

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
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3841

**Ward:** Grange

**Application Number :** TP/10/1291

**Category:** Other Development

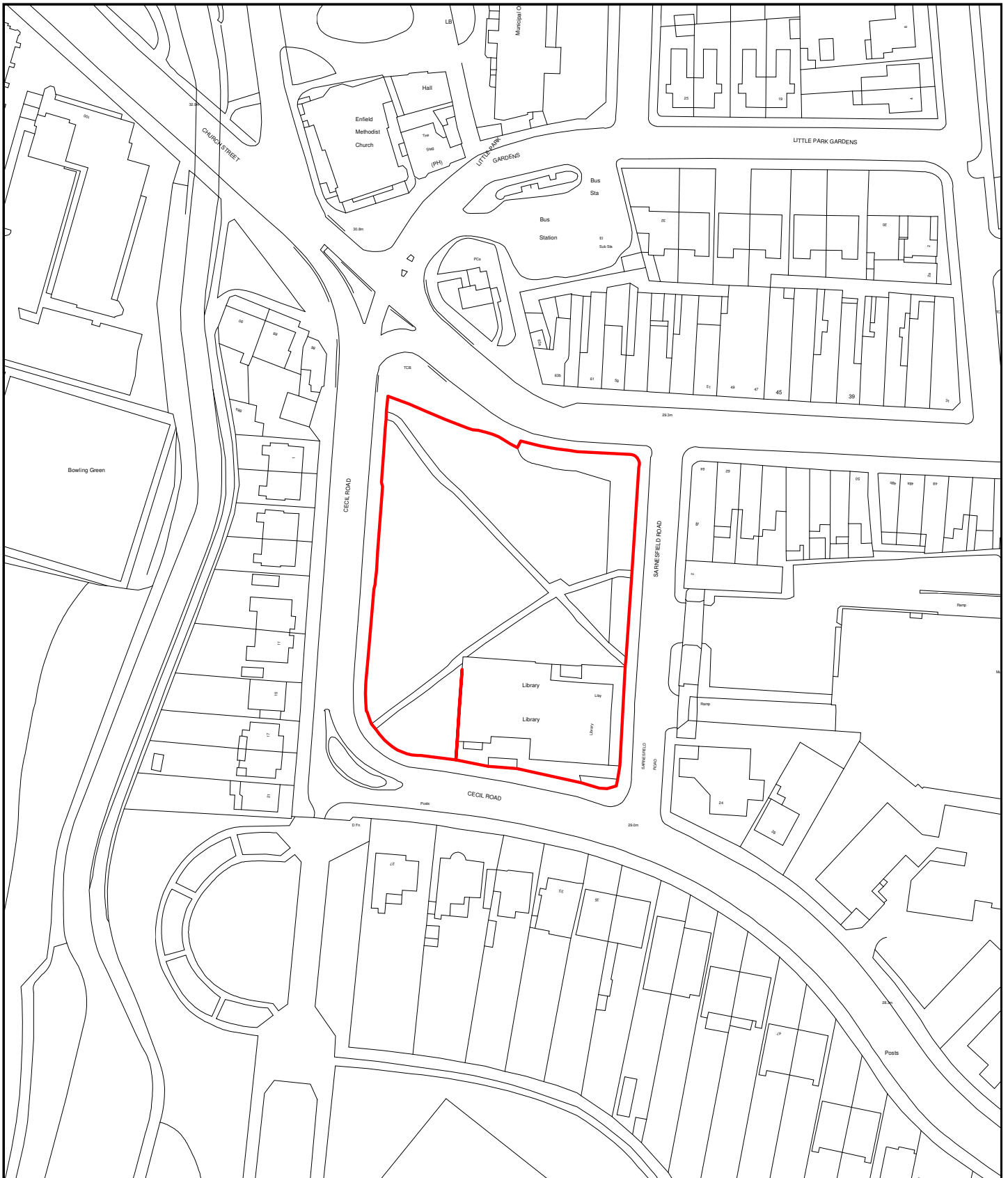
**LOCATION:** ENFIELD TOWN LIBRARY, 66, CHURCH STREET, ENFIELD, EN2 6AX

**PROPOSAL:** Installation of an ice rink, viewing platform and associated marquee for a temporary period between 18 November 2010 and 9 January 2011.

