

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 23<sup>rd</sup> April 2013

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

**Contact Officer:**  
Andy Higham Tel: 020 8379 3848  
Sharon Davidson Tel:020 8379 3841  
Mr C Ahmet Tel: 020 8379 3926

**Ward:** Edmonton  
Green

**Application Number :** P13-00551PLA

**Category:** Other Development

**LOCATION:** CRAIG PARK YOUTH CENTRE, LAWRENCE ROAD, LONDON, N18  
2HN

**PROPOSAL:** Installation of two temporary storage containers

**Applicant Name & Address:**

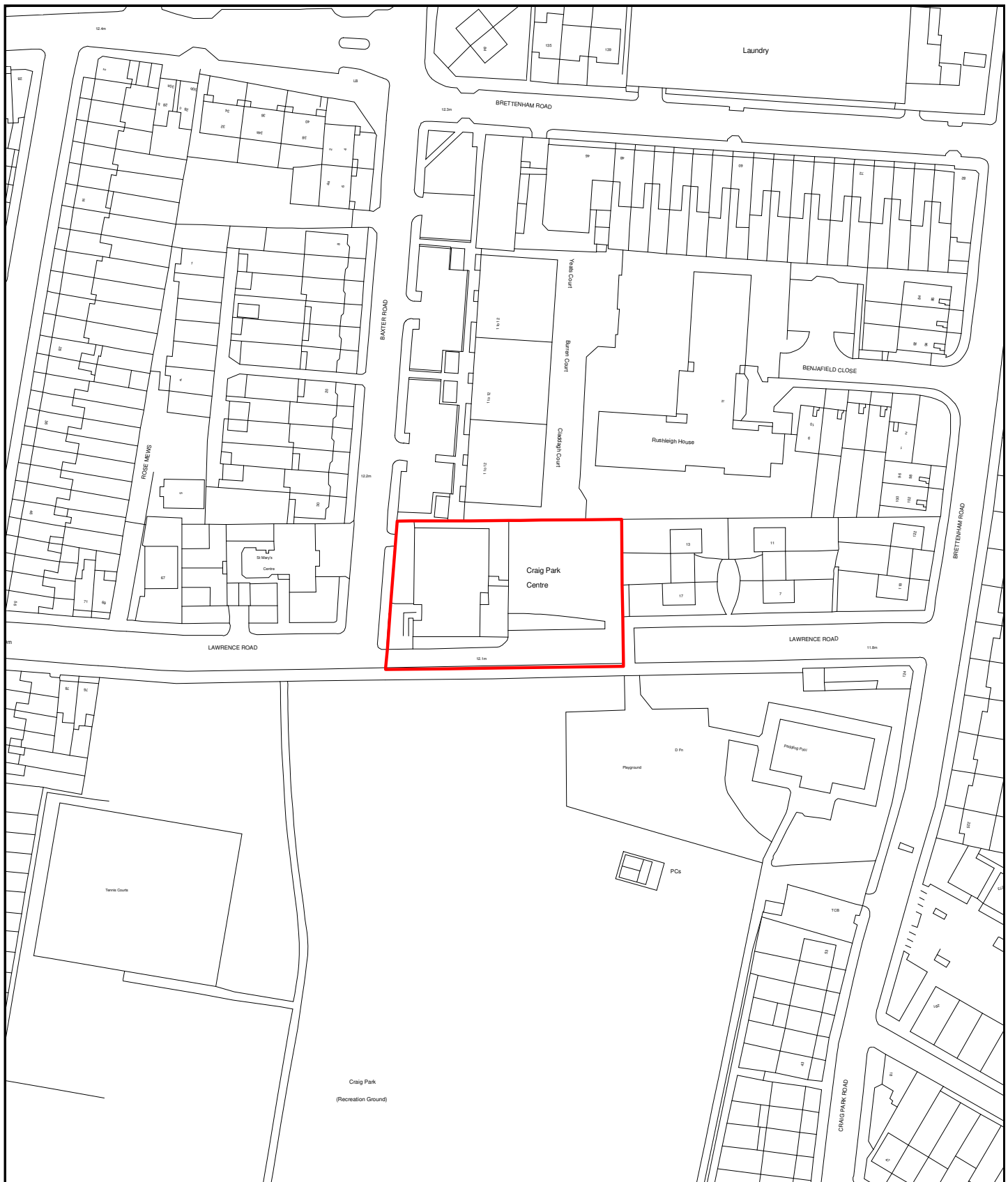
Mr Stefan Cadek  
London Borough of Enfield  
PO Box 51  
Civic Centre  
Silver Street  
Enfield  
Middlesex  
EN1 3XB

