

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th October 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mrs S.L. Davidson Tel: 020 8379
3841

Ward: Enfield
Lock

Application Number : CAC/09/0010/REN1

Category: Conservation Area
Consent

LOCATION: Former Rifles PUBLIC HOUSE, 600, ORDNANCE ROAD, ENFIELD, EN3
6JQ

PROPOSAL: Demolition of single storey extensions to public house in association with
residential redevelopment under Ref:TP/06/2169/REN1. (Renewal of application)

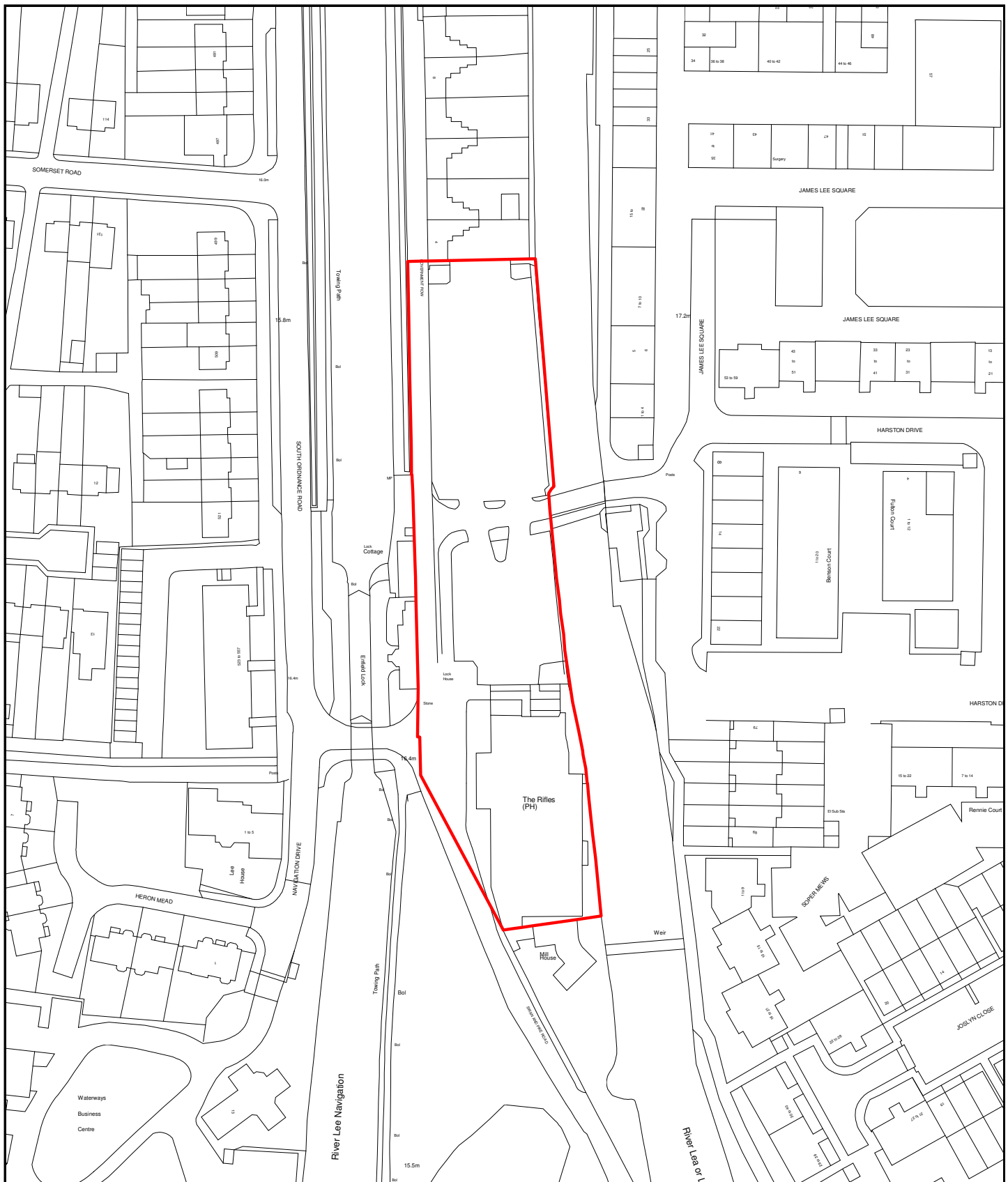
Applicant Name & Address:

Seedwell Limited
12B, Greendale,
Greendale Avenue,
London,
NW7 4QA

Agent Name & Address:

Ms Guin Dimock
Fanshaw House
Fanshaw Street
London
N1 6HX

RECOMMENDATION: That Conservation Area Consent be **GRANTED** subject to
conditions.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 13:21

Date of plot: 08/10/2010

1 Site and Surroundings

- 1.1 The former Rifles Public House consists of a mix of two and single storey building located within the Enfield Lock Conservation Area. The site also adjoins the River Lee along the eastern boundary

2 Proposal

- 2.1 This application seeks to renew the existing consent for the demolition of the single storey banqueting suite addition to the south of the main building and the single storey wings either side of the main building, in connection with the planning application for the redevelopment of the site, TP/06/2169/REN1, reported elsewhere on this agenda.

