

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 31st August 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Andy Higham Tel: 020 8379 3848
Mr A. Jarratt Tel: 020 8379 3842

Ward: Town

Application Number : LBE/10/0014

Category: Change of Use

LOCATION: BRITANNIA HOUSE, 137-143, BAKER STREET, ENFIELD, EN1 3JL

PROPOSAL: Use of ground floor as a Carers Centre together with new access ramp at front and wall mounted CCTV cameras to front and rear.

Applicant Name & Address:

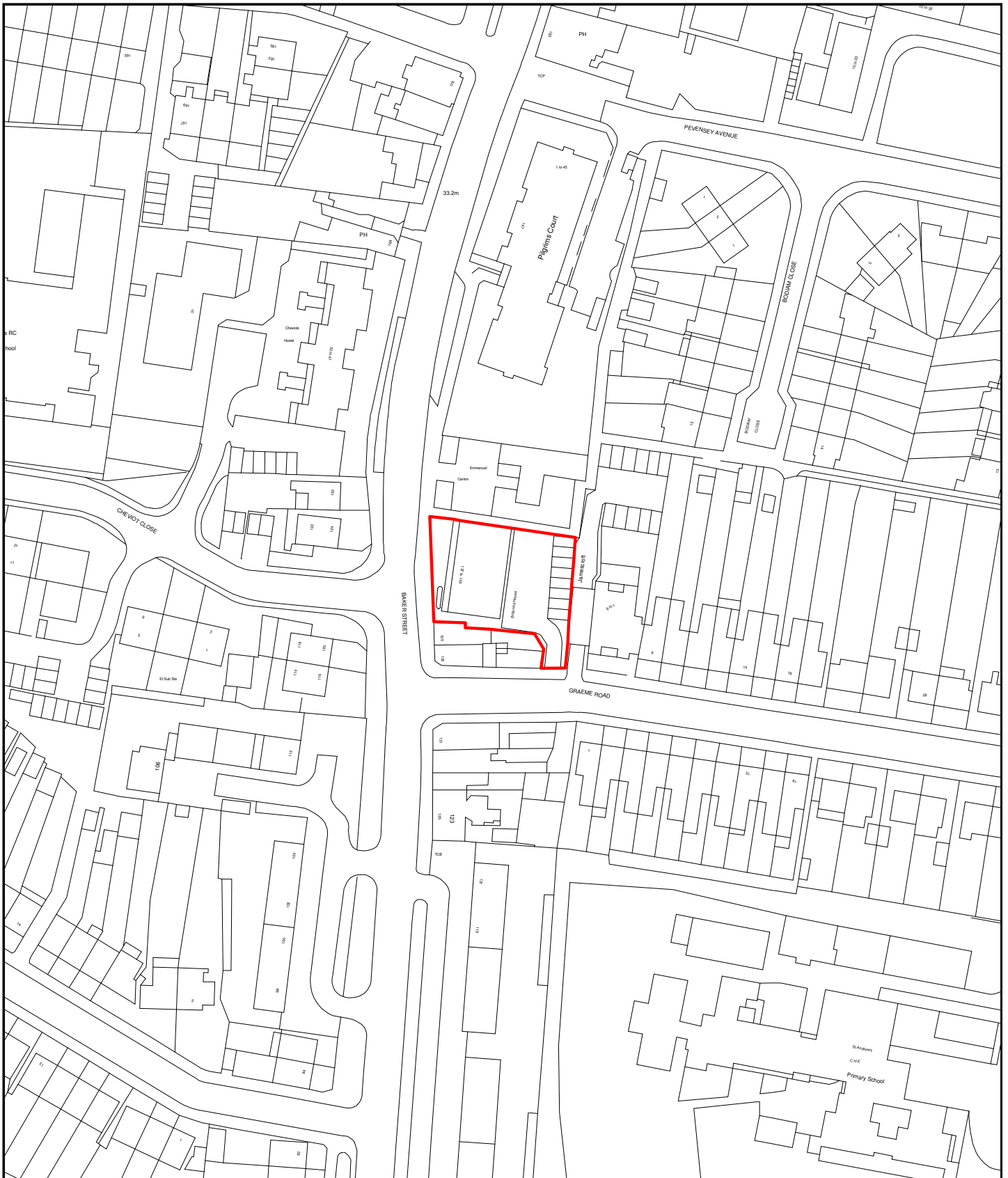
Ms Rosie Laidlaw,
London Borough of Enfield
Health & Adult Social Care
Civic Centre
Silver Street
Enfield
EN1 3XA

