing at this location would not be acceptable given the impact on traffic movements.

To address this concern, the applicant has suggested that the hours of operation could be controlled to prevent conflict with other estate traffic and that two car valet staff could be present at all times the premises were open. They have also confirmed that they would be willing to enter into a S106 agreement to confirm this. However, whilst both may provide some assistance, the estate operates on a 24/7 basis and to impose a condition limiting the use of the function hall to evening hours (after 6 pm) would be an unreasonable restriction on the use for which permission is sought. In addition, it is considered that using car valet staff would not overcome the fact that vehicles would still be arriving at and parking in the vicinity of the premises. On balance therefore, it is not considered that the applicant's suggestions would overcome the above concerns, nor could they be resolved by any other planning conditions or clauses in a legal agreement.

Loading for the function hall would be towards the southern end of the building and for the ground floor industrial unit, towards the northern end. This reflects existing openings in the building and it is considered it would not create a materially worse impact on the function of Princes Road. However, as noted by the Head of Economic Development, the loading doors have been reduced in height to such an extent that it brings into question the practicability of their use. It is considered this is another matter that has the potential to limit the industrial function of the unit.

Overall, it is considered that the inaccessibility of the site via public transport, the potential for unacceptable on street parking and the potential conflict between vehicles and pedestrians would not only serve to further undermine the primary industrial function of the entrance into the estate but would be hazardous to the safety and free flow of traffic and contrary to Policies (II)GD6, (II)GD8, (II)GD11, (II)T16 and (II)T17 of the Unitary Development Plan.

Flood Risk

The site is located within the 1 in 100 year flood zone and the proposals will increase the number of people, including vulnerable individuals, in the location in the event of a flood. After detailed modelling it has been determined that the dry egress would be possible in the event of an extreme flood. However, this would be onto the higher ground of Stacey Avenue, which would be enclosed by flood waters to the west and the railway to the east creating a 'dry island'. The Environment Agency advises that, in accordance with PPS25, the Council is the competent authority for emergency planning and must consider, in consultation with the emergency services, whether appropriate measures are in place for the potential rescue of those taking refuge on the 'dry island'.

The Emergency Planning Team has confirmed the Council would only assist evacuees once they had been brought to a place of safety. Whereas the London Fire and Emergency Planning Authority have confirmed that whilst they do not have any statutory duty in respect of flooding rescue, they would assist where possible.

However, the applicant has demonstrated that the site is on the edge of the peak of the 1 in 1,000 flood event. This peak would build up over a number of hours and as such there would, provided an adequate flood warning and evacuation plan were in place, the premises could be safely evacuated long before the flood waters created the 'dry island' referred to above. In any event, even if evacuation could not take place before the peak of the flood event, there is potential for dry escape to the east via the railway. Alternatively, the modelling data suggests that the peak would last for only a few hours. As such, there would be potential to take refuge in the building itself while peak flood waters reduced.

The Environment Agency has sought conditions to secure the implementation of a flood warning and evacuation plan and flood proofing measures set out by the applicant and subject to these conditions, on balance, no objection is raised on grounds of flood risk.

Other Matters

It is considered that there is sufficient separation from the nearest residential dwelling such that the proposal would not adversely affect their amenities.

Conclusion

In the light of the above assessment, it is considered that even when considering the weight to be attached to the need for such a facility and the potential benefits to the community the balance of these matters is that they do not outweigh the significant harm that has been identified in respect of the impact on the loss of industrial space, the impact on the wider industrial function of the

estate, the lack of parking and the potential pedestrian hazards. As a result, it is considered that planning permission should be refused.

TP/09/0435



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Scale 1/1250 Date 10/6/2009

Centre = 535137 E 193861 N

Application Number: TP/09/0435 **Ward:** Lower Edmonton
Date of Registration: 30th March 2009

Contact: Jennie Rebaire 3822

Location: 21, EXETER ROAD, LONDON, N9 0JY

Proposal: Retention of single storey extension

Applicant Name & Address:

Mrs D DaCosta
21, EXETER ROAD
LONDON
N9 0JY

Agent Name & Address:

Note for Members

An application of this nature would normally be determined under delegated authority. However, the Applicant is a member of staff within Development Services and thus, in accordance with the scheme of delegation, the proposal is reported to committee for determination

Recommendation: That planning permission be **GRANTED** subject to the following conditions

1. C25 No additional Fenestration
2. C26 Restriction of Use of Extension Roofs

Site and Surroundings

A two-storey end of terrace dwelling located within a residential area.

Proposal

Permission is sought to retain a 3 metre deep single storey rear extension. The extension is 5.3 metres wide across the full width of the dwelling with a height of 3.27 metres.

Relevant History

LDC/08/0441 – an application for a Lawful Development Certificate in respect of a single storey rear extension was granted in April 2009. Unfortunately, the extension was built larger than shown on the plans and now requires formal planning permission.

