

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th December 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Andy Higham Tel: 020 8379 3848
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Ward: Southbury

Application Number : TP/10/1170

Category: Other Development

LOCATION: ENFIELD PLAYING FIELDS ADJACENT TO QUEEN ELIZABETH STADIUM CAR PARK, DONKEY LANE, ENFIELD, EN1 3PL

PROPOSAL: Erection of a brick enclosure around existing metal storage unit to south of Stadium.

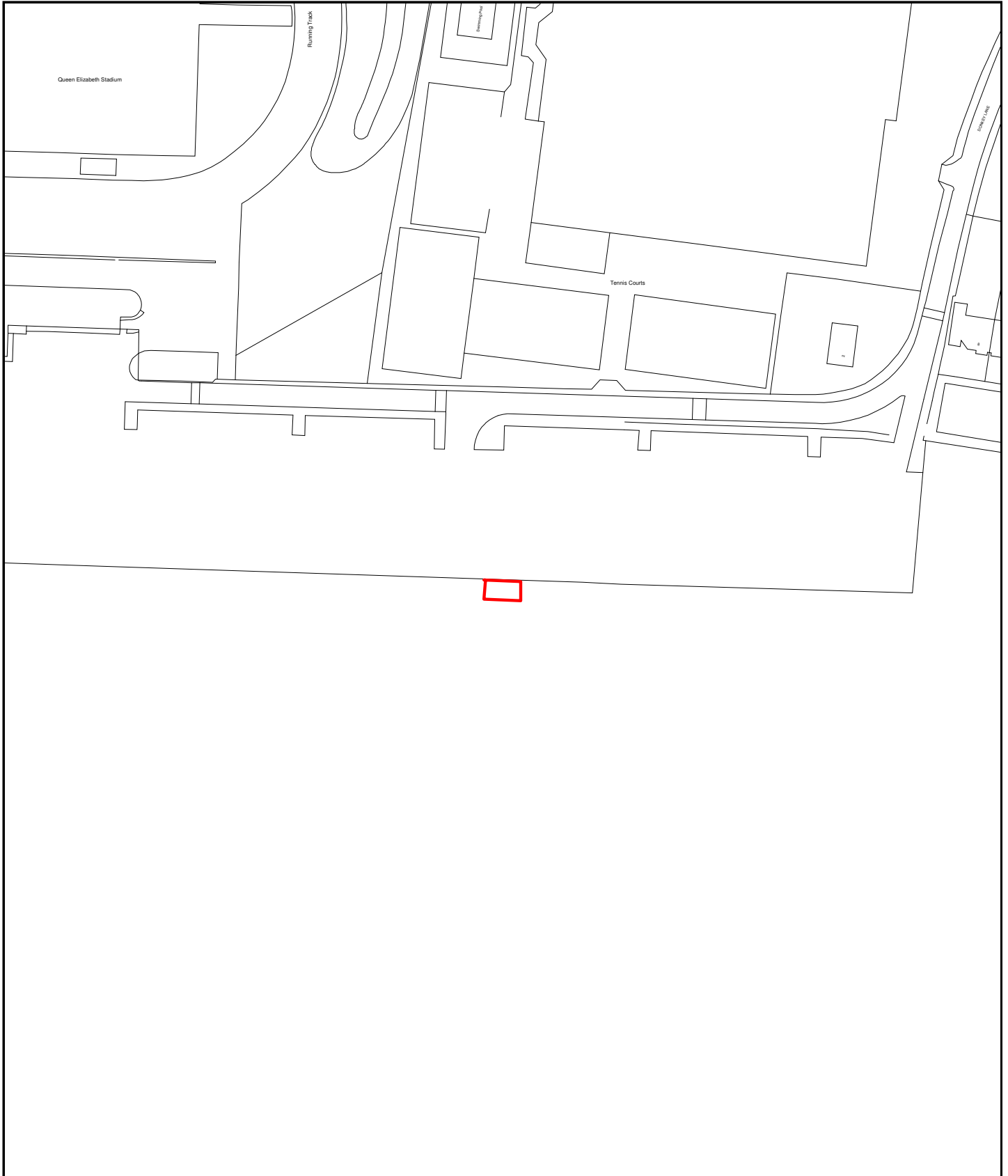
Applicant Name & Address:
Mr Keith Jones
45, HALIFAX ROAD,
ENFIELD,
EN2 0PR

Agent Name & Address:
D Barnard
9, Millcrest Road
Goffs Oak
Waltham Cross
Herts

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

Note for Members

Although an application of this nature would normally be determined under delegated authority, due to the objection received to the proposal from CAG, the application is required to be reported to Planning Committee for consideration where the recommendation is to grant planning permission



Development Control



Scale - 1:1250
Time of plot: 08:29

Date of plot: 03/12/2010

1. Site and Surroundings

- 1.1 The application site comprises of an area of land at the northern end of the Enfield Playing Fields, immediately adjacent to the boundary of the public car park for the Queen Elizabeth Stadium.
- 1.2 The site is within Metropolitan Open Land but not within the curtilage of the Grade II listed Queen Elizabeth Stadium.