Agent Name & Address:

Mr Mark Griffiths,
London Borough of Enfield – Architectural
Services
Thomas Hardy House
39, London Road
Enfield
EN2 6DS

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 09:03

Date of plot: 13/08/2010

1. Site and Surroundings

- 1.1 The site is located on the east side of Baker Street and comprises a three storey building (Britannia House). The premises has an attached car park. The ground floor is occupied as offices with the first and second floor in residential use.
- 1.2 The surrounding area is predominantly residential

2. Proposal

- 2.1 Permission is sought for the use of the ground floor office accommodation as a Carers Centre, together with a new access ramp at the front and wall mounted CCTV cameras to the front and to the rear.
- 2.2 The need for such a Carers Centre's was identified in the Enfield Carers Strategy 2005-2010. Amongst other things, the objectives of the centre are to deliver workshops and access to training, provide a place to meet with other carers, provide support, research and raise the profile of carers and to provide information and advice.
- 2.3 The Centre would typically be expected to attract approximately 7 to 8 people a day. However, on certain occasions, such as training/group support days, the site could attract a further 15 to 20 people (MAX 30)
- 2.4 The proposed external ramp, providing disabled access to the building, would be serve the buildings main street entrance and would be approximately 1.5 metres long and 6.5 metres wide. It would have a floor level height of no more than 0.3 metres and would have railings with a maximum height of approximately 1 metre. The existing rail and ramp to the rear of the property would be retained.
- 2.5 The proposed CCTV cameras would be located on the front and rear of the building and would be of a small scale and would focus solely on the entrances (typical dimensions 0.4m x 0.2m x 0.2m).

3. Relevant Planning Decisions

- 3.1 LBE/06/0039 – Change of use of site to a car park with 16 spaces including two disabled bays and bin stores was approved in February 2007 (this decision relates to existing attached car park and not the whole site)

4 Consultation

4.1 Statutory and non-statutory consultees

None

4.2 Public

Consultation letters have been sent to the occupiers of 15 nearby residents. In addition a notice has been posted on site. One response was received,

raising concern about the impact of the proposal upon capacity of the existing car park

5. Relevant Policy

5.1 London Plan

- 3A.18 Protection and enhancement of social infrastructure and community facilities
- 3A.19 The voluntary and community sector
- 3C.23 Parking strategy

5.2 Unitary Development Plan

- (I)GD1 Regard to surroundings
- (I)GD2 Amenity
- (II)GD3 Aesthetics and functional design
- (II)GD6 Traffic generation
- (II)CS3 Location of community services

5.3 Local Development Framework

The Enfield Plan – Core Strategy has now completed its Examination in Public on the ‘soundness’ of the plan and the Inspectors report is now awaited. In the light of the matters raised, it is considered some weight can now be attributed to the policies contained in the Core Strategy and the following policies from this document are of relevance:

- SO1 Enabling and focusing change
- SO3 Community cohesion
- SO5 Education, health and wellbeing
- SO7 Employment and skills
- SO10 Built environment

- CP7 Health and social care facilities and the wider determinants of health
- CP8 Education
- CP9 Supporting community cohesion
- CP10 Emergency and essential services
- CP30 Maintaining and improving the quality of the built and open environment

5.4 Other Material Considerations

- PPS1 Delivering Sustainable Development

6. Analysis

6.1 Principle

- 6.1.1 In principle, use of the premises would support the well being of the community and in land use terms, would not be inappropriate given the existing use of the premises and the surrounding character. The proposal would convert one ground floor office space into carer’s centre which would provide a variety of different functions in conveniently located premises close

to the town centre and with its own existing parking facilities. It would therefore be supported by Policy (II)CS1 of the Unitary Development Plan and Policies 3A.18 and 3A.19 of the London Plan.

