

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward: Palmers
Green

Application Number : P13-00552PLA

Category: Other Development

LOCATION: LODGE DRIVE CAR PARK, LODGE DRIVE, LONDON, N13 5LB

PROPOSAL: Installation of a temporary library building to south of site involving a loss of 24 car parking space.

Applicant Name & Address:

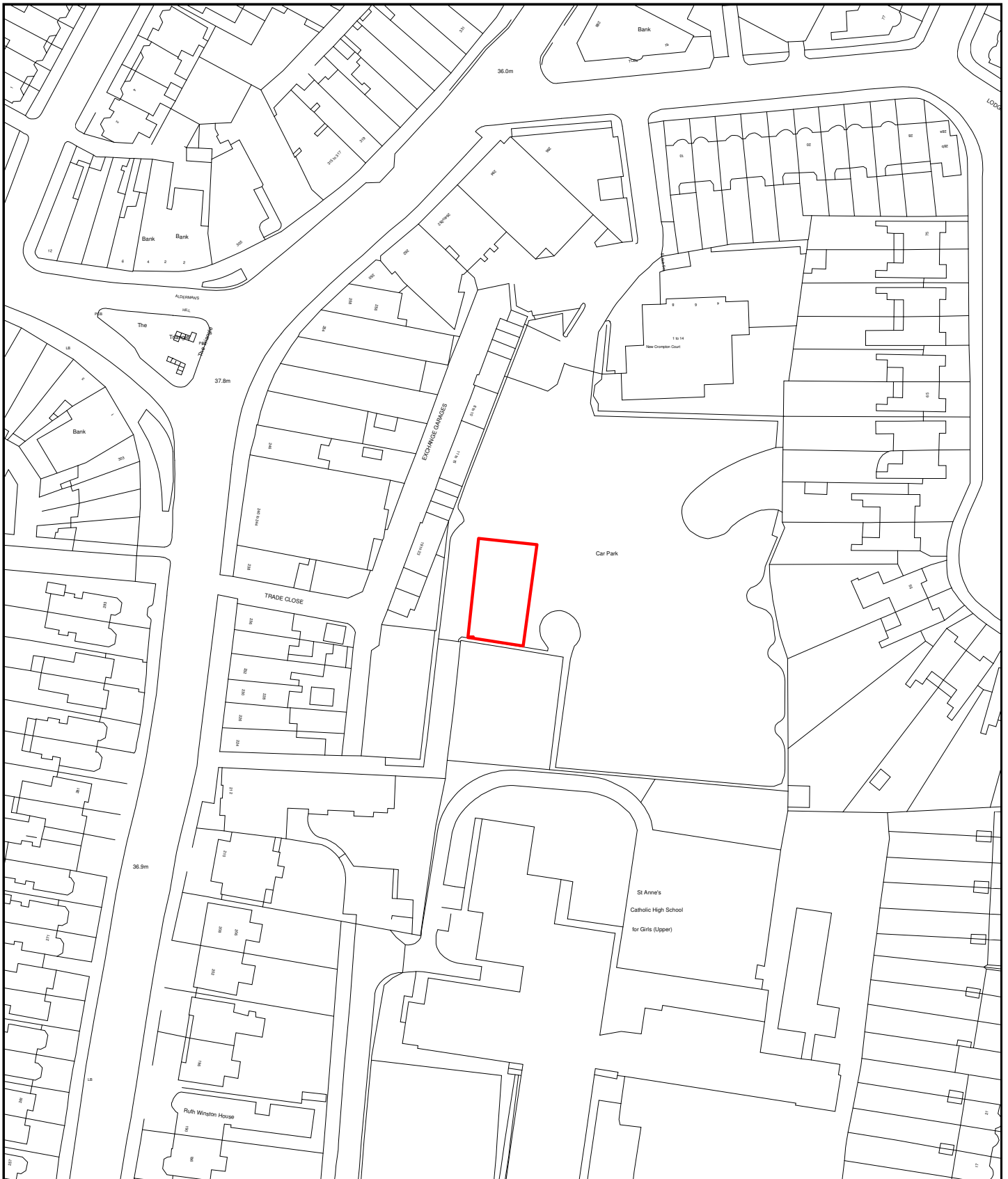
Mr Doug Ashworth
Enfield Council
PO Box 50 Civic Centre
Silver Street
Enfield
Middlesex
EN1 3XA