Consultations

Public

Consultation letters were sent to 3 neighbouring residential properties. No replies have been received.

External: None

Internal: None

Relevant Policy

London Plan

4B.8 Respect local context and character

Unitary Development Plan

(I)GD1 Development appropriate to surroundings

(I)GD2 Quality of life and visual amenity

(II)GD3 Character and appearance

(II)H12 Rear extensions

Other Material Considerations

None

Analysis

The key issue in assessing the acceptability of this proposal is whether the extension has any impact on the amenities of neighbouring residential properties having regard to the criteria contained in Policy (II)H12.

At 3 metres, the extension is deeper than normally considered acceptable. However, with the introduction of revised permitted development regulations in October of last year, an extension with a depth of 3 metres can often be built as permitted development. In this instance, the extension does not constitute permitted development due to its height which exceeds 3 metres. In such cases, weight is given to the individual circumstances and the effects on the residential amenities of neighbouring properties.

The adjoining property, No. 23 Exeter Road, has a small 1 metre deep lean to at the rear. As a result, the extension projects 2 metres beyond this and having regard to its 3.27m height which is within normally applied parameters, it is considered that the extension does not impact on the amenities of this adjoining property through a loss of light or outlook.

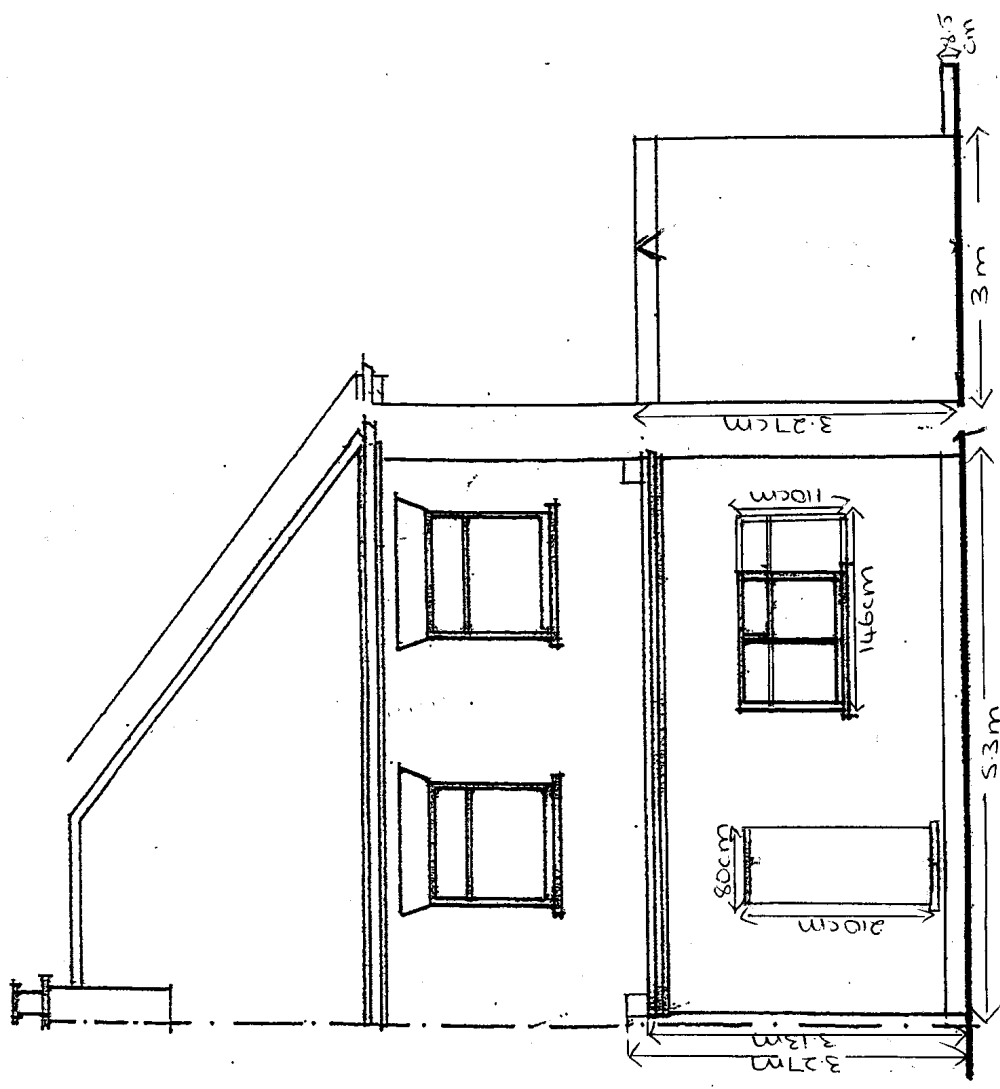
No 19 Exeter Road is separated from the boundary with the application site by a 3m wide access road serving a garage court. As a result, the presence of the extension has no impact on the amenities of this property.

