

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th October 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward: Chase

Application Number : TP/10/0701

Category: Other Development

LOCATION: DEPOT, COOKS HOLE ROAD, ENFIELD, EN2 0UD

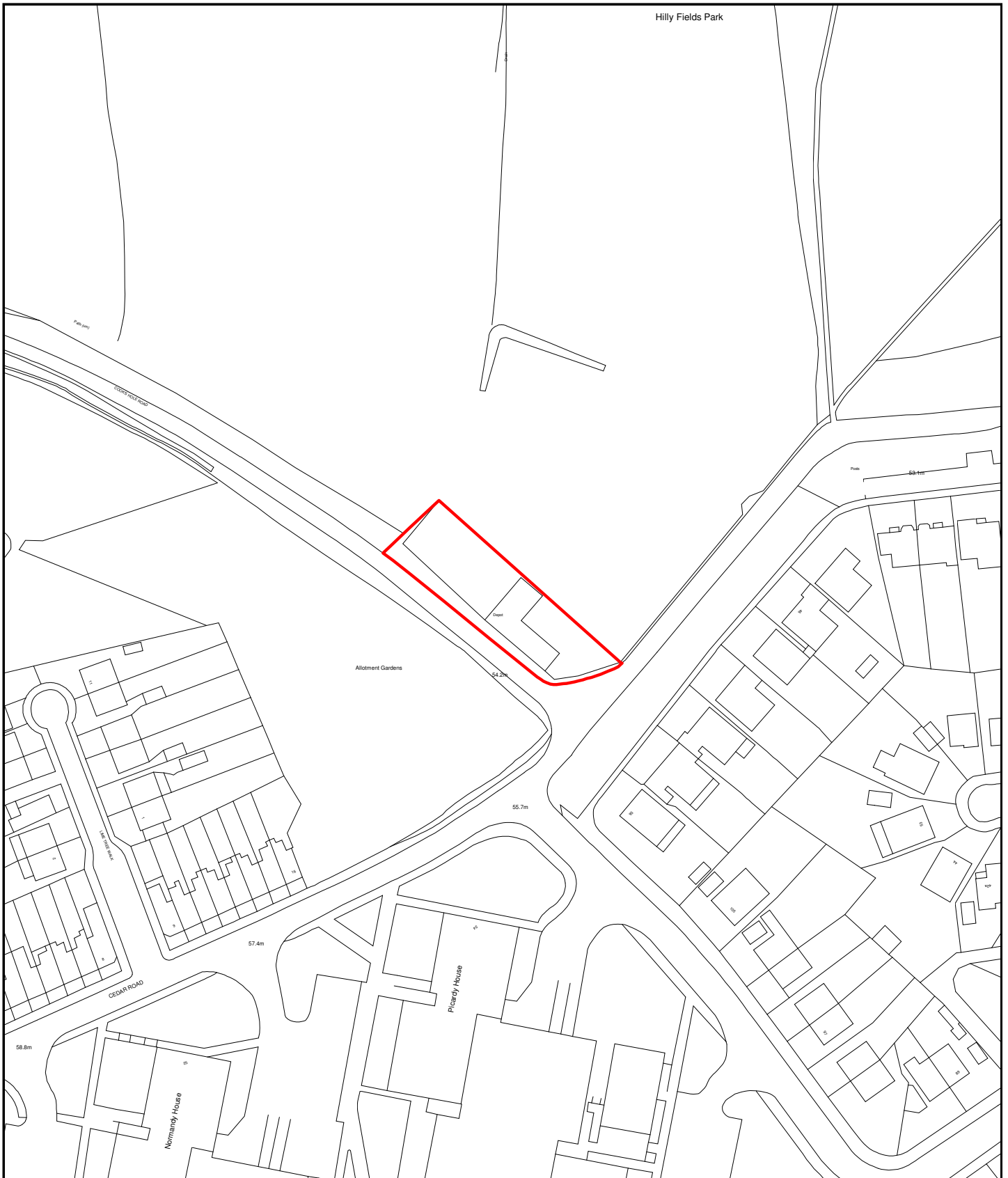
PROPOSAL: New front boundary wall and access gate.

Applicant Name & Address:

Mr Gary Simpson,
Enterprise Depot,
COOKS HOLE ROAD,
ENFIELD,
EN2 0UD

Agent Name & Address:

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



Development Control



Scale - 1:1250
Time of plot: 13:28

Date of plot: 08/10/2010

1. Site and Surroundings

- 1.1 The application site is located on the corner of Cooks Hole Road and Phipps Hatch Lane on the southern side of Hilly Fields Park. It comprises a depot building in the Council's ownership and is leased to the operator, Enterprise.
- 1.2 The site is within the Clay Hill Conservation Area.

2. Proposal

- 2.1 Permission is sought for the erection of a front boundary security fence and access gate to the side of the depot building. The fence is metal palisade erected to a height of 1.8m. The fence has also been painted ivy green. A line of hedges has been planted along the fence line fronting Cooks Hole Road in order to provide some screening of the fence.
- 2.2 It has been indicated that the fence has been erected in order to enhance security and protect the site from recent fly tipping and vandalism.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 Statutory and Non Statutory

- 4.1.1 Traffic and Transportation raise no objection to the proposal commenting that the proposed palisade fence does not impact on vehicular or pedestrian visibility and would not give rise to conditions prejudicial to the free flow or safety of traffic or pedestrians on the adjoining highway and footway having regard to Policies (II)GD8 and (II)T13 of the Unitary Development Plan.