Agent Name & Address:

Mr T Nadaraju
Enfield Council
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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: 10:15

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The application site comprises part of Lodge Drive Car Park in the Palmers Green ward of the Borough. The site is owned and run by the Council as a pay and display car park providing 159 spaces in total. The car park is currently accessed off Lodge Drive via a shared service road.
- 1.2 The surrounding area is composed of a mix of commercial and residential land uses. To the northeast and east, the site is adjoined by two storey residential properties and their gardens; St Anne's Catholic High School including grounds to the south; and to the west and northwest three/four storey commercial buildings within the Palmers Green shopping area.

2. Proposal

- 2.1 The application seeks planning permission to install a single storey pre-fabricated building to serve as a temporary library before commencement of the proposed refurbishment works at the existing Palmers Green Library and Southgate Town Hall. No dedicated parking has been provided for library staff as part of the proposal.
- 2.2 The applicant has indicated that the facility would be required for a temporary period of no more than two years.

3. Relevant Planning Decisions

- 3.1 No relevant planning history

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation do not object to the proposals.

4.2 Public

- 4.2.1 Notification letters have been sent to 88 neighbouring properties. In addition, a site notice was displayed at the entrance to the site. The period for comment expired on the 4th 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 27th 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

6.9 Cycling
6.13 Parking
7.4 Local character

5.5 Local Plan – Core Strategy

CP11 Recreation, Leisure, Culture and Arts
CP25 Pedestrians and cyclists
CP26 Public transport
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
(II) GD6 Traffic generation
(II) GD8 Site access and servicing
(II) CS1 Provision of community uses/services
(II) CS3 Provision of community uses/services

5.7 Submission version - Development Management Document Policies (DMD)

DMD16 - Provision of New Community Facilities
DMD37 - Achieving High Quality and Design-Led Development
DMD 45 - Parking Standards and Layout
DMD80 - Trees on Development Sites

5.8 Other relevant policy

National Planning Policy Framework
Southgate Town Hall Planning Brief (October 2011)

6. Analysis

6.1 The main issues arising from this application are the loss of car parking spaces, the impact of an increase in traffic movements, including the impact of the building on the amenities of adjoining commercial and residential occupiers.

6.2 Loss of car parking spaces and associated increase in traffic movements

- 6.2.1 The application would involve the loss of 24 car parking spaces in total. Traffic and Transportation have assessed the parking survey carried out and consider that the car park is currently underutilised and despite the loss of parking spaces, would continue to provide adequate capacity to accommodate the additional demand that would be generated by the proposed temporary library use.
- 6.2.2 In terms of the increase in vehicle movements, they acknowledge that traffic to and from the site would increase although this would not increase congestion and/or compromise the safety of users of the temporary library or car park.
- 6.2.3 Space for cycle parking has been made available although specific details have not been provided. Access for disabled users has been considered via the provision of ramps to the entrance and exit points of the building. Should planning permission be granted, it is recommended that further details of cycle parking is secured by planning condition.
- 6.2.4 Overall, the loss of car parking spaces, including the increase in vehicle movements would not be harmful to the safety of users of the existing car park nor to the safety and free flow of traffic on the adjoining access road. Accordingly, it is considered that the proposed loss of parking and the associated impacts is acceptable and therefore complies with Policies (II) GD3, (II) GD6 and (II) GD8 of the Unitary Development Plan; Policies 25 and 26 of the Core Strategy, Policy 45 of the DMD and Policies 6.9 and 6.13 of the London Plan.