The appearance of the extension is appropriate and in keeping with the character of the property and other extensions in the surrounding area. No objection is therefore raised in terms of its effect on the character and appearance of the locality.

Conclusion

In the light of the above, it is recommended that the proposed rear extension be approved for the following reasons:

The rear extension due to its size, siting and design, does not have an impact on the amenities of the adjoining occupiers or detract from the character and appearance of the surrounding area having regard to Policies (I)GD1, (I)GD2, (II)GD3 and (II) H12 of the Unitary Development Plan.

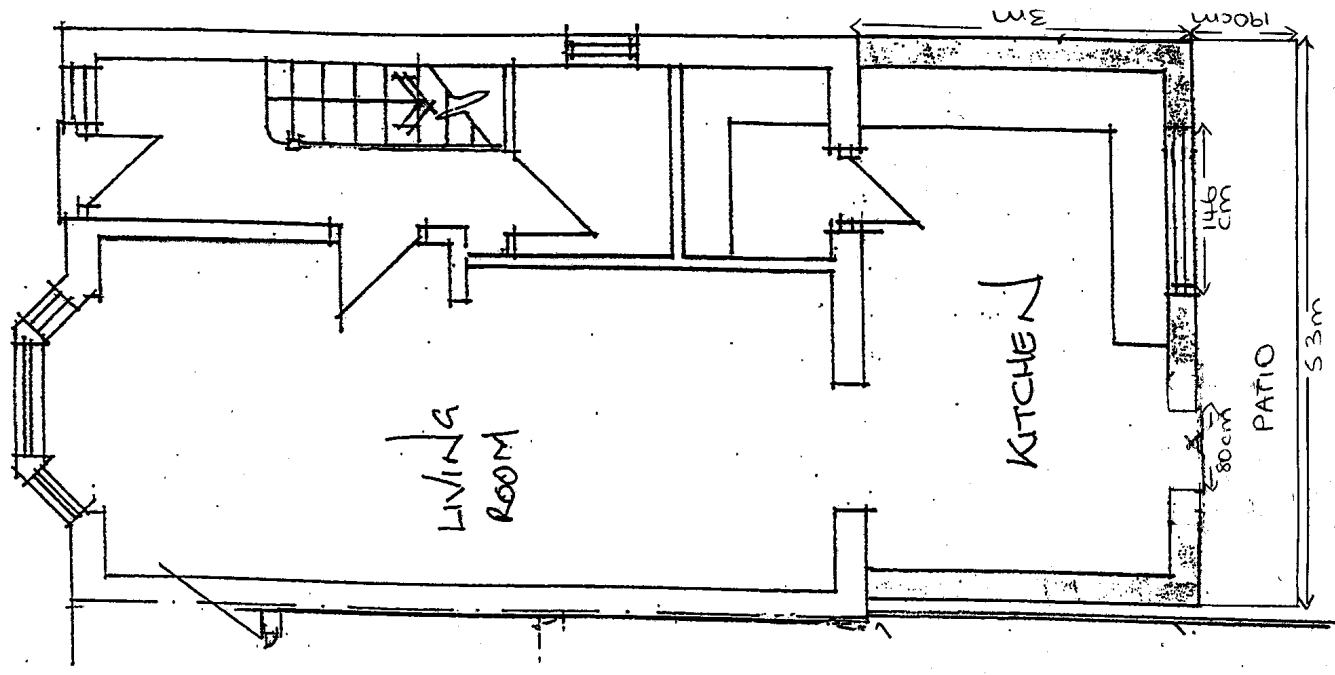


LONDON BOROUGH OF ENFIELD
 30 MAR 2009
 DEVELOPMENT SERVICES

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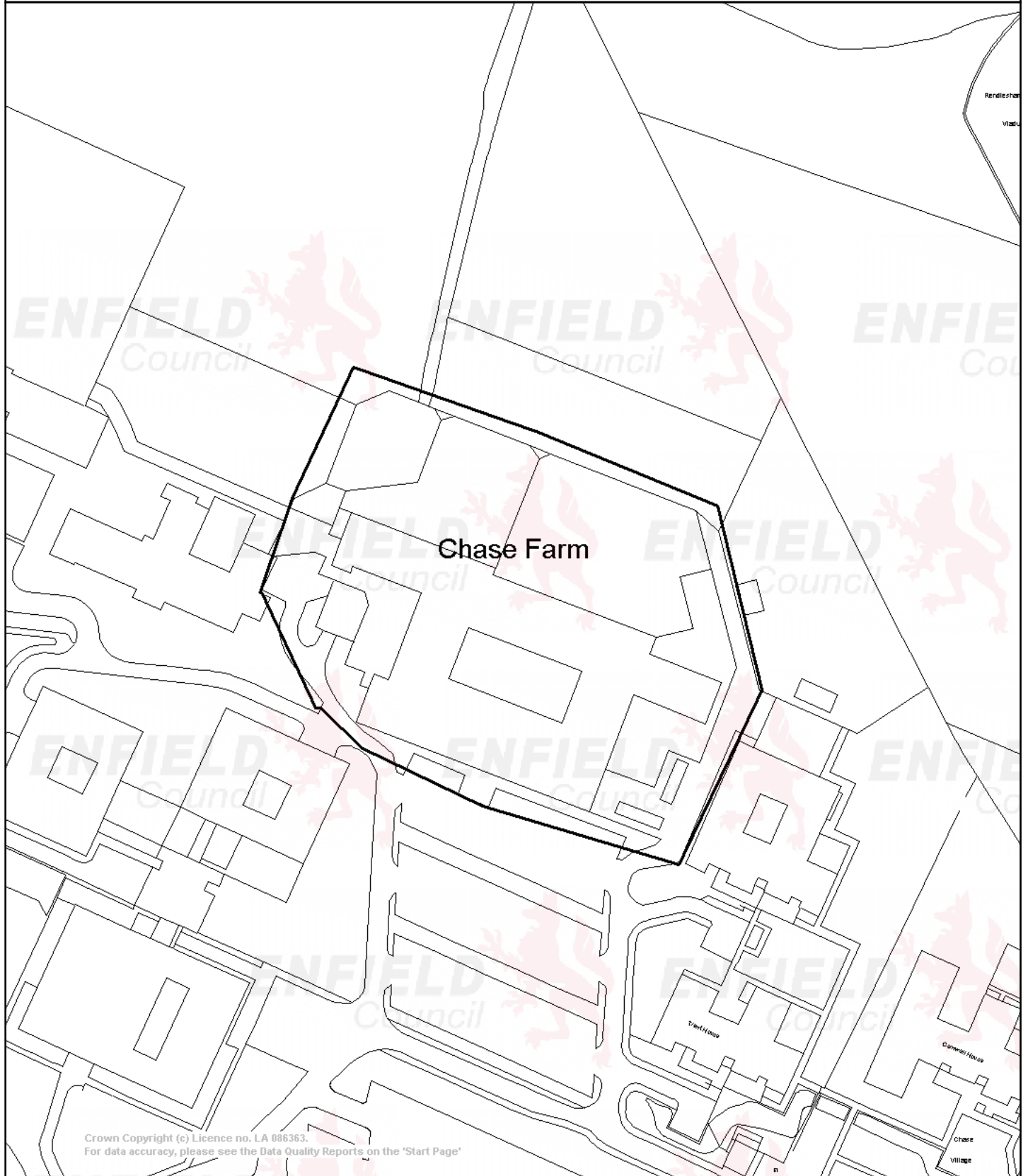
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PROPOSED GROUND FLOOR PLAN

TP/09/0604



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Scale 1/1250 Date 9/6/2009

Centre = 531319 E 198369 N

Application Number: TP/09/0604 **Ward:** Highlands

Date of Registration: 29th April 2009

Contact: David Snell 3838

Location: CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, MIDDLESEX, EN2 8JR

Proposal: Reconstruction of upper floor and roof to ward areas of medium secure unit, construction of 2 external staircases for upper floor garden access, addition of roof terrace to upper floor to east, addition of roof solar panel and external alterations.

Applicant Name & Address:

Mr R Horsley, B, E & H Mental Health Trust
Ivy House
The Ridgeway
Enfield
Middx
EN2 8JL

Agent Name & Address:

Mr Neville Penter, Devereux Architects Ltd
Zeta House
200, Upper Richmond Road
London
SW15 2SH

Recommendation: That planning permission be **GRANTED**, subject to the following conditions:

1. C07 Details of Materials
2. C51A Time Limited Permission

Site and surroundings

The application relates to the Medium Secure Unit Building within the Chase Farm Hospital Complex that was the subject of major fire damage that destroyed the first floor of the building. The building is located on the west boundary of site adjoining the Metropolitan Green Belt.

Proposal

The scheme proposes the rebuilding of the upper floor and roof, the construction of two new external staircases, the addition of a roof terrace and the introduction of solar panels to the new roof. Small extensions are proposed to parts of the ground floor together with replacement windows. .

Relevant planning history

TP/94/0131 – planning permission granted for the construction of a 20 bed space medium secure unit.

Consultation

Public

Given that the application involved rebuilding an existing building and its location in relation to residential properties no property specific consultation was carried out. The application was advertised. No responses were received.

Internal

None.

External

None.

