

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 24<sup>th</sup> July 2012

**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:**  
Cockfosters

**Application Number :** P12-01070PLA

**Category:** Other Development

**LOCATION:** CHICKEN SHED THEATRE, 290, CHASE SIDE, LONDON, N14 4PE

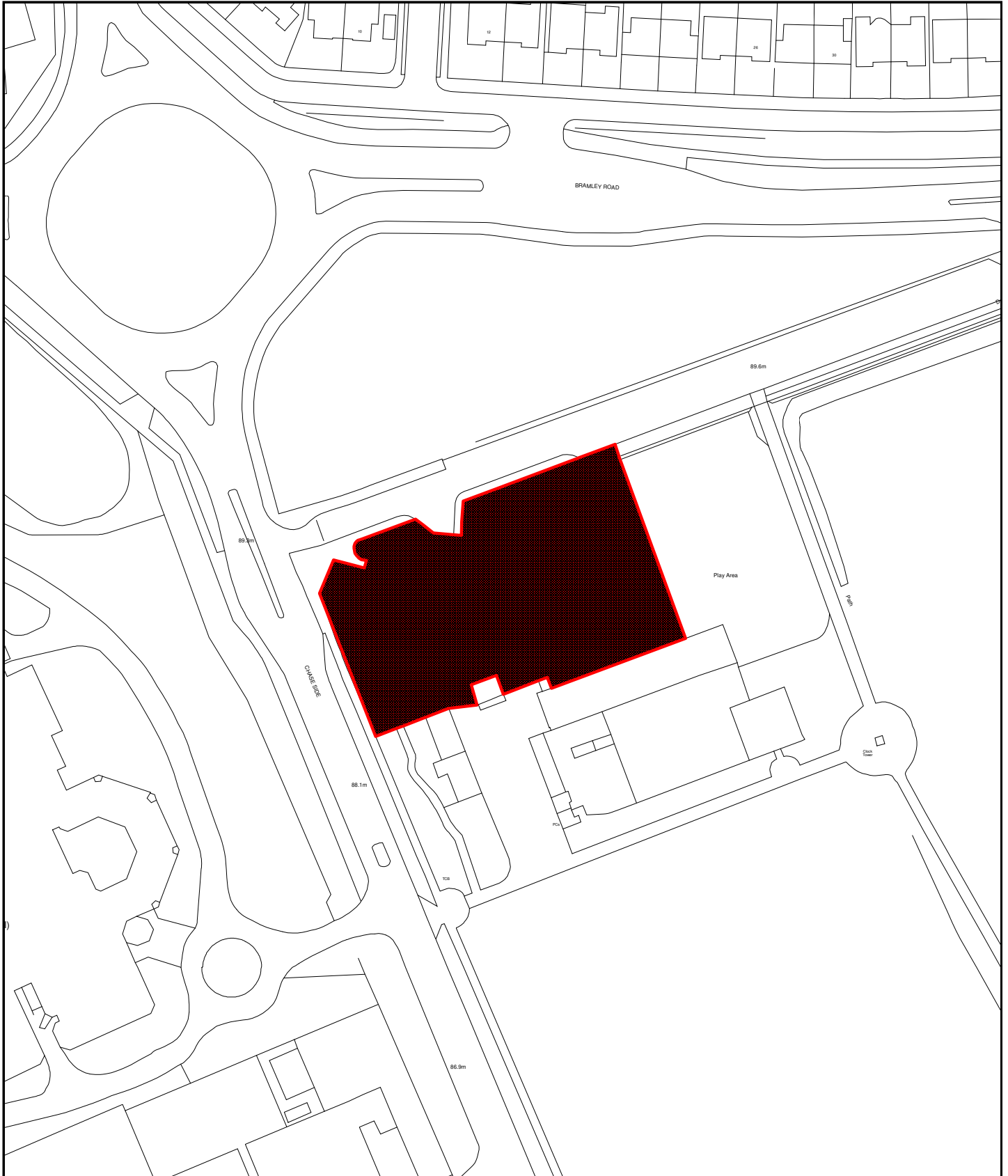
**PROPOSAL:** Erection of a detached single storey building (log cabin style) in the north-east boundary for educational purposes.