4.2 Public

- 4.2.1 Consultation letters were sent to 3 neighbouring properties. No letters of objection have been received.
- 4.2.2 In addition, the Forty Hill & Bulls Cross Study Group was consulted. The Group objected to the application on grounds that the metal fencing would not be in keeping with the area and it would have a detrimental impact. The group suggest a brick or timber boundary treatment would be more appropriate.

5. Relevant Policy

5.1 Unitary Development Plan

(I)GD1	Regard to surroundings
(II)GD3	Aesthetics and functional design
(II)GD8	Site access and servicing
(I)C1	Conservation
(II)C26	Boundary treatments in Conservation Area
(II)C27	Character and setting of Conservation Areas
(II)T13	Access onto public highways

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

SO5: Education, health and wellbeing

SO10: Built environment

CP8: Education

CP9: Supporting community cohesion

CP30: Maintaining and improving the quality of the built and open environment

5.3 London Plan

4B.1 Design principles for a compact city

4B.8 Respect local context and communities

4B.12 Heritage Conservation

5.4 Other Material Considerations

PPS5 Planning for the Historic Environment

Clay Hill Conservation Area Character Appraisal 2009

6. **Analysis**

6.1 Any development however, including demolition, must meet the test in PPS5 “Planning for the Historic Environment” regarding the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment: in the case, Clay Hill Conservation Area. More specifically, Policy (II)C26 of the UDP seeks to ensure that the demolition of any fences or railings which contribute to the character of a conservation area shall not be permitted unless the structure is incapable of beneficial use for its designed purpose.

6.2 The erected fence and access gate is intended to improve security for the associated building. While the existing 1 metre high railings are perhaps, more appropriate in the context of the conservation area in that they are less noticeable, they are not considered to contribute to the character of the area nor did they provide the level of security required for the depot building.

- 6.3 The Character Appraisal for the Conservation Area identifies the entire area as predominately rural in character with most of the land being given over to public open space and only 60 dwellings within the entire Conservation Area. There is no specific mention or value attached to the site of the fence. Moreover, the frontage onto Phipps Hatch lane has minimal presence in the wider area. Giving weight to the practical needs of the operator and noting that the proposed steel fence is painted ivy green and a line of bushes have also been planted to assist with future screening from Cooks Hole Road. the security fence is therefore considered appropriate, and would not detract from the character or appearance of the conservation area with regard to Policy (II)C26.
- 6.4 It is also recognised that buildings of architectural, historic or townscape interest within the conservation area should have their character and setting protected. The depot building and surrounding buildings are not explicitly referred to in the Clay Hill Character Appraisal and are not considered to be of architectural, historic or townscape interest. The fencing as proposed together with the additional planting, would not harm the appearance or setting of these buildings
- 6.5 With reference to Hilly Fields Park, which lies adjacent to the depot, the proposed fence is on the south west boundary of the site and not directly adjacent to Hilly Fields Park. It is therefore considered that the fence will not detract from the character of the Park.
- 6.6 The Forty Hill and Bulls Cross Study Group have objected to the proposal on the grounds that the fencing will have a negative impact on the Conservation Area and that a brick or timber boundary treatment will be more appropriate. While the views of the Study Group have been taken into account, it is considered that the proposed fencing having been painted in ivy green and further screened by additional planting, maintains an acceptable appearance taking into account the operational needs of the site, does not detract from the character of the Conservation Area with regard to Policies (II)C26 and (II)C27 of the UDP.

7. Conclusion

- 7.1 It is considered that the proposed front boundary fence and access gate will not detract from the character of the Clay Hill Conservation Area and that planning permission should be granted for the following reason:
- 1 The proposed front boundary fence and access gate, by virtue of its siting and design will not detract from the character of the Clay Hill Conservation Area with regard to Policies (I)GD1, (I)GD2, (II)C1, (II)C26, and (II)C27 of the Unitary Development Plan.

8. Recommendation

- 8.1 That planning permission be GRANTED subject to the following conditions.
- 1 Within 6 weeks of the date of the decision notice details of the boundary planting scheme fronting Cooks Hole Road shall be submitted to the local planning authority for approval in writing. Any trees or shrubs which die, becomes severely damaged or diseased

within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

TP/10/0701

NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENT IMMEDIATELY FOUND.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
4. ALL LEVELS ARE IN METRES AND REI TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.