3 Relevant Planning Decisions

- 3.1 TP/05/0728 Planning permission granted for the redevelopment of site (including the car park sites to the north of the Public House) for residential purposes (totalling 22 units) with associated access, car parking, garaging and amenity space, by the partial demolition and conversion of The Rifles Public House into 8 self-contained flats (comprising 4 x 2-bed, 3 x 1-bed, 1 x studio) involving single storey extensions, installation of 2 dormer windows to front, balconies at rear first floor level and front entrance ramp; erection of a terrace of eight x 3 bed 2-storey houses; erection of a terrace of five x 3 bed 2-storey houses and erection of a detached 2-storey 4-bed house. This permission is subject to a S106 Agreement requiring contributions towards education provision and local environmental improvements, together with the dedication of woodland to the Lee Valley Regional Park Authority.
- 3.2 TP/06/2169 Planning permission granted for the redevelopment of site for residential purposes (totalling 23 units) with associated access, car parking and amenity space, by the partial demolition and conversion of The Rifles Public House into 6 self-contained flats (comprising 1 x studio, 1 x 1-bed, 4 x 2-bed) involving balconies at rear first floor level, accommodation in roof space with front and rear dormer windows, front entrance ramp and bicycle store at side; erection of a terrace of 7 x 3-bed 2-storey houses and a terrace of 8 x 3-bed 2-storey houses; erection of a pair of semi-detached 2-storey 3-bed houses together with provision of 8 car parking spaces for the use of residents of Government Row. (Revised scheme). This planning permission requires the demolition of the buildings/extensions the subject of this application for Conservation Area Consent.
- 3.3 CAC/06/0008 Consent granted for the demolition of the single storey extensions to public house.
- 3.4 CAC/09/0010 Consent granted for the demolition of single storey extensions to public house in association with residential redevelopment approved under Ref:TP/06/2169.

4 Consultations

- 4.1 Statutory and Non-Statutory Consultees

- 4.1.1 English Heritage has advised that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

4.2 Public

- 4.2.1 Consultation letters have been sent to the occupiers of 84 adjoining and nearby properties. In addition, the application has been advertised on site and in the local press. No responses have been received.

5 Relevant Policy

5.1 Unitary Development Plan

- (I)C1 To ensure areas, sites and buildings of architectural or historic interest together with their character and settings are preserved or enhanced.
(II)C26 To resist the demolition of unlisted buildings or parts thereof which contribute to the character of a conservation area.
(II)C27 To seek to ensure that buildings of architectural, historic or townscape interest within a conservation area are retained and that their character and setting are protected

5.2 LDF – Core Strategy

- 5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.
- 5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the 'soundness' of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

- SO1: Enabling and focusing change
SO2: Environmental sustainability
SO3: Community cohesion
SO10: Built environment
CP9: Supporting community cohesion
CP30: Maintaining and improving the quality of the built and open environment

5.3 London Plan

4B.12 Heritage Conservation

5.3 Other Material Considerations

PPS5 Planning for the Historic Environment

Enfield Lock Conservation Area Character Appraisal

6 Analysis

- 6.1 The large building towards the rear of the site to be demolished once housed the banqueting suite. It is a modern and unsympathetic addition to the public house. Its demolition is to be welcomed, even in the absence of any scheme for redevelopment of the site.
- 6.2 The single storey additions either side of the building are in keeping with the central core of the building although are unlikely to be contemporary with it. The demolition of these wings in connection with the redevelopment of the site has previously been considered acceptable and there have been no material change in circumstances on the site to lead to a different conclusion. The application for renewal of the planning permission for the redevelopment of the site is reported elsewhere on this agenda for approval and any consent for demolition will be tied by condition to that scheme, ensuring that demolition does not take place in the absence of a contract for the implementation of the approved redevelopment scheme.