6.3 Impact of temporary building on the amenities of adjoining commercial and residential occupiers

- 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 proposed building would be sited to the southern part of the car park adjacent to the Council's depot. The building measures approximately 21.7m (d) x 12.4m (w) x 3.1m (h) and would be a pre-fabricated construction. Bollards would be provided to the north and east perimeter of the building to segregate from the rest of the car park.
- 6.3.3 The location of the building and its scale relative to adjacent users would not cause harm to either commercial or residential occupiers in terms of loss of light, outlook or privacy or through the activity associated with the use.
- 6.3.4 Overall it is considered that the proposed temporary building and use would have an acceptable impact on adjacent commercial and residential occupiers and as such complies with Policy (II) GD3 of the Unitary Development Plan; Policy CP30 of the Core Strategy and Policy 7.4 of the London Plan.

6.4 Other matters

6.4.1 *Arboricultural impact*

With regard to the impact of the proposals on existing trees, the associated arboricultural report recommends that no trees within the application site would require removal. The Council's Arboricultural Officer has not objected to the recommendations although advises inclusion of planning conditions to secure details of tree protection and an Arboricultural Method Statement (AMS). Overall the impact of the proposal on existing trees is acceptable and would therefore comply with Policy 80 of the Submission version DMD.

6.4.2 *Equalities impact*

The public sector Equality Duty, at section 149 of the Equality Act, requires public bodies to consider all individuals when carrying out their day to day work – in shaping policy, in delivering services and in relation to their own employees. It requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities. It is considered that each protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) has been considered sufficiently in the design and layout of the proposals.

6.4.3 *Community Infrastructure Levy*

Since April 2012 the Mayoral CIL has been applied to all new developments in order to fund strategically important infrastructure. In this particular case, liability would not be extended to the temporary provision of a library building as Regulation 5 (2) of the CIL Legislation states that, ..."planning permission does not include planning permission granted for a limited period".

7. **Conclusion**

7.1 Overall, it is considered that the provision of a pre-fabricated building to serve as a temporary library facility whilst refurbishment works are carried out to the existing library at Southgate Town Hall would not cause significant harm having regard to existing parking provision, the amenities of neighbouring commercial and residential occupiers and or existing trees on site. Planning permission is accordingly recommended for approval for the following reasons:

1. The proposed development would not adversely impact on existing parking levels and the amenities of neighbouring commercial and residential occupiers having regard to Policies (II) GD3, (II) GD6 and (II) GD8 of the Unitary Development Plan, Policies CP25, CP26 and CP30 of the Core Strategy, Policy 37 of the Submission version DMD, and Policies 6.9, 6.13 and 7.4 of the London Plan.
2. The proposed development would allow for the continued provision of library services in the Palmers Green ward during refurbishment works to Southgate Town Hall, having regard to Policies (II) CS1 and (II) CS3 of

the Unitary Development Plan; Policy CP11 of the Core Strategy and Policy 16 of the Submission version DMD.

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. 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.