Policy

The London Plan

3D.9	Green Belt
3A.18	Social infrastructure and community facilities
4A.3	Sustainable design and construction
4B.2	Design
4B.12	Conservation

Unitary Development Plan

(I) GD1	Appropriate regard to surroundings
(II)GD1	Appropriate location
(II)GD3	Design
(II)G1	Green Belt
(II)CS1	Community facilities

Local Development Framework

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy which will set out the long-term spatial vision and strategic objectives for the Borough.

In response to consultation in respect of Issues and Options which identified key areas, the Council is now consulting on the Preferred Options for the Core Strategy. As a policy document, the Core Strategy is at an early stage in its process to adoption and thus, presently, can only be afforded limited weight as a material consideration. As the process continues the weight to be attributed to the Core Strategy will increase and the relevant policies are reported to demonstrate the degree to which development proposals are consistent with the emerging policy direction for the Borough.

Core policy 2	Sustainable design and construction and energy
Core policy 14	Safer and stronger communities
Core policy 15	Supporting people
Core policy 19	Green Belt and the countryside

National policy

PPG2 Green Belts
PPG15 Planning and the historic environment

Analysis

The building would be reconstructed largely as it existed prior to fire damage but with minor extensions, improvements to window design, improved amenity space facilities, solar panels and an improved external staircase design.

There have been no material changes in circumstances since planning permission was granted for the construction of the building in 1994. The development is therefore considered to be acceptable.

Conclusion

The application is recommended for approval for the following reason:

1. There have been no material changes in circumstances since the grant of planning permission to construct the original building having regard to Unitary Development Plan and London Plan policies.

NOTES
 DO NOT SCALE THIS DRAWING
 ALL DIMENSIONS TO BE CHECKED ON SITE
 ANY INCONSISTENCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY

LEGEND:
 Site Boundary



DEVEREUX
 ARCHITECTS
 210 UPPER RICHMOND ROAD LONDON SW15 2SH
 TEL: +44(0)20 8801 8000 FAX: +44(0)20 8781 2846
 EMAIL: info@devereux.co.uk WWW: www.devereux.co.uk

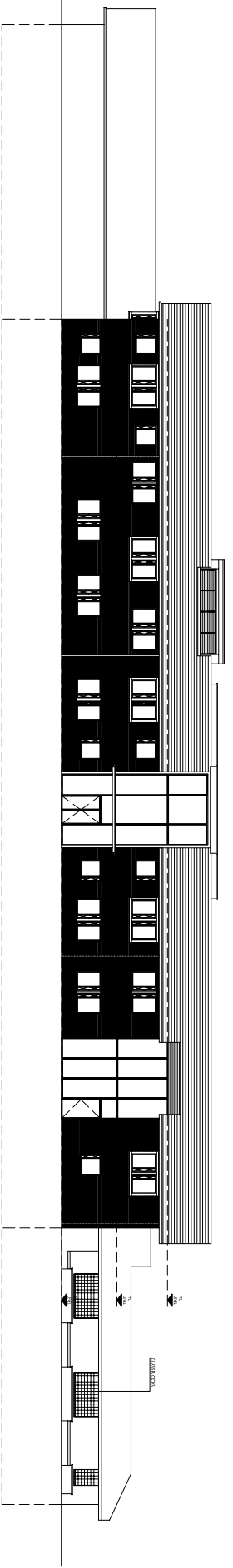
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CLIENT
**MEDICINO SIMONS FOR
 BARNET, ENFIELD AND HARINGEY
 MENTAL HEALTH NHS TRUST**

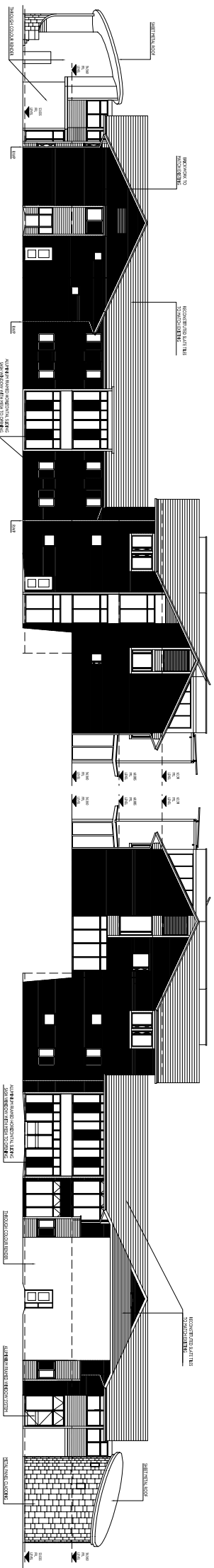
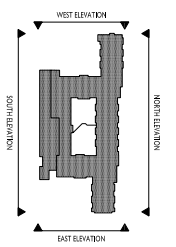
PROJECT
**CAMLET 3 MEDIUM SECURE UNIT
 RECONSTRUCTION**