**Agent Name & Address:**

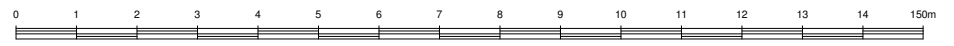
Mr Andrew Lloyd  
Curl la Tourelle Architects  
80 Lamble Street  
London  
NW5 4AB

**RECOMMENDATION:**

In accordance with Regulations 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: 10:10

Date of plot: 10/04/2013

## **1. Site and Surroundings**

- 1.1 The application site comprises the recently extended and upgraded Craig Park Youth Centre buildings and associated grounds, located in the Edmonton Green ward of the Borough. The immediate surrounding area is primarily composed of residential land uses. The site and its grounds are not designated within a Conservation Area nor are they statutorily listed.

## **2. Proposal**

- 2.1 The application seeks temporary planning permission to locate two metal storage containers (side by side) to the northwest corner of the recreation grounds of the youth centre. Members should note that the grounds are not designated Metropolitan Open Land or Local Open Space. The applicant has indicated that they expect the containers to be in situ for no more than two years.
- 2.2 Each container would be sited on timber railway sleepers to provide a level surface, measuring approximately 6m (d) x 2.4m (w) and 2.6m (h). The containers are metal in construction. The containers would provide ancillary storage for the youth centre.

## **3. Relevant Planning Decisions**

- 3.1 LBE/10/0033: Part 2-storey, part 3-storey extension to south elevation involving demolition of a single storey building and refurbishment of external facade involving new recessed windows, translucent polycarbonate covering to external walls at first and second floor level and new boundary fence. Approved 25 Jan 2010.

## **4. Consultations**

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

- 4.1.1 Environment Agency: No objections to the proposals.

### **4.2 Public**

- 4.2.1 Notification letters have been sent to 19 neighbouring properties. In addition, a site notice was displayed at the site. The period for comment expired on the 4<sup>th</sup> April 2013. No representations were received.

## **5. Relevant Policy**

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27<sup>th</sup> March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.
- 5.4 The London Plan
- 7.1 Building London's Neighbourhoods and communities  
7.4 Local character
- 5.5 Local Plan – Core Strategy
- CP30 - Maintaining and improving the quality of the built and open environment
- 5.6 Saved UDP Policies
- (II)GD3 - High standard of functional and aesthetic design
- 5.7 Submission Version – Development Management Document (DMD)
- DMD37 - Achieving High Quality and Design-Led Development
- 5.8 Other relevant policy
- National Planning Policy Framework (NPPF)
- 6. Analysis**
- 6.1 The principle issue for consideration is the impact on the recreation function of the grounds; the character and appearance of the surrounding area including neighbouring residential amenities.
- 6.2 Impact on recreation function
- 6.2.1 The grounds to the front of the building, part of which comprises the application site, provides recreational space for users of the centre. The siting of two metal containers within a discreet corner of the grounds on a temporary basis would not cause harm to this provision.
- 6.3 Impact on the character and appearance of the surrounding area
- 6.3.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. In addition Policy 7.4 of the London Plan states that developments should have regard to

the form, function and structure of an area and the scale, mass and orientation of surrounding buildings.

6.3.2 The size of the containers would not be of a nature that would be readily noticeable beyond the immediate perimeter of the site. Their siting in the northwest corner of the site also serves to reduce their prominence.

6.3.3 In order to meet the centre's temporary needs as well as ensuring that the visual integrity of the containers is maintained, it is recommended that planning permission should be restricted to two years only.

6.3.4 Overall, the impact of the metal containers on the character and appearance of the surrounding area is considered negligible and would therefore comply with Policy (II) GD3 of the UDP, Policy CP30 of the Core Strategy and Policy 37 of the DMD.

#### 6.4 Impact on Neighbouring Residential Properties

6.4.1 The use of the containers for storage, including their scale and siting relative to existing residential uses would not cause harm to amenity.

### 7. **Conclusion**

7.1 Overall, it is considered that the proposed scale and siting of the containers together with their intended purpose would not have a harmful impact on the recreational value, character and/or appearance of the area nor existing residential amenities. Planning permission is accordingly recommended for approval for the following reason:

1. The proposed containers would not adversely impact on the character and appearance of the surrounding area having regard to Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Policy 37 of the Submission version DMD and Policies 7.1 and 7.4 of the London Plan.

### 8. **Recommendation**

8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The containers shall be painted in a colour to be agreed in writing by the Local Planning Authority before installed onsite.

Reason: To ensure a satisfactory external appearance.

