

## 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  
Mr R Lancaster Tel: 020 8379 4019

**Ward:**  
Winchmore Hill

**Application Number :** TP/10/0686

**Category:** Change of Use

**LOCATION:** Waiting Room Café, Palmers Green Station, Alderman's Hill, London, N13 4PN

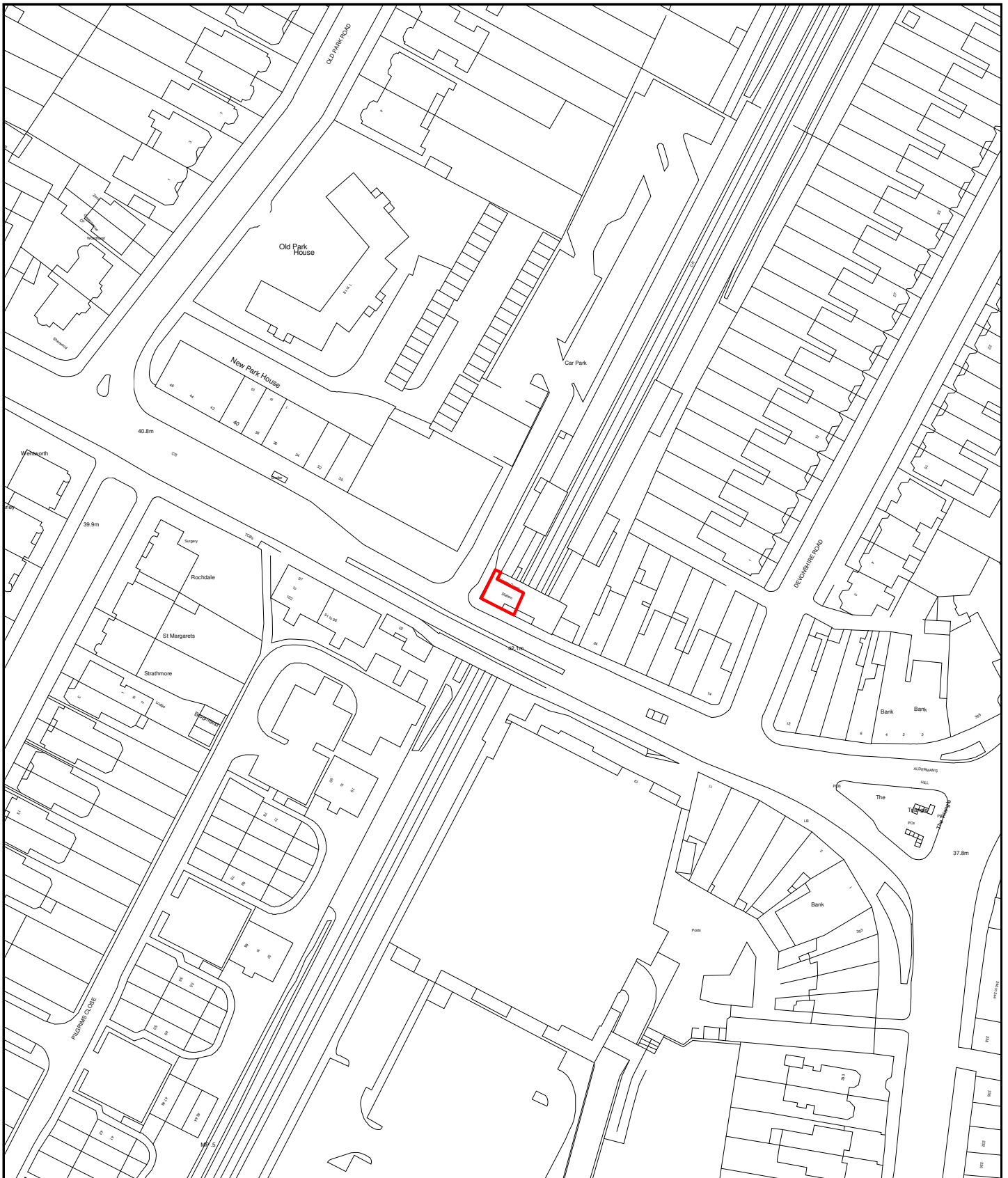
**PROPOSAL:** Use of café to include take away (class A5) and installation of an extractor flue/grill at rear