2. Proposal

- 2.1 Permission is sought for the erection of a brick enclosure around a re-positioned metal storage unit. The unit is required to store training equipment for Enfield Ignatians Rugby Club.
- 2.2 The proposed enclosure will be 3.5m wide, 4m deep, and 3m in height. The enclosure will be open-topped. Materials will be a 'Yellow Stock' to match that of the pavilion building and there will also be a dark green painted roller shutter door at one end.

3. Relevant Planning Decisions

- 3.1 There is no planning history relevant to this application

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 The Conservation Advisory Group object to the proposal on the following grounds:

- Strong objections to an unattractive metal container housed in brick to be located in open land.
- It does not preserve the Listed Building.
- Suggested relocation at the junction with Donkey Lane or closer to the clubhouse.

4.2 Public

- 4.2.1 Due to the location of the proposed storage unit and distances to neighbouring properties, no consultation with nearby residential occupiers was considered necessary.

5. Relevant Policy

5.1 Local Development Framework

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

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

CP31: Built and landscape heritage

CP34: Parks, playing fields and other open spaces

5.2 Saved UDP Policies

After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance

- (II)GD3 Aesthetics and functional design
- (II)C16 Refuse planning permission for uses prejudicial to the special architectural interest of listed buildings, their historic curtilages, or structures therein
- (II)AR1 Resist loss of existing recreation facilities and to support their further development subject to being located appropriately

5.3 The London Plan

- Policy 2A.1 Sustainability criteria
- Policy 3A.18 Protection and enhancement of community infrastructure and community facilities
- Policy 4A.3 Sustainable design and construction
- Policy 4B.1 Design principles for a compact city
- Policy 4B.3 Enhancing the quality of the public realm
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.8 Respect local context and communities
- Policy 4B.11 London's built heritage
- Policy 4B.12 Heritage conservation

5.4 Other Relevant Considerations

- PPS1: Sustainable development
- PPS5: Planning for the historic environment
- PPG17: Planning for Open Space, Sport and Recreation

The Queen Elizabeth II Stadium, Conservation Management Plan (June 2009)

6. **Analysis**

6.1 Principle

6.1.1 As a relatively modest ancillary structure which supports the use of the playing fields, the proposal is considered to represent in principle, an appropriate form of development. However, given the location within Metropolitan Open Land and close to the Queen Elizabeth Stadium, it is important to consider its impact on the wider visual amenities and the setting and appearance of the listed building

6.2 Impact on Listed Building

6.2.1 In decision-making 12 local planning authorities are advised by PPS 5 “Planning and the Historic Environment” to seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset – i.e. a listed building). In particular, Local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and
- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality

6.2.2 The key test is set out at Para HE7.5 of PPS5 where It states, local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

6.2.2 In this case, the Listed Building is covered by a Conservation Management Plan (CMP) and reference is made to the “highly planned” original approach and setting of the stadium. The main approach was intended to be from the south along the tree-lined avenue. It is also acknowledged that the main approach is now from the east and southeast and that “every effort should be made to enhance the views”. Landscaping and planting near to the car park is suggested.

6.2.3 The proposed structure would be sited approximately 100m southeast of the listed building, on the farthest side of the car park. Its position has been the subject of considerable negotiation and is now offset from the main front elevation of the stadium and away from the main vista across the playing field. As a result, it is considered the position is acceptable and the nearest the structure can be in relation to the listed building without detrimentally affecting its setting and important views of the building, having regard to comments in the CMP and guidance contained in PPS5 and PPG17.

6.2.4 Furthermore, when viewed from the southern approaches to the listed building, the structure is viewed against the backdrop of existing trees, and additional planting could be provided if considered necessary, to further screen the development from the listed building.

6.2.5 Impact on Metropolitan Open Land

6.2.6 In terms of development on Metropolitan Open Land (MOL), the proposal is considered ancillary to the use of the site as a playing field(s) and does not adversely affect the quantity or quality of pitches and their use. Moreover, whilst the design of the structure is utilitarian, it serves to enclose a metal container which would otherwise be considered detrimental to the character and appearance of the Metropolitan Open Land. Importantly, through the cladding proposed, it will have the appearance of an ancillary sports field

building not dissimilar to other buildings within the playing fields, albeit without a pitched roof.

- 6.2.4 In addition, the proposal only affects land which is incapable of forming a playing pitch (or part of one), it does not result in the loss of any playing fields; and it is for an outdoor sports facility of sufficient benefit to the development of the rugby club.

