

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 31<sup>st</sup> August 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Ms E. Kiernan Tel: 020 8379 3830

**Ward:** Edmonton  
Green

**Application Number :** LBE/10/0026

**Category:** Other Development

**LOCATION:** MONTAGU ROAD RECREATION GROUND, MONTAGU ROAD,  
LONDON, N9 0EU

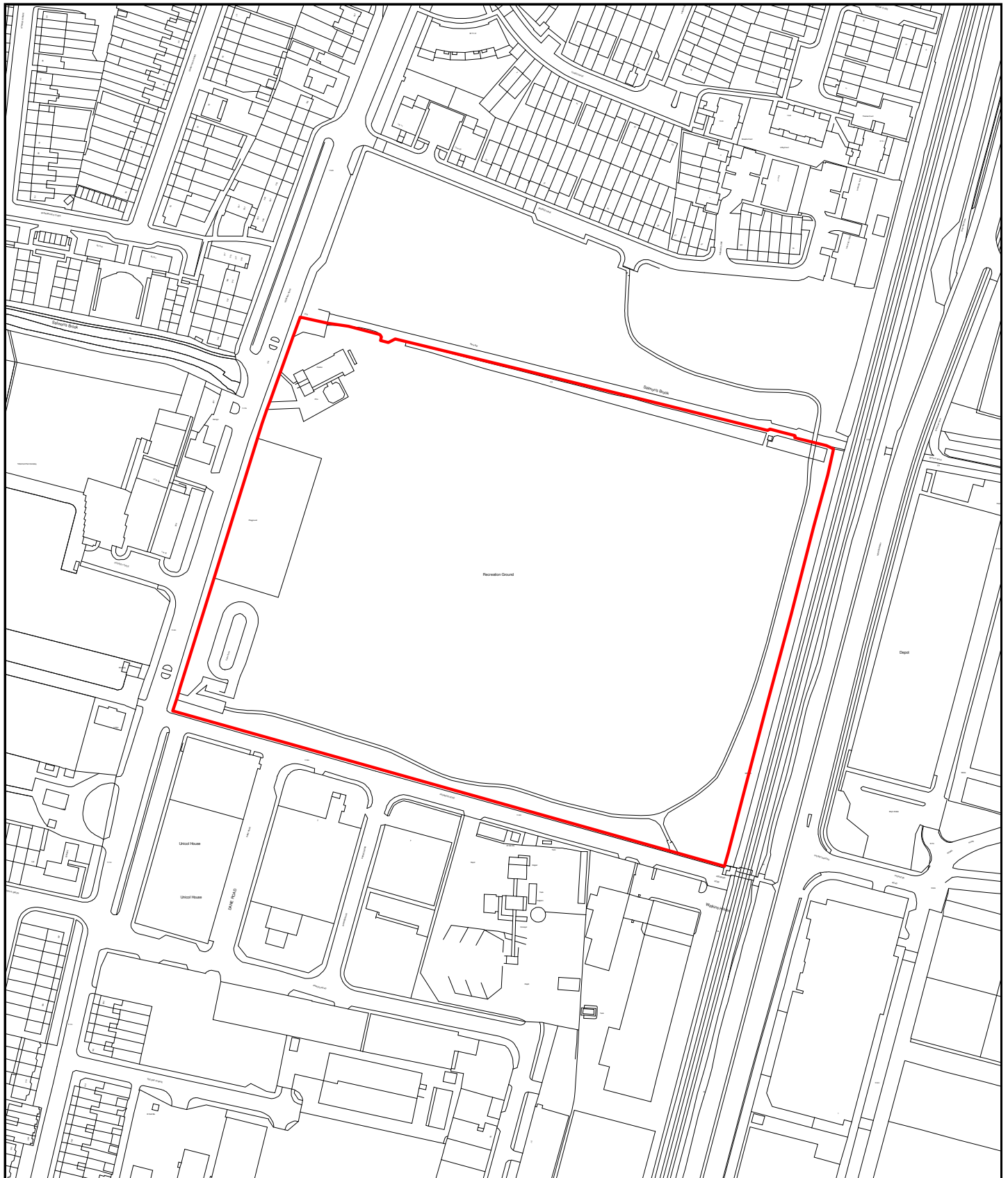
**PROPOSAL:** Single storey rear infill extension to provide a new lobby and alteration to west elevation involving new steps with handrail, new window and removal of a door.