**Applicant Name & Address:**  
Mr Matthew Montack,  
Bon Robot Ltd  
40A, CHASE GREEN AVENUE,  
ENFIELD,  
EN2 8EB

**Agent Name & Address:**

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



### Development Control



Scale - 1:1250  
Time of plot: 13:45

Date of plot: 08/10/2010

## **1 Site and Surroundings**

- 1.1 The application site comprises part of Library Green on the north side of the recently extended and refurbished Central Library. The site lies within the Enfield Town Conservation Area. The Library Green is also designated as Metropolitan Open Land

## **2 Proposal**

- 2.1 This application proposes the installation of a temporary ice rink , viewing platform , marquee and associated plant for the period 18<sup>th</sup> November 2010 to 9<sup>th</sup> January 2011. All works, structures and equipment would be sited to the south west of the new footpath that runs diagonally across the Green towards the Cecil Road/Church Street junction.
- 2.2 The ice rink would measure 20m x 10m, the viewing platform adjacent would measure 5m x 12m and the marquee would measure 5m x 12m. The marquee would comprise an aluminium framed structure with white pvc panels forming the walls.
- 2.3 The rink would be available for use between the hours of 10am and 8.30pm Monday to Friday, 9am to 10pm on Saturdays, 10am to 8.30pm on Sundays and Bank Holidays and 12noon until 8.30pm on Boxing Day. Closed Christmas Day
- 2.4 The rink would have the capacity to hold 66 people at any one time. The applicant expects around 15,000 visitors during the 52 day period it would be available.
- 2.5 The sub floor to the ice rink and marquee are raised off the ground by ½ m. The applicant advises that this allows air to flow under the structure allowing grass to breath. This causes minimum damage to the ground underneath and in their experience the grass recovers fully and quickly. A set bond has been agreed with the Parks Department to remedy any damaged ground or greenery once the works, equipment and structures are removed.
- 2.6 Festive music will be played onto the rink at low level through a small PA system. The applicant advises that level of this music will be lowered during weekday evenings and during Sunday/Bank Holiday mornings.

## **3 Relevant Planning Decisions**

- 3.1 None

## **4 Consultations**

### **4.1 Statutory and Non Statutory Consultees**

- 4.1.1 Environmental Health raises no objections but the applicant should note that if justified complaints about noise from the playing of festive music are received then they will be asked to reduce the volume to a reasonable level.

## 4.2 Public

4.2.1 Consultation letters have been sent to the occupiers of 38 adjoining and nearby properties. In addition the application has been advertised on site and in the local press. Two letters of objection have been received one from the Enfield Town Conservation Area Study Group and one from The Enfield Society raising the following issues:

- under no circumstances should this be permitted on the Library Green even on a temporary basis.
- Much time, effort and money has been spent on careful design of the Green and this has only just come to fruition
- The effect of 15000 visitors to this small area will be very damaging
- The proposed marquee will be an eyesore and detract from the conservation area
- The whole point of the design of the library and grounds is that it is environmentally friendly. This proposal goes against the ambience and ethos of this area.
- There are no toilet facilities, which are vital for such a venue
- The residential area around the Green will be disrupted by the festive music and be detrimental. It will discourage people from using the library.
- If it is desirable to have an ice rink, there is a large park in the near vicinity with toilet facilities and a café that would be grateful for the extra trade.
- Do not consider this an appropriate use of the area
- Library should be a place for calm and study

## 5 Relevant Policies

### 5.1 Unitary Development Plan

(I)C1	Conservation Areas
(II)C28	To resist inappropriate use of areas of hard or soft landscape that are important in the makeup of the character or appearance of the area
(II)C30	New development in conservation areas to replicate, reflect, complement the traditional characteristics of the area.
(II)C38	Trees
(I)GD1	New development to have appropriate regard to its surroundings
(I)GD2	New development to improve the environment
(II)GD3	Design
(II)GD6	Traffic implications
(I)S2	To maintain and enhance the role of town centres
(II)O1	To resist proposals for new buildings within MOL for purposes not normally appropriate in MOL
(II)O2	Appropriate uses within MOL
(II)O3	To increase open recreational use within MOL's

### 5.2 Local Development Framework

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:

Core Policy 11	Recreation, leisure, culture and arts
Core Policy 12	Visitors and Tourism
Core Policy 13	Promoting economic prosperity
Core Policy 30	Maintaining and improving the quality of the built and open environment
Core Policy 31	Built and Landscape Heritage

### 5.3 London Plan

3D.1 Supporting town centres  
4B.12 Heritage conservation

### 5.4 Other Material Considerations

PPS1 Delivering sustainable development  
PPS5 Planning for the historic environment  
Enfield Town Conservation Area Character Appraisal

## 6 **Analysis**

### 6.1 Development within Metropolitan Open Land

6.1.1 The site is designated as Metropolitan Open Land (MOL) wherein open recreational uses are to be encouraged. The proposed introduction of a temporary, seasonal ice rink will provide an added attraction which would enhance the recreational use of the Green. It is acknowledged that the proposals do require a number of temporary structures to support the ice rink. However, these are modest in size and scale and reasonably required to support the recreational use and more importantly, of a temporary nature. It is considered that for the temporary period the essential open character would not be harmed. Accordingly, there is no objection to the development within the MOL.