7. Conclusion

- 7.1 The proposed development has been considered in relation to all of the necessary guidance for applications affecting heritage assets and playing fields. Mindful of this, the development is an ancillary structure that would not harm the setting and appearance of Grade II listed building or to the function and viability of the playing fields. Moreover, the structure is considered an essential sports facility necessary to the essential needs of the rugby club for the training of its players.
- 7.2 It is therefore considered that on balance, planning permission should be granted for the following reasons:

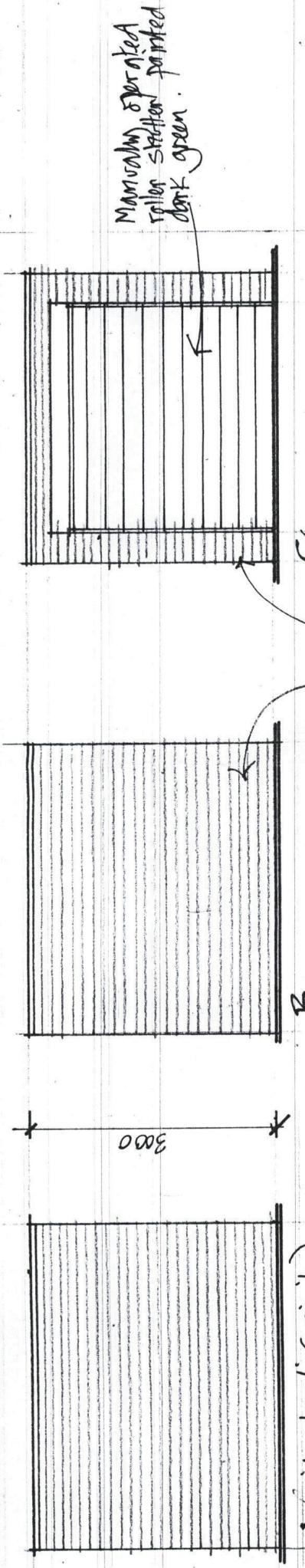
The proposed development will not unduly affect the character and setting of the grade II listed Queen Elizabeth Stadium or the surrounding Metropolitan Open Land, having regard to Policies 31 and 34 of the adopted Core Strategy, Policies (II)GD3, (II)C16 & (II)AR1 of the saved Unitary Development Plan, as well as PPS5 & PPG17.

8. Recommendation

- 8.1 That planning permission is granted subject to the following conditions:

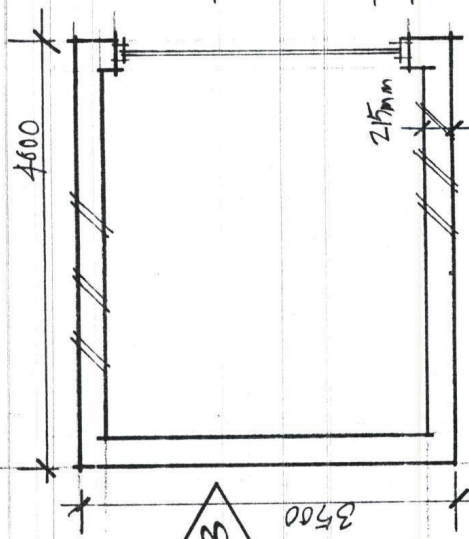
C08 Materials to match (submitted plans)
C17 Details of landscaping
C51A Time limited permission

TP/10/1170



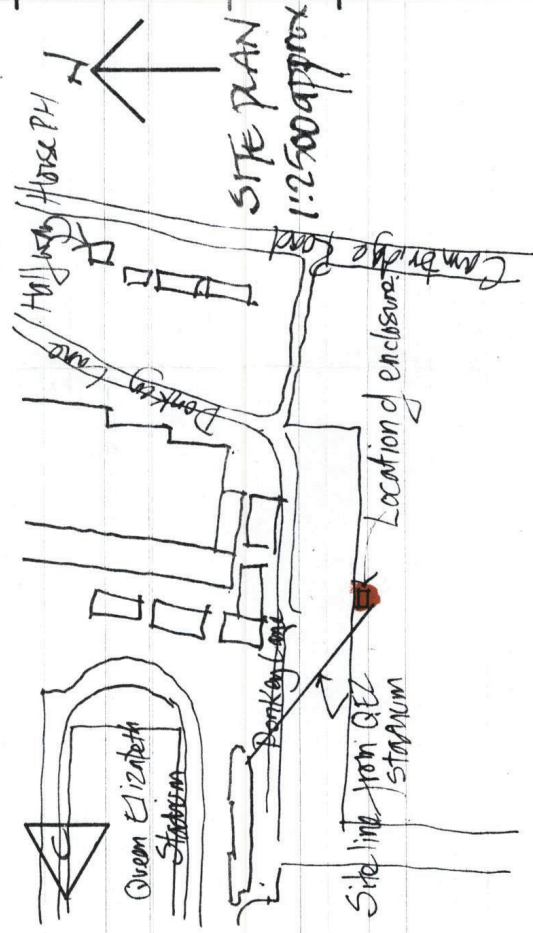
MINIMUM EXPOSED
TILES STATION PAINTED
DARK GREEN.

B 'Speed, Dean, Islington Yellow,
Stock, TACMS Brickwork to
match Q&E2 stadium brickwork



PLAN A

N.B. brick enclosure only
no roof.



REVISIONS

BRICK OUBOUND TO ENCLOSE
METAL STORAGE UNIT.
AT TRAINING RUGBY PITCH
ADJACENT TO MAIN CAR PARK OF
Q&E2 STADIUM

SCALE DRAWING 200/24
1:50 AUGUST 2010

ARCHITECTURAL DESIGN

David P. Barnard
B.Sc. Dip Arch

LONDON BOROUGH OF
18 AUG 2010

DEVELOPMENT