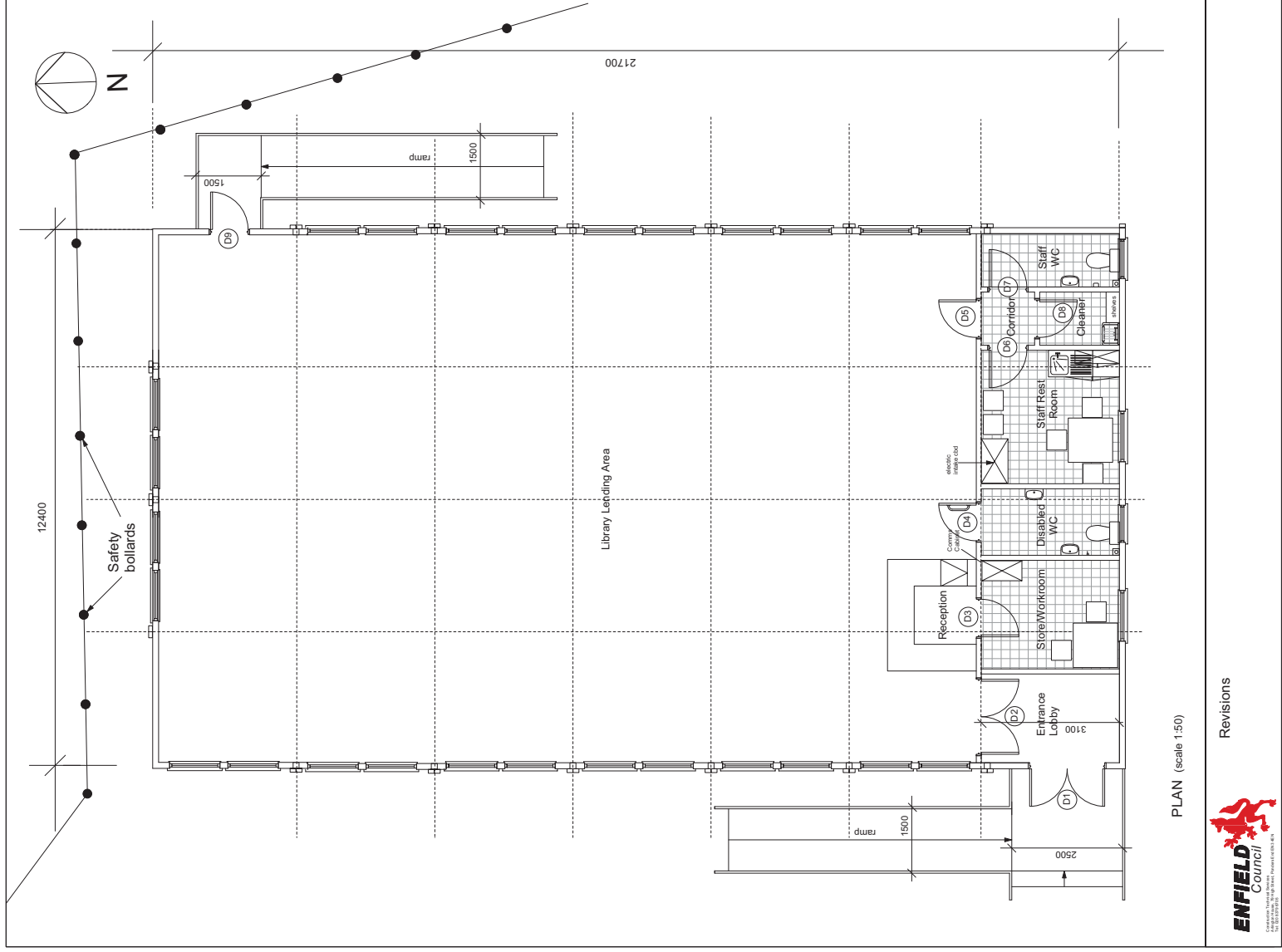
3. Details of cycle parking shall be submitted for the written approval of the Local Planning Authority and provided in accordance with the approved details before first use of the building. These parking spaces shall be removed from site when the use of the building ceases in accordance with Condition 2 of this permission.

Reason: To ensure satisfactory cycle provision is made in accordance with the recommendations of Policy 6.9 of the London Plan.