6.2 Impact on Character and Appearance of the Surrounding Area

6.2.1 The external appearance of the building would be largely unaltered as a result of the proposed change of use. The only externally visible alterations include the new ramp and CCTV camera at the front entrance and another CCTV camera above the existing ramp at the rear entrance.

6.2.2 The ramp is of an appropriate size relative to its function and would not have a detrimental impact upon the character and appearance of the building nor the surrounding area. In addition, the external CCTV cameras would also have minimal external presence on the appearance of the premises

6.3 Impact on Neighbouring Properties

6.3.1 The proposed opening hours are 9am – 5pm from Monday to Friday, not dissimilar to normal office hours. Moreover, it has been confirmed that the Carer Centre would be closed on weekends and Bank Holidays. Furthermore, although there could be peaks in people attending the premises, the level of usage would not result in increased activity to result in a loss of amenity. As a result, it is considered therefore the proposed change of use would not cause additional harm to neighbouring residential properties.

6.4 Parking

6.4.1 The site is within a PTAL 2 area, which indicates a below average access to public transport although it must be noted that Baker Street is served a two bus routes. Nevertheless, the site would also have off street parking provision in the car park (**HOW MANY**). Taking these factors into account together with the number of people expected to visit the site, it is considered that the proposal would not give rise to conditions prejudicial to the amenity of the surrounding area with regard to parking.

7. **Sustainability**

7.1 Given the nature of the proposal involving the change of use of the existing premises, there are no sustainability requirements in this instance.

8. **Conclusion**

7.1. In the light of the above comments, it is considered the proposed Career Centre is acceptable for the following reasons:

1 The proposal is considered to support the existing community infrastructure in the Borough consistent with the objections of Policy (II)CS1 and (II)CS3 of the Unitary Development Plan as well as 3A.18 and 3A.19 of the London Plan.

2. The proposed use of the ground floor office accommodation as a Carers centre, together with a new access ramp at the front and wall mounted CCTV cameras to the front and to the rear, by virtue of the nature of the use, opening times, as well as the proposed works scale and design, would not

give rise to conditions prejudicial to the residential amenities of neighbouring properties or the character and appearance of the surrounding area., having regard to Policies (I)GD1, (I)GD2, (II)GD3 of the Unitary Development Plan as well as Policies 3A.18 and 4B.8 of the London Plan.

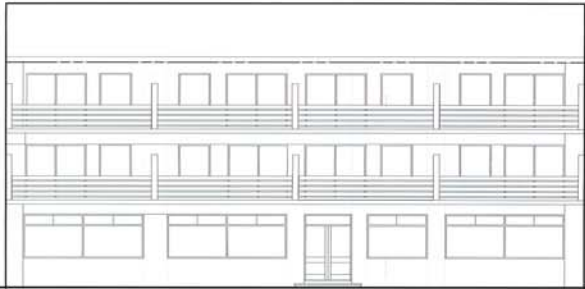
3. The proposed change of use due to the nature of use, the proximity to public transport and the availability of dedicated parking, would not give rise to conditions through on street parking and traffic generation prejudicial to the free flow and safety of vehicles and pedestrians using the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary development Plan and Policies 3C.23 and Annex 4 of the London Plan.

9 Recommendation

9.1 That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions.

1. The existing building, where disturbed by the new works, shall be made good/repared to match the existing building where disturbed by the new works.
Reason: To ensure a satisfactory appearance.
2. The premises shall only be open for business and working between the hours of 9am and 5pm (Monday to Friday). The premises shall be closed on Saturdays, Sundays and Bank Holidays
Reason: To safeguard the amenities of the occupiers of nearby residential properties.
3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