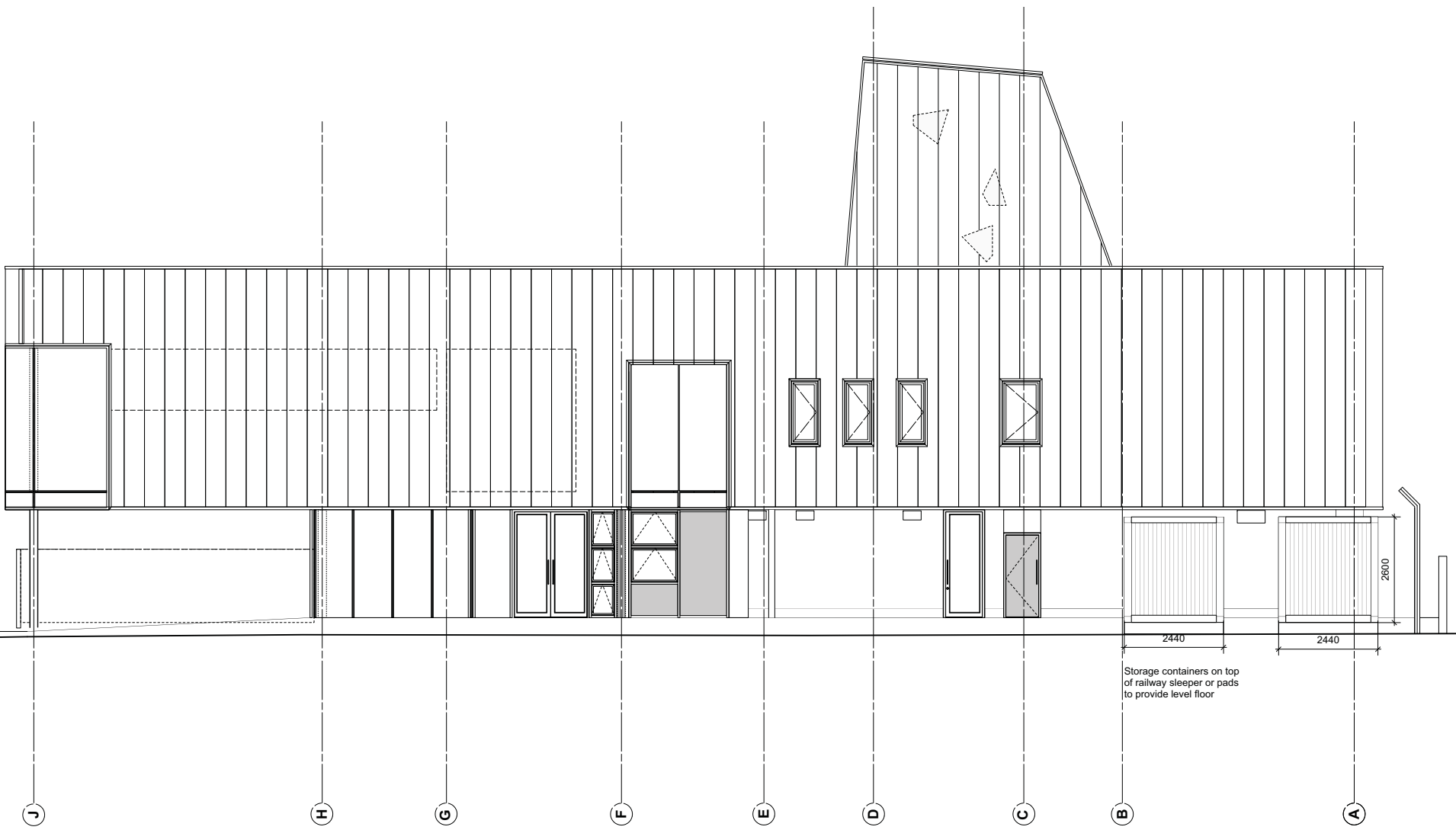
3. The containers shall only be used for storage purposes ancillary to the activities directly associated with the Craig Park Youth Centre and shall not be used for any other purpose.

Reason: To ensure that the use remains strictly incidental to the existing operations onsite.

4. This permission is granted for a limited period expiring on 25 April 2015 when the use hereby permitted shall be discontinued and the buildings hereby permitted removed and the land reinstated.

Reason: To ensure that the buildings and their use are properly controlled.