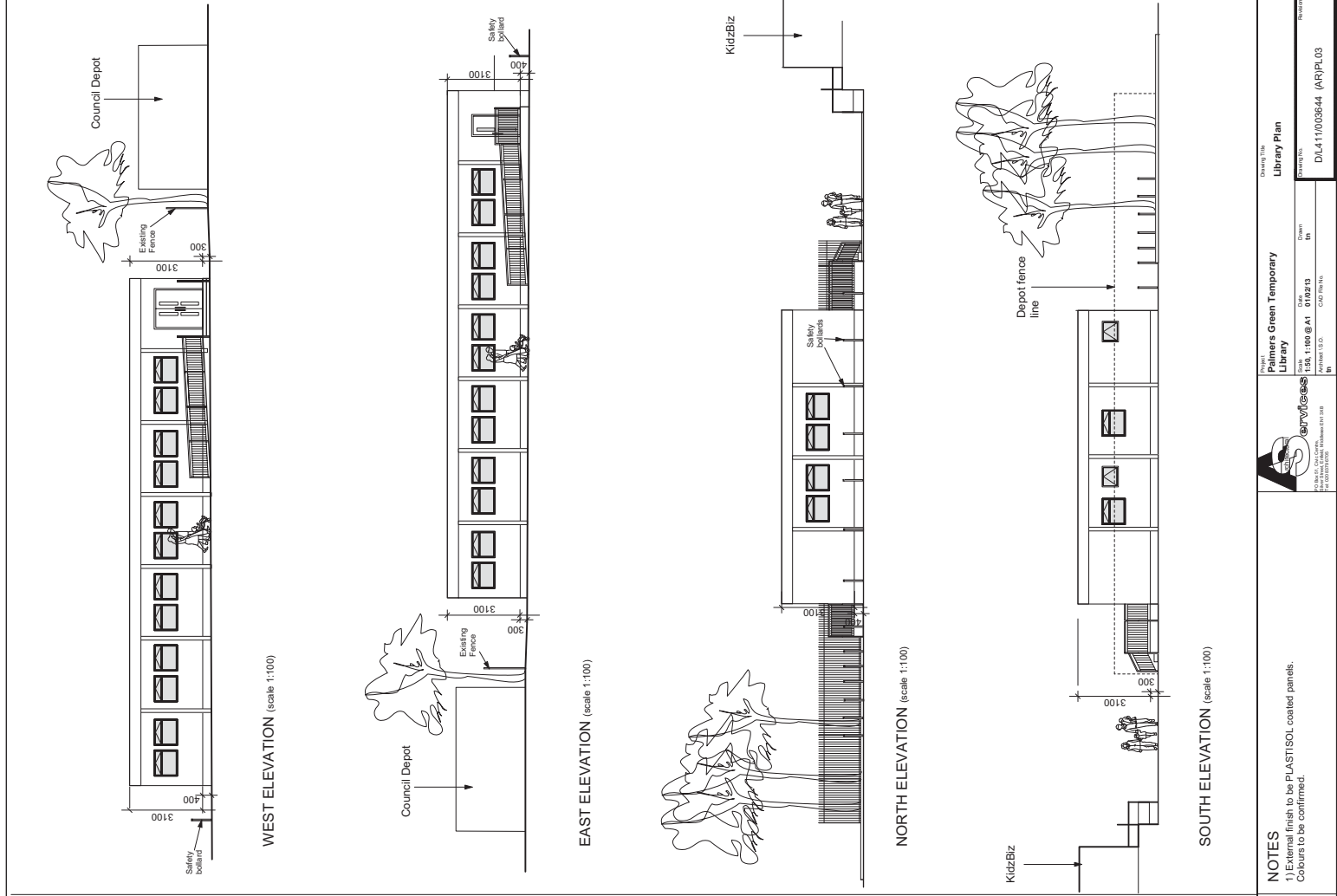
4. Hours of opening (9am-8pm -Mon-Fri); (9am-5pm – Sat) and No Sundays/Bank Holidays.

5. Details of Tree protection

6. Arboricultural Method Statement



PLAN (scale 1:50)