**Applicant Name & Address:**  
Mrs Frances Thomas

**Agent Name & Address:**

### RECOMMENDATION:

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



### Development Control



Scale - 1:1250  
Time of plot: 14:06

Date of plot: 05/07/2012

## **1. Site and Surroundings**

- 1.1 The Chicken Shed Theatre site comprises a large two storey detached building situated on the eastern side of Chase Side and southern side of Bramley Road. It functions as a performing arts and educational centre.
- 1.2 The surrounding area is predominantly residential in character, however the Middlesex University Campus is located directly opposite and playing fields and a sports ground abut the site to the south and east.

## **2. Proposal**

- 2.1 Permission is sought for the erection of a detached single storey building in the form of a log cabin along the eastern boundary of the site. It would be used for educational purposes in connection with the Foundation Degree seminars supported by the Theatre in connection with Middx University.
- 2.2 The cabin would have dimensions of 14.5m depth x 4.8m width x 3m height and finished with a flat roof. The cabin would be set off the common boundary wall by 1m and constructed of timber (Scandinavian pine) with rubber roofing and timber windows frames and doors with glazing.

## **3. Relevant Planning Decisions**

- 3.1 TP/05/1998 - Erection of a detached single storey building (log cabin style) in the north-west corner of the front garden area adjacent to Chase Side for educational purposes (revised scheme) – granted
- 3.2 TP/05/1341 - Erection of a detached single storey building (log cabin style) in the north-west corner of the front garden area adjacent to Chase Side for educational purposes – refused

## **4. Consultations**

- 4.1 Statutory and non-statutory consultees
  - 4.1.1 Transportation raise no objection
- 4.2 Public
  - 4.2.1 Consultation letters were sent to 9 neighbouring properties. In addition, a site notice was also displayed at the site. No representations have been received.

## **5. Relevant Policy**

### **5.1 Local Plan - Core Strategy**

- CP8 Education
- CP11 Recreation, Leisure, Culture and Arts
- CP9 Supporting community cohesion
- CP30 Maintaining and improving quality of built environment

### **5.2 Saved UDP Policies**

(II) GD3	Aesthetics and functional Design
(II) GD6	Traffic
(II) GD8	Servicing
(II)CS1	Support for Community Services
(II)CS2	Community Services
(II)CS3	Community Services

### 5.3 The London Plan (2011)

Policy 3.18	Education
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.4	Local Character

### 5.4 Other Relevant Policies

National Planning Policy Framework

## 6. **Analysis**

### 6.1 Principle of Development

6.1.1 The proposal represents educational related development on land already in use for such purpose alongside its primary arts purpose. In principle therefore, it is considered the development would be appropriate, whilst also supporting the work of Middlesex University in the delivery of higher educational teaching facilities. It would thus accord with Core Policy 8 Education of the Core Strategy, Policies (II)CS1-3 of the UDP as well as Policy 3.18 of the London Plan.

### 6.2 Impact on the Character and Appearance of the Surrounding Area

6.2.1 The proposed cabin would be located to the eastern boundary within an area comprising a sub station, stores and bin storage area. It is thus relatively well embedded within the site

6.2.2

6.2.3 The eastern boundary is common with Bramley Open Space and although the structure is not of a traditional appearance, the choice of materials featuring a timber roof and is considered practicable and given its position, it would not occupy an unduly prominent position where it could detract from visual amenity of the site or surrounding area. As a result, given the circumstances, this structure is considered acceptable and thus would have minimal impact when viewed from the surrounding area, having regard to policy (II) GD3 of the UDP and CP30 of the Core Strategy.

### 6.3 Impact on Neighbouring Residential Properties

6.3.1 Although within a residential area, there are no properties in the immediate vicinity which would be affected by the proposed development.

### 6.4 Highways and Parking

6.4.1 Although the proposal involves an expansion of the educational element associated with this site, there is no increase in pupils / students as they already attend the site in connection with their current studies. Furthermore,

the siting of the proposed cabin would not affect the provision of any on site parking or servicing. Consequently, it is considered that the proposal would not have any detrimental impacts on highway safety in regards to visibility and sightlines to motorists and pedestrians, having regard to policy (II) GD6 of the UDP.