Rev	Revision details	Date

STATUS
FEASIBILITY

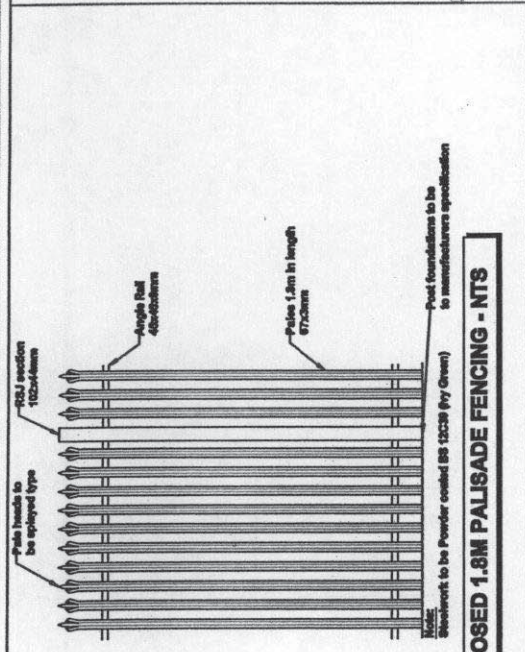
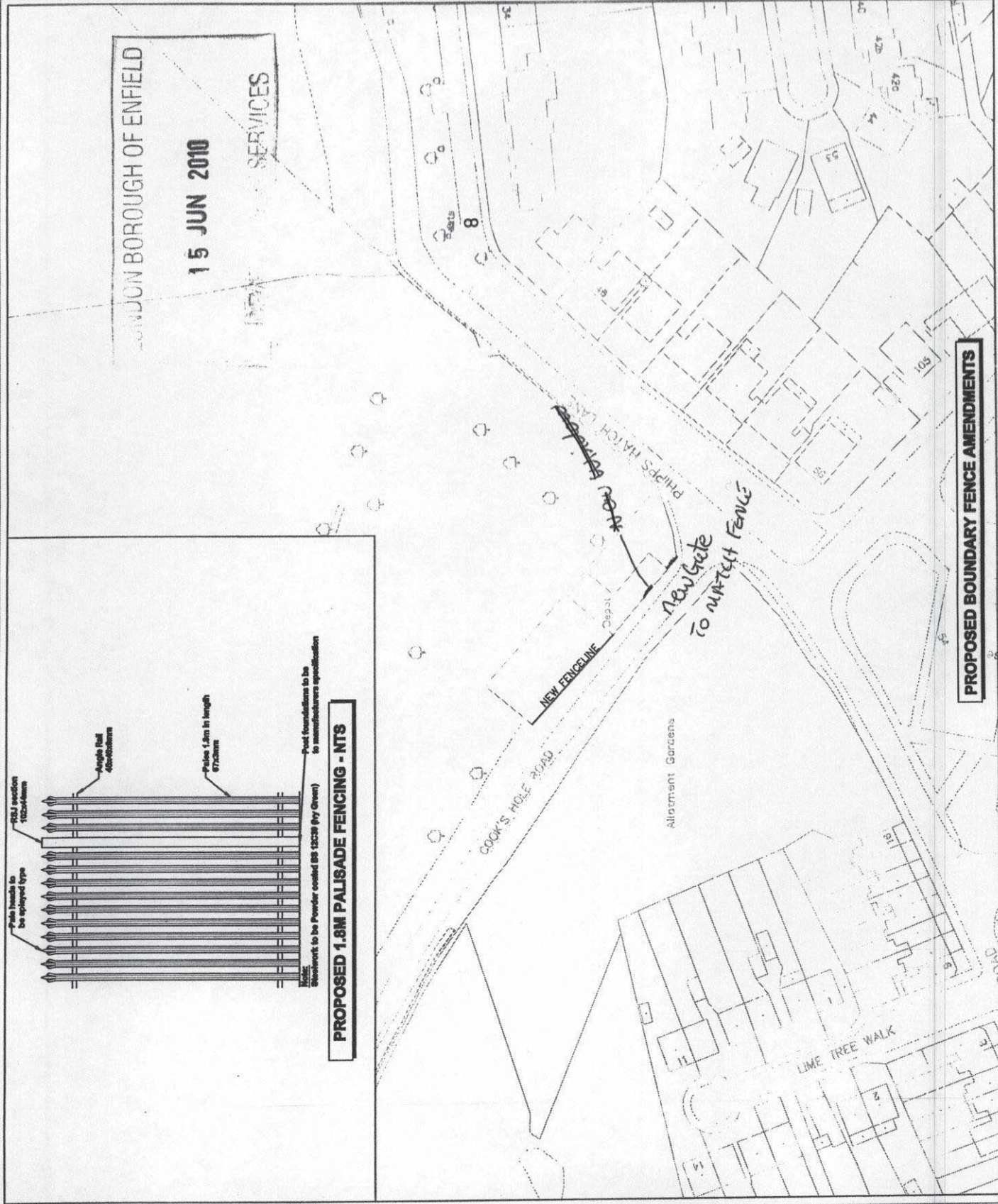
CLIENT
ENTERPRISE PLC

JOB TITLE
**HILLYFIELD'S DEPOT
FENCING**

DRAWING TITLE
**PROPOSED FENCING
AMENDMENTS**

Enterprise

DATE	15 JUN 2010
BY	1-1230
SCALE	1:1
DRAWING NO.	20100701



PROPOSED BOUNDARY FENCE AMENDMENTS

10 0 10 20 50 100mm NATURAL SCALE