TITLE
SITE LOCATION PLAN

SCALE 1:1250	STATUS PLANNING
DATE 17/04/2019	DATE 17/04/2019
DRAWN S. SAHAR	DATE 17/04/2019
CHECKED M. CAHILL	DATE 17/04/2019
LEVEL 3/0	REVISION
091153	D 010

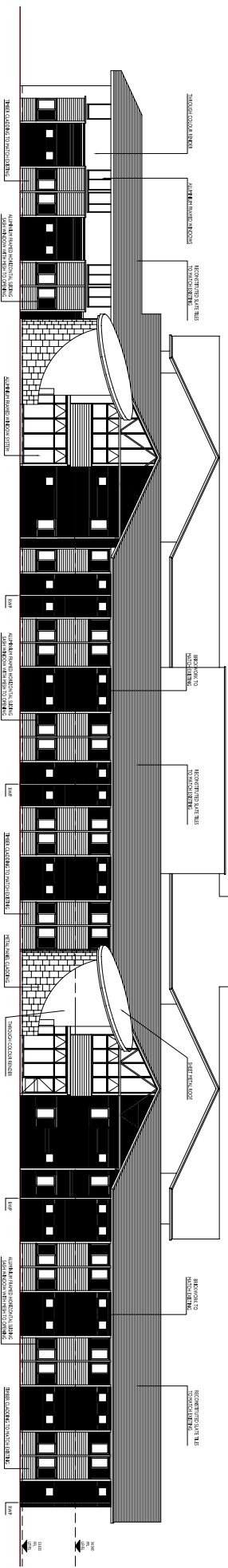


SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

NOTES:
 1. SCALE IS AS SHOWN.
 2. THE DRAWING IS FOR GENERAL REFERENCE AND SUBJECTS TO ANY MODIFICATIONS TO BE REPORTED TO ARCHITECT IMMEDIATELY.

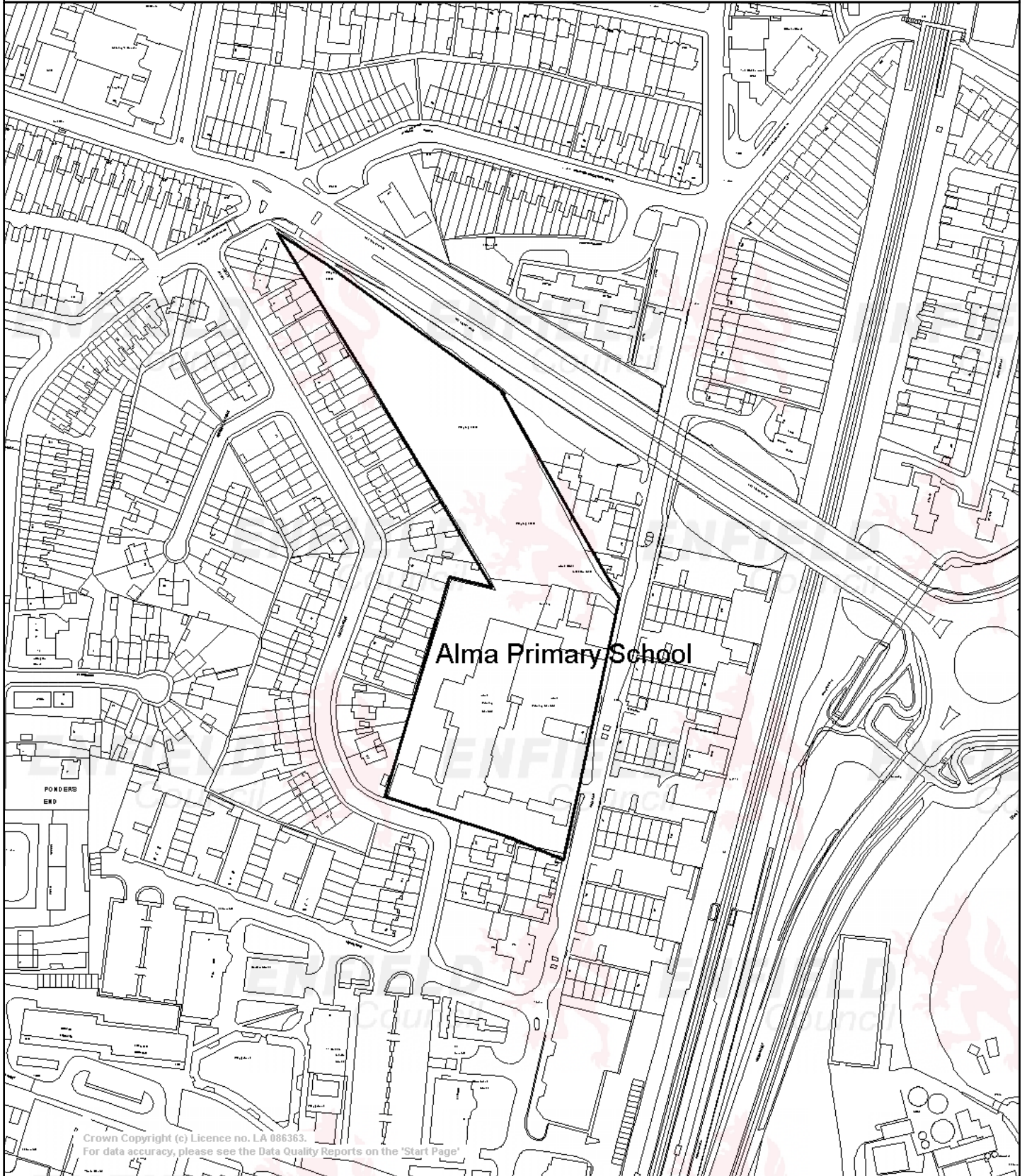
DEVEREUX
 ARCHITECTS
 2101 W. 17TH ST. SUITE 100 DENVER, CO 80202
 TEL: 303.733.1100 FAX: 303.733.1101
 WWW.DEVEREUXARCHITECTS.COM