**Applicant Name & Address:**  
Matthew Mulvany,  
London Borough of Enfield  
P.O.Box 51  
Civic Centre  
Silver Street  
Enfield  
EN1 3XB

**Agent Name & Address:**  
Paul Malone,  
Ingleton Wood LLP  
10, Lake Meadows Business Park  
Woodbrook Crescent  
Billericay  
Essex  
CM12 0EQ

### **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 - 1:2500  
Time of plot: 09:07

Date of plot: 13/08/2010

## **1. Site and Surroundings**

- 1.1 The site is situated on the eastern side of Montagu Road on a large plot of approximately 5.3 hectares. The site contains a detached building, football pitch, playground and multi-use games area (MUGA), which serves for recreational purposes. The site slopes in a northerly direction and is bounded by Salmons Brook to the north.
- 1.2 The surrounding area features predominantly residential uses; however there are also commercial uses and a cemetery within the vicinity of the site.

## **2. Proposal**

- 2.1 Consent is sought for the erection of a single storey rear infill extension to provide a new lobby and alterations to side and rear elevations involving new steps with handrail, new windows and removal of a door.
- 2.2 The single storey rear extension for a lobby would be 4.1 metres in depth by 6.9 metres in width. The extension would be finished with a flat roof to a maximum height of 2.9 metres.

## **3. Relevant Planning Decisions**

- 3.1 LBE/89/0046 - Continued use of land as a public open space - granted

## **4. Consultations**

### 4.1 Statutory and non-statutory consultees

- 4.1.1 Any comments received will be reported at the meeting

### 4.2 Public

- 4.2.1 Due to the nature of the proposal and its proximity to nearby properties, no neighbouring properties were consulted. Notices were however, displayed at the site. Any representations will be reported at the meeting.

## **5. Relevant Policy**

### 5.1 London Plan

3A.18 Protection and Enhancement of Social Infrastructure and Community  
3C.23 Parking Strategy  
4B.8 Respect Local Context and Character

### 5.2 Unitary Development Plan

(I) GD1	Appropriate regard to surroundings
(I)GD2	Improve the environment
(II)GD3	Design
(II)GD6	Traffic generation
(I) CS1	Community Services
(II)CS1	Facilitate Community services
(II)T16	Access for pedestrians and people with disabilities

### 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:

SO3: Community cohesion

SO5: Education, health and wellbeing

SO10: Built environment

CP9: Supporting community cohesion

CP30: Maintaining and improving the quality of the built and open environment

CP31: Built and landscape heritage

### 5.4 Other Relevant Policy

PPS1 Delivering Sustainable Communities

PPG17 Planning for Open Space, Sport and Recreation

## 6. **Analysis**

### 6.1 Design and Impact on the Character of the Area

6.1.1 In terms of the external works covered by this application, the main alteration relates to the erection of a new lobby area. With a maximum depth of 4.1 metres and a maximum width of 6.9 metres, the extension represents a modest addition to the existing building. Furthermore, the design features a flat roof and would be constructed of brickwork to match the existing building. This is considered satisfactory in regards to the visual appearance of the building and would not be detrimental to the character and appearance of the street scene having regard to policies (I) GD1, (I) GD2 and (II) GD3 of the Unitary Development Plan.

6.1.2 The other external alterations incorporating an additional window, new steps with handrail and removal of a door are of a relatively minor nature and would not affect the appearance of the building having regard to policies (I) GD1, (I) GD2 and (II) GD3 of the Unitary Development Plan.

### 6.2 Impact on Neighbouring Properties

6.2.1 The proposed extension, and other external alterations die to the relationship with neighbouring properties would not have any detrimental impacts on residential amenity

### 6.3 Highway and Pedestrian Safety

6.3.1 The proposals would not have any implications on parking and traffic generation although the lobby extension would improve access for pedestrians including the mobility impaired in line with Policy (II) T16 of the Unitary Development Plan.

## **7. Conclusion**

7.1 In the light of the above comments, it is considered the proposals is acceptable for the following reasons:

1 The proposed development due to its size, siting and design, would maintain the character and appearance of the building and would not have a detrimental impact on the street scene or neighbouring amenities having regard to Policies (I) GD1, (I) GD2 and (II) GD3 of the Unitary Development Plan.

2 The proposed development would improve the existing recreational facilities in accordance with Policy (II) CS1 of the Unitary Development Plan and Policy 3A.18 of the London Plan.

## **8. Recommendation**

8.1 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 C08 – Materials to Match

2 C51a – Time Limited Permission



Information on this plan is based on data provided by the Council and is not intended to be used for any other purpose. The Council does not accept any liability for any loss or damage arising from the use of this information.