## **7. Conclusion**

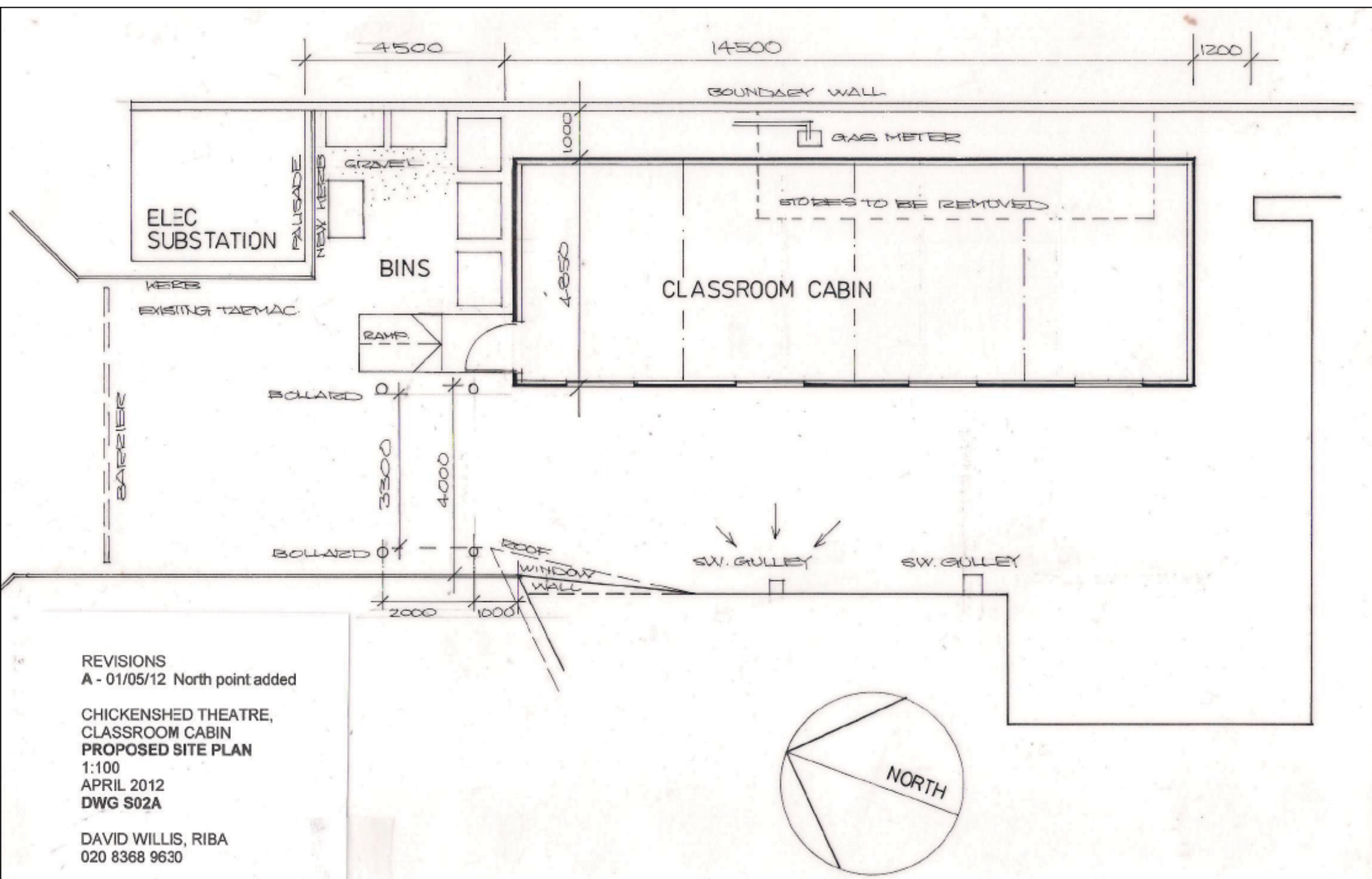
7.1. In the light of the above factors, the proposed log style cabin is considered acceptable due to its overall appearance and siting, which are considered acceptable within the street scene. Moreover, the cabin would provide educational facilities in connection with the established use of the Chicken Shed and Middlesex University. Additionally, the cabin would not be detrimental to residential amenities. The proposal is therefore considered acceptable for the following reasons