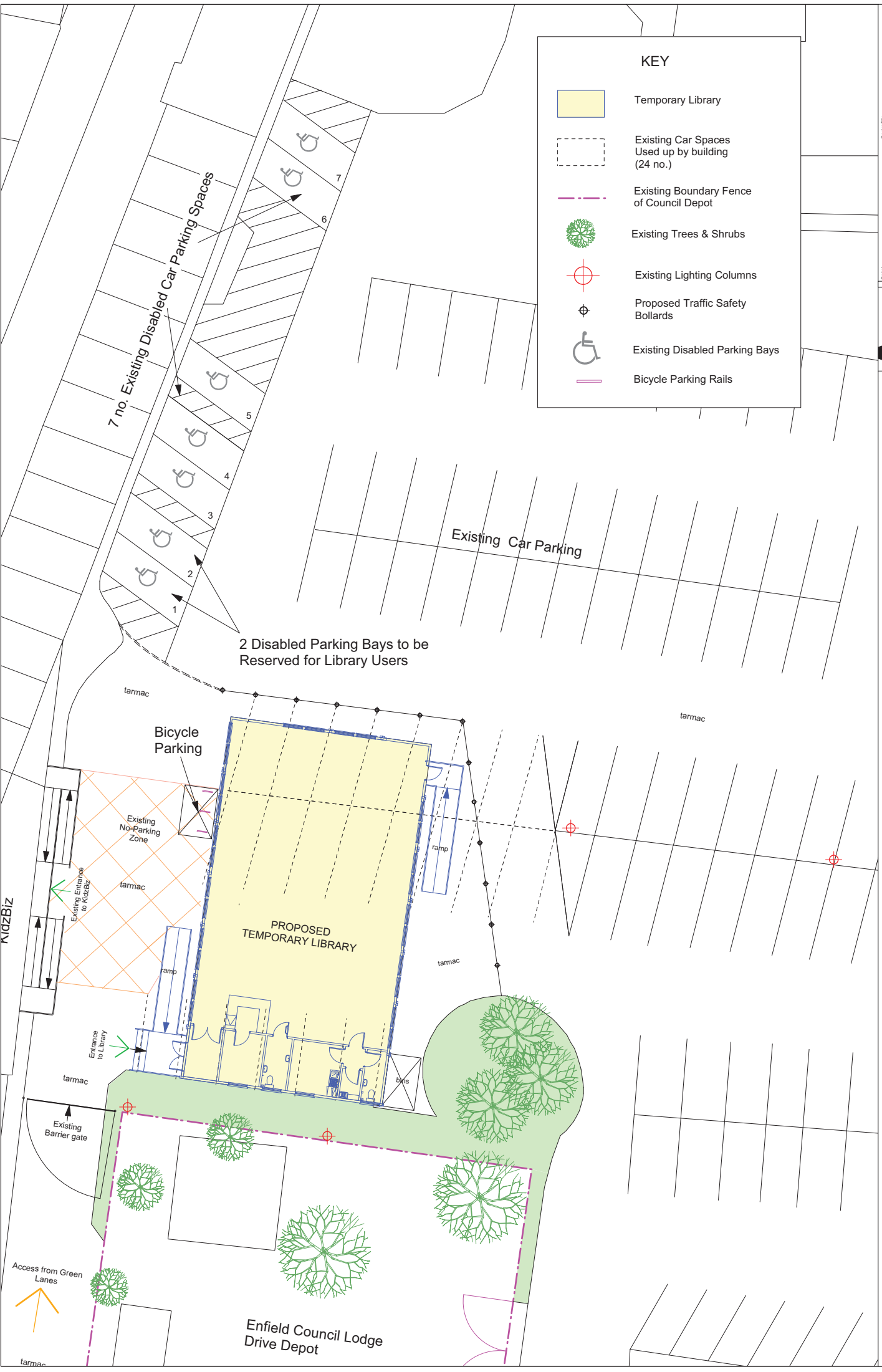
Revisions

NOTES
 1) External finish to be PLASTISOL coated panels. Colours to be confirmed.

Drawing Title: **Library Plan**
 Project: **Palmer's Green Temporary Library**
 Date: **01/09/13**
 Scale: **1:50 @ A1**
 Drawing No: **DIL411000844 (AR)PL03**

KEY

-  Temporary Library
-  Existing Car Spaces Used up by building (24 no.)
-  Existing Boundary Fence of Council Depot
-  Existing Trees & Shrubs
-  Existing Lighting Columns
-  Proposed Traffic Safety Bollards
-  Existing Disabled Parking Bays
-  Bicycle Parking Rails



7 no. Existing Disabled Car Parking Spaces

2 Disabled Parking Bays to be Reserved for Library Users

Bicycle Parking

PROPOSED TEMPORARY LIBRARY

Enfield Council Lodge Drive Depot

Drawing Title: **ADJACENT PARKING ARRANGEMENT**

Project: **Plummers Green Temporary Library**

Scale: 1:100@A3

Date: 21.03.13

Drawn: TN

Checked: CAD/PL/ML

Author: AL

Project No: D1/L11003644 AL(0)PL 04

ENFIELD Council logo