### 6.2 Impact on the Conservation Area

6.2.1 The Green forms an important part of the setting of the recently extended and refurbished Library and an important feature contributing to the character and appearance of this part of the Conservation Area. Buildings of the style and type proposed would not normally be acceptable in these circumstances. However, the buildings and structures proposed are genuinely temporary and are required for a very limited period to support a seasonal activity that will add to the vitality of this part of the town, providing an added attraction for

those visiting and using the town which should have a beneficial impact on existing businesses within the town centre. The structures are sited to minimise their visibility beyond the Green and thus their impact on the wider Conservation Area. Given the limited timescale over which the buildings are required, the character and appearance of the Conservation Area in wider sense will be preserved.

- 6.2.2 The Green has recently been landscaped in conjunction with the refurbishment and extension of the Library and concern has been expressed that the proposed development would damage this undermining the work that has recently been completed to enhance the setting of this building. This is acknowledged. However, the structures are only required for a limited period and conditions will be imposed requiring the land to be appropriately reinstated at the end of the period. The applicant has also agreed a bond with the Council to cover the costs of any reinstatement works.

### 6.3 Impact on Adjoining Amenity

- 6.3.1 The Library Green is bounded by a number of residential properties to the north. Given the hours of operation proposed it is considered that the amenities of the occupiers of these properties would not be unduly prejudiced through general noise and activity associated with the proposed use. Hours of operation will be controlled through planning condition and separately by way of the licensing process

- 6.3.2 The applicant has confirmed that festive music will be played when the rink is in use. The Environmental Health Officer has confirmed that any justified complaints of noise nuisance arising from this would result in the operator being required to reduce the volume to a reasonable level and through the Council's powers under the Environmental Protection Act.

### 6.4 Traffic, access and parking

- 6.4.1 The site is within the main town centre with ready access to public transport and served by a number of public car parks. Those using the rink are likely to be in town to also make use of the wider town centre facilities. Accordingly, the development is unlikely to lead to any undue increase in traffic in the town centre or generate an increased demand for car parking that would be prejudicial to the free flow and safety of traffic on the adjoining highways.

## 7 **Conclusion**

- 7.1 The proposal will provide an additional season visitor attraction that would increase footfall at this end of the Town for the benefit of local businesses and increase use of the Green and the Library. Accordingly it is recommended that planning permission be granted for the following reasons:

- 1 The proposed introduction of a temporary, seasonal ice rink will provide an added attraction which would enhance the recreational use of the Green, designated as Metropolitan Open Land. In this respect the development would comply with Policies (II)O1, (II)O2 and (II)O3 of the Unitary Development Plan.
- 2 Given the temporary period over which the development is proposed and the temporary nature of the buildings and structures required, the character and appearance of the Conservation Area in its wider sense