Project: **MEDICINE SIGNONS FOR BARBET ENFIELD AND HANINGEY MENTAL HEALTHNS TRUST**
 Location: **CAMLETT 3 MSU**

DATE: 09/15/23
 SCALE: AS SHOWN
 DRAWN BY: D. HANINGEY
 CHECKED BY: M. COOPER
 DATE: 09/15/23
 SCALE: AS SHOWN
 DRAWN BY: D. HANINGEY
 CHECKED BY: M. COOPER
 DATE: 09/15/23
 SCALE: AS SHOWN

TITLE: **ELEVATIONS**

TP/09/0664



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Scale 1/2500 Date 10/6/2009

Centre = 536003 E 195860 N

Application Number: TP/09/0664 **Ward:** Ponders End

Date of Registration: 8th May 2009

Contact: David Snell 3838

Location: ALMA PRIMARY SCHOOL, ALMA ROAD, ENFIELD, MIDDLESEX, EN3 4UQ

Proposal: Installation of temporary classroom with access ramps to south east of site.

Applicant Name & Address:

Mrs Janice Feavearyear
ALMA PRIMARY SCHOOL
ALMA ROAD
ENFIELD
MIDDLESEX
EN3 4UQ

Agent Name & Address:

Mr Anil Rana
London Borough Of Enfield
Architectural Services
Po Box 50
Civic Centre
Enfield
EN1 3XB

Recommendation: That in accordance with Regulation 3 of the Town and Country Planning (General) Regulation 1992, planning permission be deemed to be **GRANTED** subject to the following condition:

1. C51A Time Limited Permission

Site and surroundings

Primary school campus fronting Alma Road and Curzon Avenue.

Proposal:

Erection of single temporary classroom with access ramps in the south east corner of the site.

Relevant planning history

None

Consultation

Public

11 surrounding properties were consulted. No replies have been received.

Policy

The London Plan

3A.24 Education facilities

Unitary Development Plan

(I) GD1	Appropriate regard to surroundings
(II)GD1	Appropriate location
(II)GD3	Design
(II)G6	Traffic generation
(II)CS1	Community services

Local Development Framework

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy which will set out the long-term spatial vision and strategic objectives for the Borough.

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Core policy 16 Children and young people

Analysis

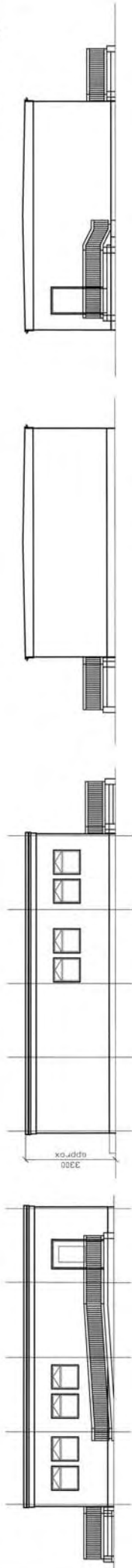
The building would be sited close to the boundary of the school adjoining the front/side garden of No.80 Curzon Avenue, a residential dwelling. Within the boundary of this dwelling adjoining the new classroom is a large domestic shed building and on the boundary is a concrete fence that would partially screen the proposed development.

The proposal has been amended to provide of screening to the access ramp to prevent overlooking and disturbance to the occupiers of No.80 the proposed siting of the classroom is considered to be acceptable.