**Applicant Name & Address:**  
Mr William Hancux,  
TWR Express (Palmers Green) Ltd,  
252 Park Road,  
London,  
N8 8JX

**Agent Name & Address:**  
*Same as applicant.*

### RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 09:58

Date of plot: 13/08/2010

## **1 Site and Surroundings**

- 1.1 The premises occupy part of the Palmers Green Station building, situated on the north side of Alderman's Hill.
- 1.2 The site lies within The Lakes Conservation Area and is in between Alderman's Hill Medium Local Centre and Palmers Green Town Centre.
- 1.3 Opposite the site is Morrison's Supermarket, to the west is the access road to the station car park and a Job Centre. To the east is a terraced block with retail on the ground floor with residential above.

## **2 Proposal**

- 2.1 Permission is sought for a change of use from café (class A3) to mixed use café and takeaway (A3 & A5).
- 2.2 The proposal also involves the installation of an extractor flue/grill at rear.

## **3 Relevant Planning Decisions**

- 3.1 None

## **4 Consultations**

### **4.1 Statutory and non-statutory consultees**

- 4.1.1 Environmental Health raise no objections subject to conditions
- 4.1.2 Network Rail raise no objections subject to satisfactory litter disposal
- 4.1.3 Thames Water raise no objections

### **4.2 Public**

- 4.2.1 Due to the proximity to neighbouring properties, consultation has comprised of a notice displayed at the site and in the local press. Three objections have been received, which raise the following points:

- Insufficient information regarding the cooking hood, ducting and flue/grill.
- Insufficient information to assess the impact and workings of the flue.
- Potential damage to historic building.
- Lack of information regarding waste and fat disposal.
- No external waste bin and therefore potential for litter.
- The external element of the extractor system should be painted black.
- Too many takeaways in area already
- Potential anti-social behaviour

## **5 Relevant Policy**

## 5.1 Unitary Development Plan

(I) GD1	New development to have appropriate regard to its surroundings
(I) GD2	New development to improve the environment
(II) GD1	New developments are appropriately located
(II) GD3	Aesthetic and functional designs
(II) GD6	Traffic implications
(II) GD8	Access and servicing
(I) EN1	Protect and Enhance the Quality of the Environment
(II) EN30	Noise and air pollution
(I) S1	Wide Range of Viable Shopping and Service Facilities
(I) S3	Safeguard Vitality and Viability of Local Shopping Centres
(II) S5	Change to non-retail in Town centres
(II) S13	Loss of Neighbourhood Retail Units
(II) S18	Food and drink uses
(II) C27	Character in Conservation Areas
(II) C29	Inappropriate uses in a conservation area

## 5.2 London Plan

3A.18	Protection and Enhancement of Social Infrastructure and Community
3D.3	Maintaining and improving retail facilities
2A.5	Town Centres
4B.7	Respect local context and communities
4B.8	Respect Local Context and Character

## 5.3 Local Development Framework

- 5.3.1 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:

Core Policy 30	Maintaining and improving the quality of the built and open environment
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## 5.4 Other Material Considerations

PPS1	Delivering Sustainable Development
PPS4	Sustainable Economic Development
PPG24	Planning and Noise

The Lakes Conservation Area Character Appraisal

## **6 Analysis**

- 6.1 The site falls between Alderman’s Hill Large Local Centre and Palmers Green Town Centre. However the character of the area is predominantly commercial.

- 6.2 The current use of the premises is as a café and the applicant wishes to extend this use so that it is both a café and takeaway. The proposed hours of use are 11.00 hours to 23.00 hours Monday to Saturday.
- 6.3 Policy (II) S18 requires that food and drink uses are assessed in accordance with various criteria.