7 Recommendation:

- 7.1 That Conservation Area Consent be GRANTED subject to the following conditions:
- 1 That demolition shall not take place until a contract for the carrying out of works of redevelopment approved under reference TP/06/2169/REN1 has been entered into, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this building within the Enfield Lock Conservation Area.
 - 2 C55a Time Limited Permission – CAC

TR/06/2169/REN1
CAC/09/0010/DEM

Amendments/Notes

IMPORTANT NOTICE

The pipe and cable routes shown on this drawing have been located using electronic surface detection equipment and no trial holes have been dug to confirm the exact depth and position. What the information presented is believed to be correct at the time of the survey due care must be taken when any excavation is undertaken in the site.

Non-metallic pipes have not been electronically located.

KEY

- 7- O/H Section
- O/H Details
- Structure
- Water
- Telephony
- Gas
- Others
- British Telecom
- Foot Street
- Surface water drain
- Pumping Main
- Recreation

on this drawing the exact position of the pipes is indicated where they have been accurately determined.

KEY: AREA TO BE DEMOLISHED



All dimensions and levels to be indicated on this drawing are to be taken from the datum of any drainage and measurement of work on the drawing must refer to this datum.

Dimensions are to be taken from this drawing.

This drawing and the copyright and design rights in the project of the Architect shall remain the property of the Architect unless otherwise stated.

This drawing is to be used in conjunction with all other drawings and specifications and shall not be used for any other purpose without the written consent of the Architect.

Project
THE RIFLES PH
REDEVELOPMENT

Date
29 JAN 2010

Client
LONDON BOROUGH OF ENFIELD

Services
SURVEY PLAN WITH EXISTING SERVICES

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS

The Studio, Bury Park Crescent, Putney Road, London SW15 2JU. Tel: 0181 778911 Fax: 0181 778912
E-mail: info@seabrookarchitects.co.uk