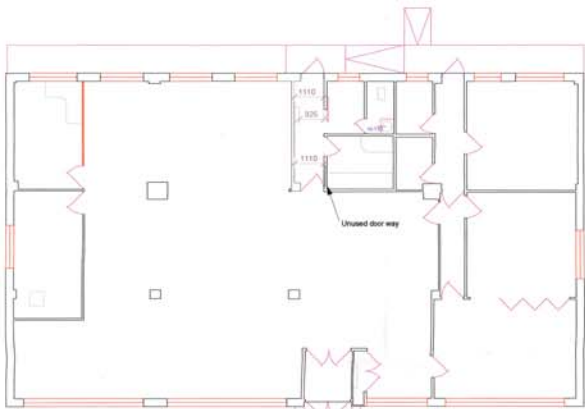
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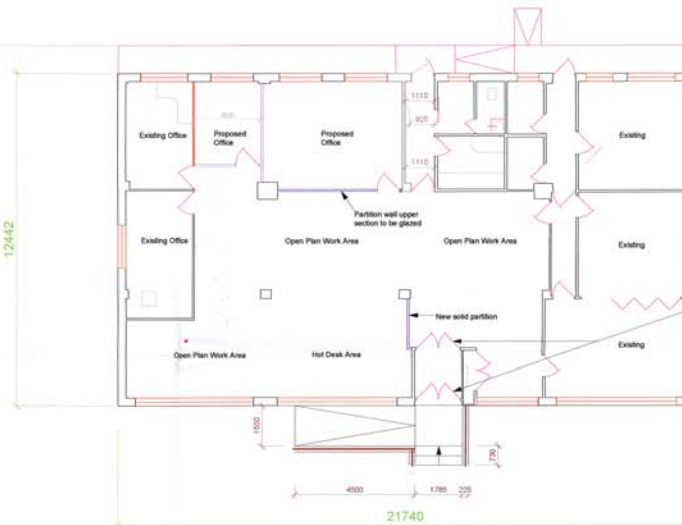
Existing front elevation



Proposed front elevation



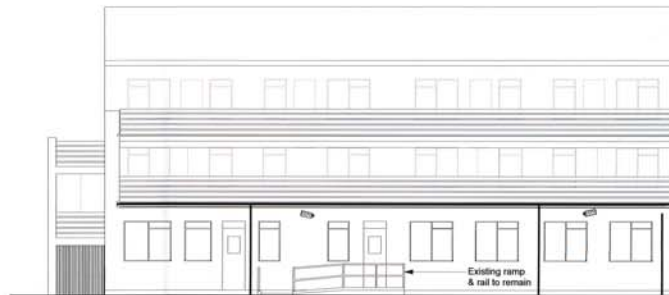
Existing Ground Floor Plan



Proposed Ground Floor Plan



Photograph Of Existing Front Elevation



Proposed Rear Elevation

RAMP DETAILS

Allow to reduce ground levels as necessary to provide a 300mm deep well compacted hardcore base 150mm deep concrete foundation reinforced with A252 mesh (minimum 50mm cover).

External ramp to be constructed with concrete and brickwork to match existing main elevations. The gradient of the ramp to be 1:15. The surface of the ramp to be at least 1.5m wide with a slip resistant tamped finish. Surface to landing area to be level.

Ramp guarding to be provided with 100mm high visually contrasting brick on edge kerb to be formed on all open sides of the ramp, landings and stairs. If the rise of the ramp steps is greater than 2No, 150mm high signpost steps will be provided. Goings of all steps to be minimum 280mm wide

Supply and fix handrails to one side of the ramp and both sides of landing and stairs. Handrails to extend 300mm beyond the ends of stairs and ramped access.

Handrail to be metal wall fixed handrail to stair or ramp; 42mm diameter mild steel tube. Height of top rail 900 mm above pitch line. Height of intermediate rail 450mm. Joints welded and ground smooth. Finish to be polyester powdered coated RAL Reference 3002 (Carmine Red) Fixing via galvanised countersunk bolts.

All external building works to the building and ground works to be made good to match existing where disturbed by the new works.

Construct 2no concrete steps to ramp as shown on the drawing. Allow for fluorescent painted colour contrast nosings to treads and risers.

CCTV CAMERAS
Cameras to focus on entrance doors only.



Scale 1:1250

LONDON BOROUGH OF ENFIELD
30 APR 2010
ENFIELD COUNCIL SERVICES