*a) the effect on the character of the area*

The change of use would not result in significant changes to the visual appearance of the premises. The extractor grill would be sited at the rear of the property and not visible from Aldermans Hill. A condition has been attached requiring that the extractor grill is painted black. Therefore the proposal is considered to preserve and enhance the character of the Conservation Area having regard to (II)C27, (II)C29 as well as (II)S18 .

Given the scale, nature and siting of the proposed use as well as proposed hours of use, it is not considered that the proposal would attract custom that would be detrimental to the character of the conservation area having regard to Policy (II)C27 or cause undue noise and disturbance to neighbouring occupiers.

*b) effect on on-street parking*

The nature and intensity use and size of premises is such that the proposal would not generate significant customer demand. Furthermore on-street parking is under significant parking controls which are regularly enforced. Therefore it is not considered that the proposal would result in undue on-street parking that would harm the free flow of traffic or highway safety.

*c) impact on neighbouring amenity*

The premises are located within the Palmers Green Railway Station, situated a minimum of 15m from the closest residential occupiers. The hours of use are restricted to 23.00 Monday to Saturday and none on Sunday. This would accord with the standards set out for food and drink uses in local centres in Supplementary Guidance. Furthermore Environmental Health has advised that they would not object to the proposal in this respect.

*d) potential nuisance*

Given the siting of the fume in relation to surrounding occupiers and the submitted information, Environmental Health are satisfied that the proposal would not result in a nuisance. (Noise and disturbance is dealt with in section A).

*e) litter disposal*

The station itself has a number of small litter bins and there are a numerous bins on Green Lanes and Aldermans Hill. Therefore it is considered that there is satisfactory provision for litter disposal in the surrounding area.

## **7 Conclusion**

7.1 Given the above analysis it is recommended that planning permission be deemed to be granted for the following reasons:

1. The proposed change of use from A3 (cafe) to mixed A3/A5 (café and hot food take away) would not compromise or detract from the vitality, viability, or character of Palmers Green Town Centre or Alderman's Hill Medium Local Centre. Additionally the development would not have a detrimental impact on neighbouring amenities and would preserve the character and appearance of The Lakes Conservation Area, having regard to Policies (I) GD1, (I) GD2, (II) GD1, (II) S18, (II)C27 and (II) C29 of the Unitary Development Plan, The Lakes Conservation Area Character Appraisal and Supplementary Planning Guidance: Food and Drink Uses.

## 8 Recommendation

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

1. The external elements of the extractor system shall be painted black prior to commencement of the use and maintained thereafter.

Reason: To ensure a satisfactory appearance and preserve the character and appearance of The Lakes Conservation Area.

2. The extract ventilation system shall installed prior to commencement of the use and maintained thereafter in accordance with the following criteria unless otherwise agreed in writing with the Local Planning Authority:
  - a) the motor for the system shall be positioned inside the premises on anti-vibration mountings
  - b) there shall be an anti-vibration collar in the internal ducting between the canopy and the motor
  - c) the external ducting shall be supported on anti-vibration mountings
  - d) the termination of the external ducting shall be at least 1m above eaves level and any opening into the building.

Reason: To minimise the potential for noise and disturbance.

3. The premises shall only be open for business and working between the hours of 09:00 - 23:00 Monday to Saturdays and 09.00 – 22.00 Sundays (including public holidays) and all activity associated with the use shall cease within 30 minutes of the closing times specified above.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

4. Prior to commencement of use secure lidded refuse containers must be provided for the storage of commercial waste. A commercial contract for the removal of refuse from the premises must be arranged.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

5. The hours of deliveries to and refuse collection from the premises shall be between 07:00 hours to 19:00 hours Monday to Saturday and at no other time.

Reason: To minimise the potential for noise disturbance to neighbouring residents.

6. 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.