It is recommended that planning permission be granted for the following reasons:

1. The proposed development improves school facilities in accordance with Policy (II)CS1 of the Unitary Development Plan and Policy 3A.24 of the London Plan.
2. The proposed development has appropriate regard to its surroundings and does detract from the amenities of surrounding residential occupiers having regard to Policies (I)GD1 of the Unitary Development Plan.

09/0664

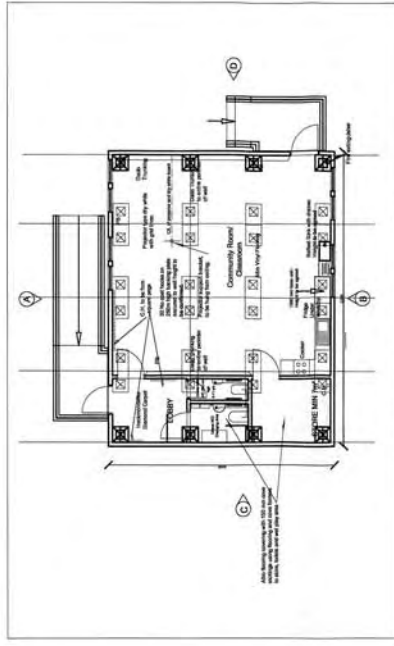


Proposed Elevation A

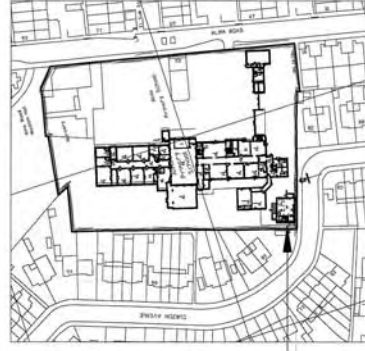
Proposed Side Elevation B

Proposed Front Elevation C

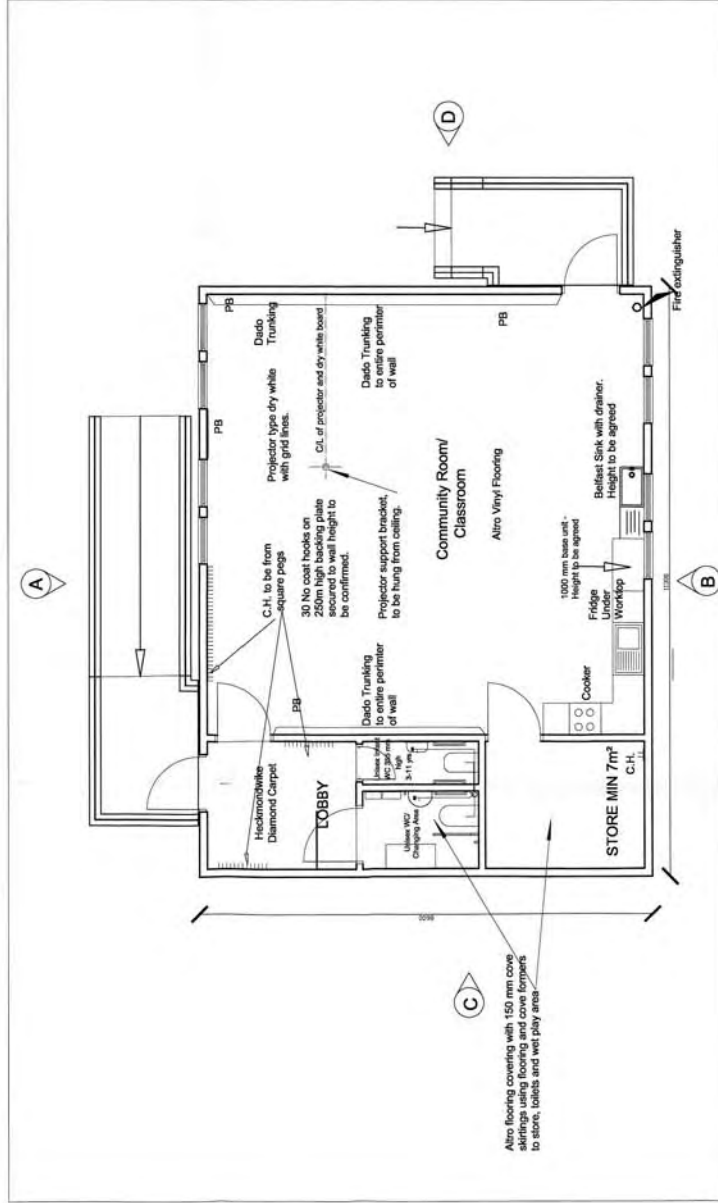
Proposed Side Elevation D



Proposed Indicative Foundation Layout



Site Location Plan
1:1250



Proposed Ground Floor Layout

LONDON BOROUGH OF ENFIELD
08 MAY 2008
DEVELOPMENT SERVICES