- 1 The proposed development provides enhanced educational facilities to meet the needs of existing and new communities in accordance with Core Policies 8 and 41 of the Core Strategy and 3.18 of the London Plan.
- 2 The proposed development would not lead to conditions prejudicial to the free flow and safety of traffic, including pedestrian traffic on the adjoining highway. In this regard, the proposal is considered to comply with Policies (II) GD6 and (II) GD8 of the UDP and with Policy 6.13 of the London Plan.
- 3 The proposed development, having regard to its size, siting and design has appropriate regard to its surroundings, the character and amenities of the local area and those of neighbouring occupiers and in this respect complies with Core Policy CP30, Unitary Development Plan policy (II)GD3 and London Plan policies 3.18 and 7.4

## **8 Recommendation**

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

- 1) C60 – Approved plans
- 2) C25 – No additional fenestration
- 3) C51a – Time limit

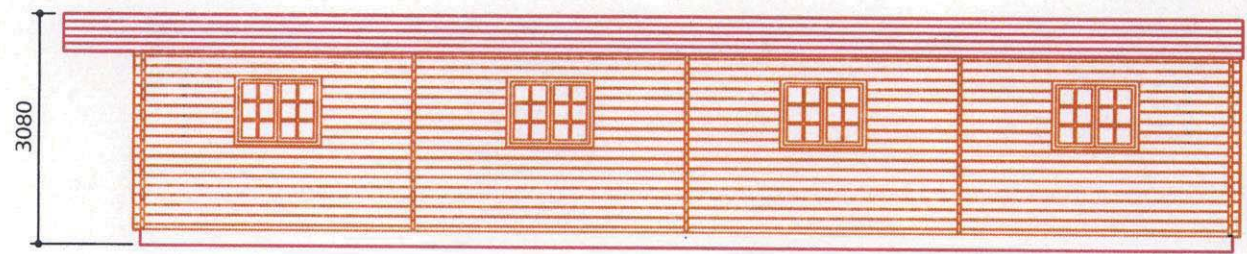


REVISIONS  
 A - 01/05/12 North point added

CHICKENSHED THEATRE,  
 CLASSROOM CABIN  
 PROPOSED SITE PLAN  
 1:100  
 APRIL 2012  
 DWG S02A

DAVID WILLIS, RIBA  
 020 8368 9630

LONDON BOROUGH OF ENFIELD  
23 APR 2012  
DEVELOPMENT SERVICES



CHALET CENTER

# Front view

Datum: 05/04/2012

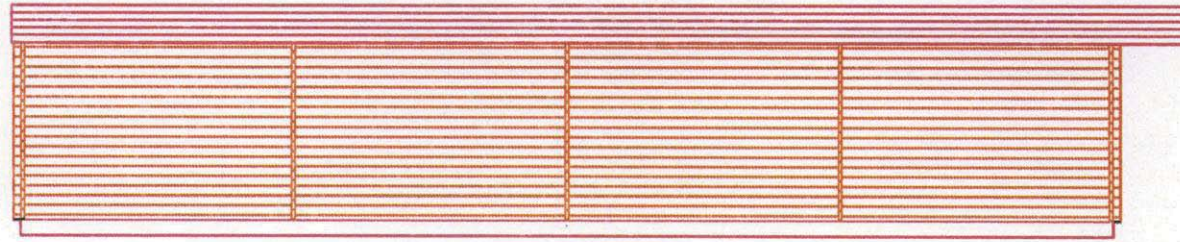
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LONDON BOROUGH OF ENFIELD  
23 APR 2012  
DEVELOPMENT SERVICES



CHALET CENTER

Rear view

Datum: 05/04/2012

Getekend: JVH

Ref: Keops - Chicken Shed

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Schaal 1/100