For any information to be considered for a project, please contact the Council at the following address:

Planning Applications, 1st Floor, Council Offices, 100, High Street, London, W1A 0AA

© Ingleton Wood LLP

LEGEND: DO NOT SCALE

USE 1.01.0026



Revision	Date	Description	Prep	Chk
A	22.02.12	Planning Application Book	PM	SL

Ingleton Wood		Vision, form and function	
Company	11 Lake Avenue, Buntingford, Cambridgeshire, CB11 3JQ	Client	London Borough of Enfield
Address	London, N19 5AA	Project	Montagu Park Recreation Building
Phone	01438 741111	Location	Alterations and Extension
Fax	01438 741112	Plan	Location Plan
Website	www.ingletonwood.co.uk	Drawn by	London N19 0EU

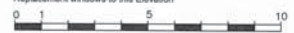
Item	Number	Date	Author	Revision
Plan	SL	27.03.09	11:250	AS
File No.	105	Planning		A
Doc No.	60387			

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.  
 Report any discrepancies to the Contract Administrator at once.  
 This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.  
 © Ingleton Wood LLP

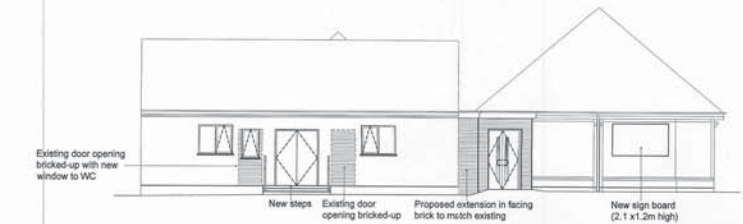
LEGEND: DO NOT SCALE



**E1- Proposed Front Elevation**  
 Replacement windows to this Elevation



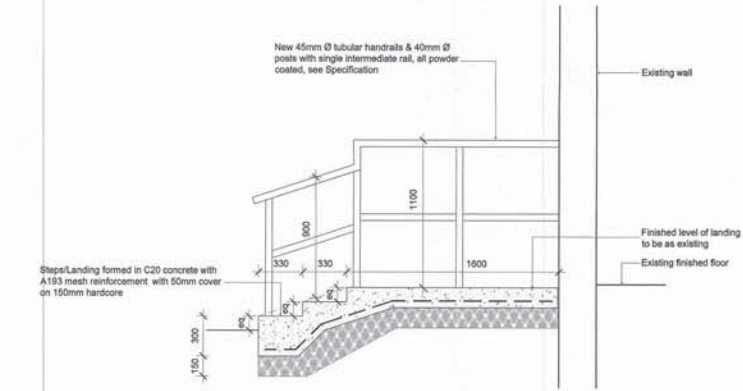
**E3- Proposed Rear Elevation**  
 Replacement windows to this Elevation



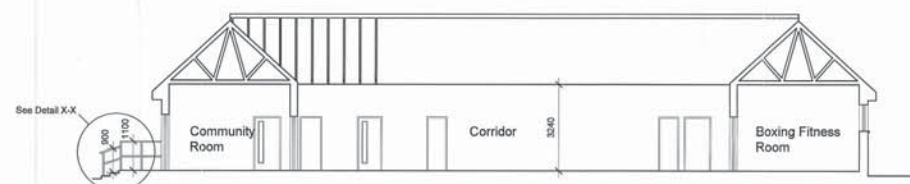
**E2 - Proposed Side Elevation**  
 Replacement windows to this Elevation



**E4- Proposed Side Elevation**  
 Replacement windows to this Elevation



**Detail X-X**



**Section A-A**  
 Scale bar showing 0, 1, 5, and 10 units.



**Section B-B**

Rev.	Date	Description	By	Chk.

**Ingleton Wood**  
 Vision, form and function  
 Billicoy Colchester  
 London  
 Norwich  
 Peterborough  
 10 Lake Meadows Business Park  
 Woodbridge, Suffolk  
 Billicoy CM73 3EG  
 T: 01277 437800  
 F: 01277 437809  
 www.ingletonwood.co.uk

Project: **Montagu Park Recreation Building**  
 Montagu Road  
 Edmonton  
 London N9 0EU

Drawing Title: **Alterations and Extension Proposed Elevations and Sections**

Client: **London Borough of Enfield**

Drawn	Checked	Date	Scale	Page Size
PM	SL	11.02.09	1:100	A1
Job No.	Draw No.	Stage	Revision	
60867	204	Planning	A	