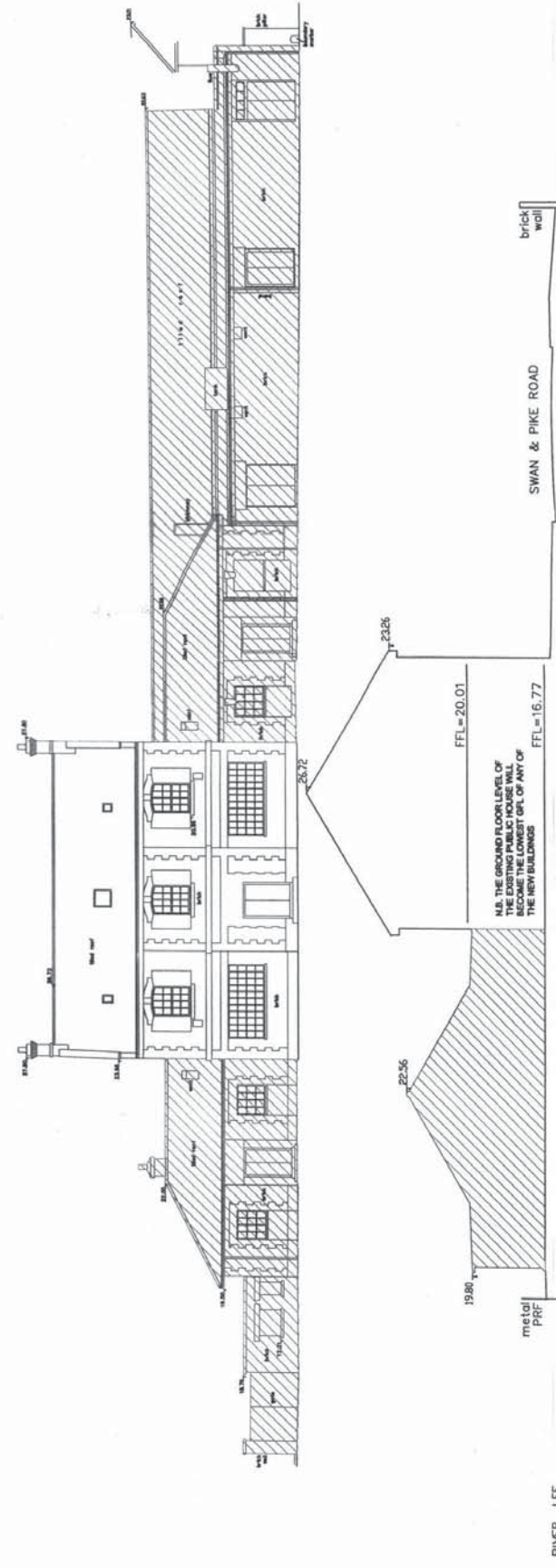
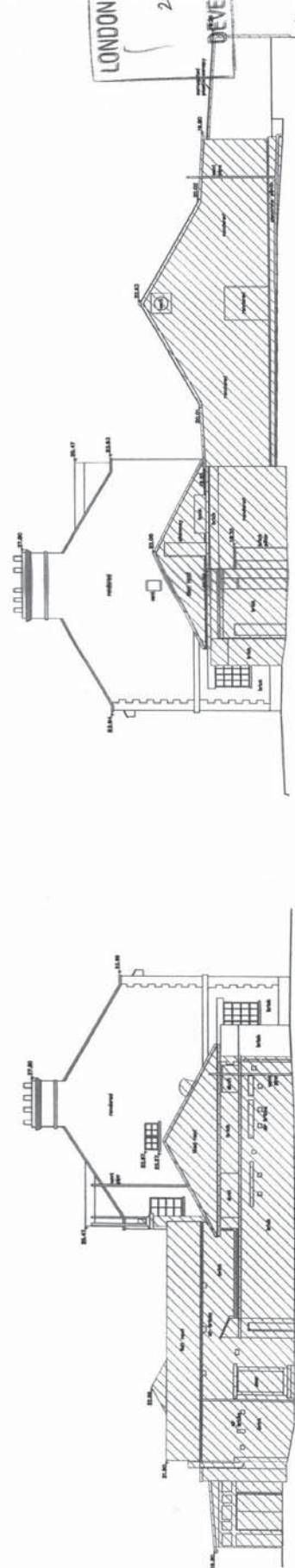
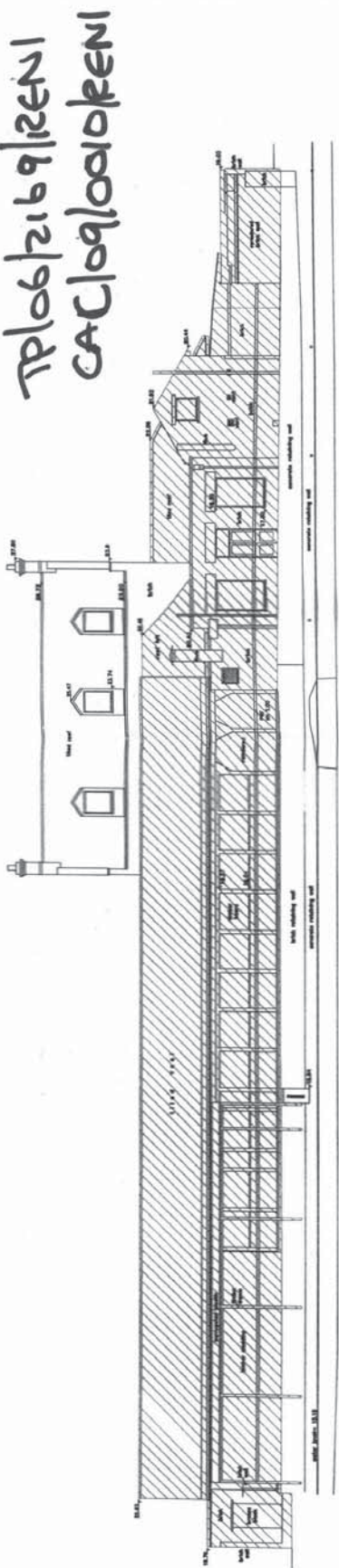
Scale: 1:250
Date: MARCH 2006
Drawing No: 1297-08 A



Amendments/Notes

- A 15.04.08 Drawing amended for planning application. 042
- B 20.07.08 Drawing created for review of Conservation Area Consent. 042

TP106/2169/REN1
CAC109/0010/REN1



LONDON BOROUGH OF ENFIELD
29 JUN 2010
DEVELOPMENT SERVICES

EXISTING BUILDINGS TO BE DEMOLISHED AS PART OF THIS PLANNING APPLICATION



All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work etc.
Dimensions must not be scaled from this drawing.

This drawing and the copyright and patent therein are the property of the Architect and may only be used for the purposes stated herein.
This drawing is to be used in conjunction with all relevant documentation or variations are to be applied to the Architect before the relevant work commences.

Project
**THE RIFLES PH
REDEVELOPMENT**

Drawing
SURVEY ELEVATIONS

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS
The Seabrook Barn, Bury Farm Compound, Pudding Mill, Bucks.
HP5 2PU. Tel: 01494 778931 Fax: 01494 778620
E-mail: info@seabrookarchitects.co.uk
Scale 1:100 Drawing No.

RIVER LEE NAVIGATION
water level = 13.73

brick wall
concrete

SWAN & PIKE ROAD

RIVER LEE
metal PRF
water level = 15.18