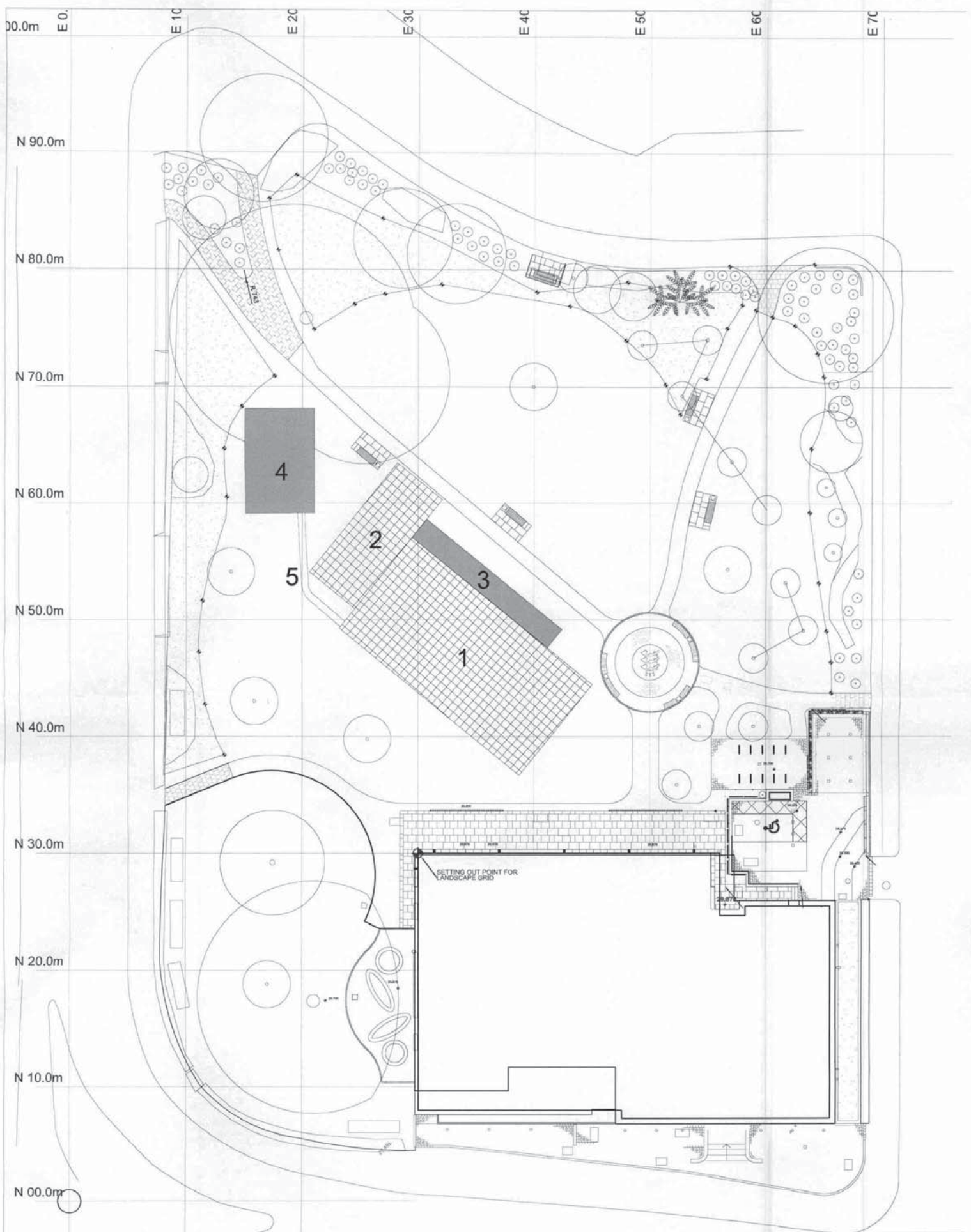
will be preserved. In this sense the development has appropriate regard to Policies (I)C1, (II)C28 and (II)C30 of the Unitary Development Plan.

- 3 Given the conditions imposed the development has appropriate regard to its surroundings and the amenities of the occupiers of nearby residential properties. In this respect the development complies with Policy (II)GD1 of the Unitary Development Plan.
- 4 The development is unlikely to lead to an increase in traffic generation or demand for car parking in the town centre and in this respect complies with Policy (II)GD6 of the Unitary Development Plan.

## **8 Recommendation:**

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

- 1 That this permission is granted for a limited period between 18<sup>th</sup> November 2010 and 9 January 2011 only when the buildings, structures and plant hereby permitted shall be removed and the land reinstated.  
Reason: Having regard to the nature of the buildings, structures and plant and the need to preserve the character and appearance of this part of the Enfield Town Conservation Area.
- 2 That the ice rink shall only be open for business and working between the following hours: 1000 hours to 2030 hours Monday to Friday, 0900 hours to 2200 hours on Saturdays, 1000 hours to 2030 hours on Sundays and Bank Holidays and 1200 until 2030 hours on Boxing Day and at no time on Christmas Day.  
Reason: To safeguard the amenities of the occupiers of nearby residential properties.



**KEY:**

- 1. Rink 10m x 20m
- 2. Marquee 5m x 12m
- 3. External terrace Viewing/waiting area 2m x 15m
- 4. Equipment compound 9m x 6m
- 5. 2 Rink cooling pipes. 0.1m wide

LONDON BUREAU OF SURVEYING  
 15 SEP 2010  
 DEVELOPMENT SERVICES

Original site plan from Shepherd Evans Foster Architects Planning London

<p><b>Matthew Montack</b>          Enfield Town Central Library Ice Rink          Proposed Plan          Enfield Town Central Library Ice Rink          Planning</p>	<p><b>Enfield Town Central Library Ice Rink</b>          Proposed Plan          Enfield Town Central Library Ice Rink          Planning</p>
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**A2 SIZE**

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