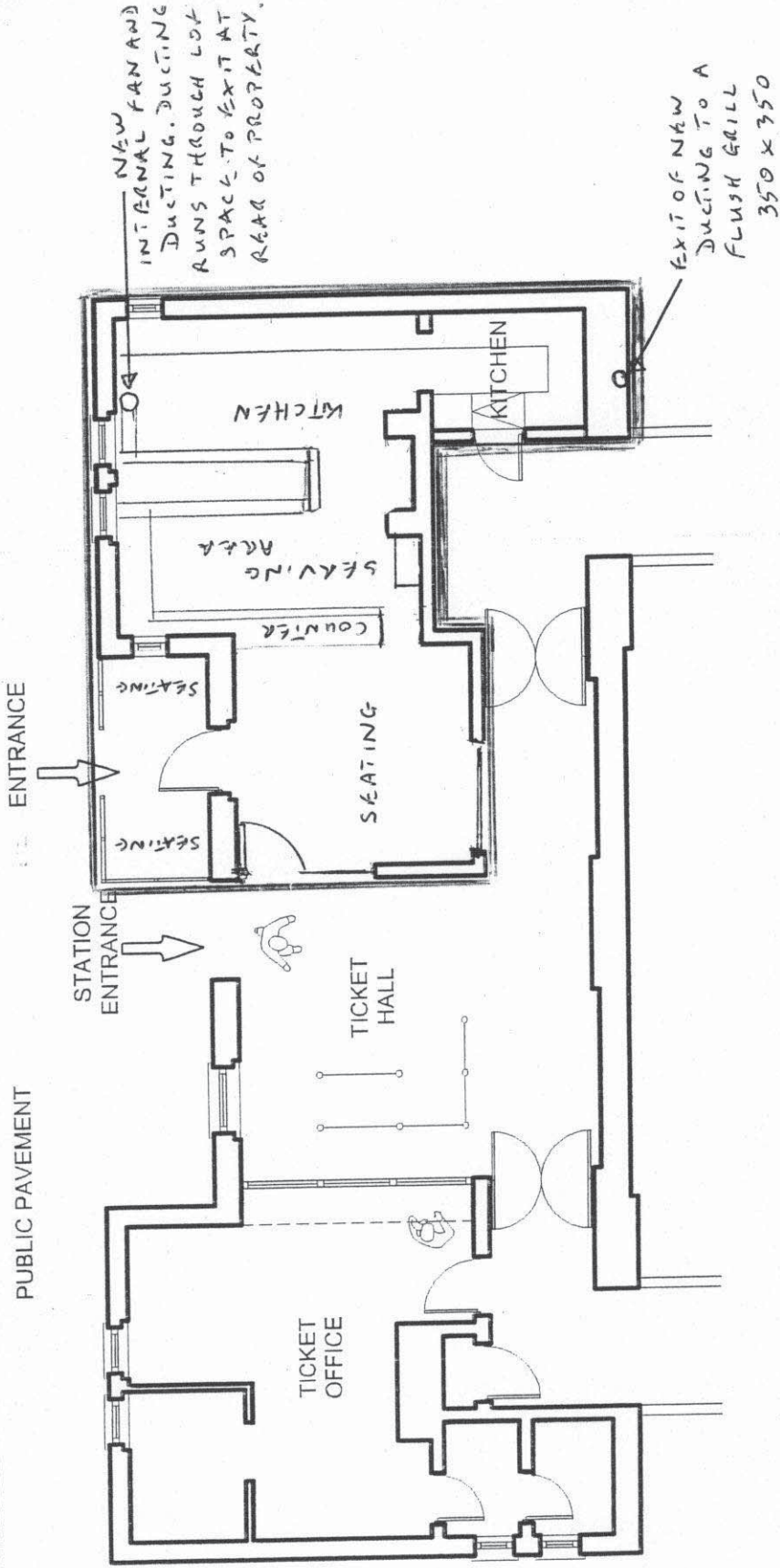
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.



SCALE BAR

TP1.0/0686

ALDERMANS HILL



Project: THE WAITING ROOMS  
PALMERS GREEN STATION

Title: BAR/RESTAURANT LAYOUT  
TAKE AWAY

Scale: 1:100

Drw. No: 014

LONDON BOROUGH OF ENFIELD  
17 MAY 2010  
DEVELOPMENT SERVICES