PLANNING ISSUE

rev	date	by	comment	chkd

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Client  
 London Borough of Enfield

Job  
 Craig Park Youth Centre

BAXTER ROAD  
 EDMONTON  
 N18 2HN

Drawing Title  
 PROPOSED EAST  
 ELEVATION  
 WITH STORAGE

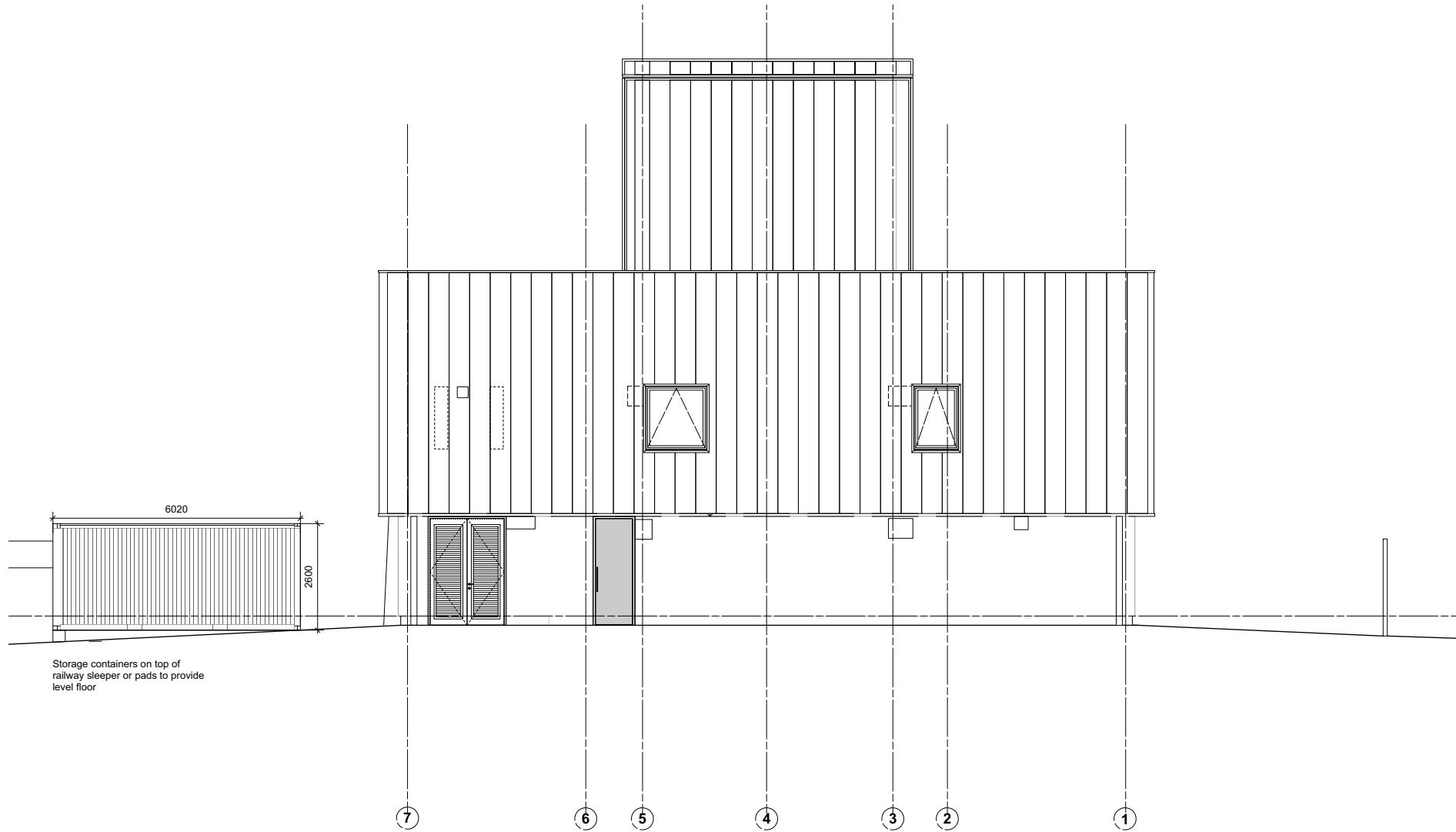
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 1:50 @ A1

Date	Drawn	Issued	Checked
20.02.2013	MW	MW	

Drg. No.	Rev.
888 122	



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 NOTES:  
 Any discrepancies on this drawing with other contract documents  
 to be reported immediately to the Contract Administrator for  
 clarification.



PLANNING ISSUE

rev	date	by	comment	drawn

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Client  
 London Borough of Enfield

Job  
 Craig Park Youth Centre

BAXTER ROAD  
 EDMONTON  
 N18 2HN

Drawing Title  
 PROPOSED NORTH ELEVATION  
 WITH STORAGE

Scale  
 1:100 @ A3  
 1:50 @ A1

Date	Drawn	Issued	Checked
19.02.2013	MW	MW	

Drg. No.	Rev.
888	123