

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th February 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officers:
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4019

Ward:
Palmers Green

Application Number : TP/10/1725

Category: Other

LOCATION: 173 Green Lanes, London, N13 4UR

PROPOSAL: Change of use of first and second floors from residential to offices

Applicant Name & Address:
C/o Agent

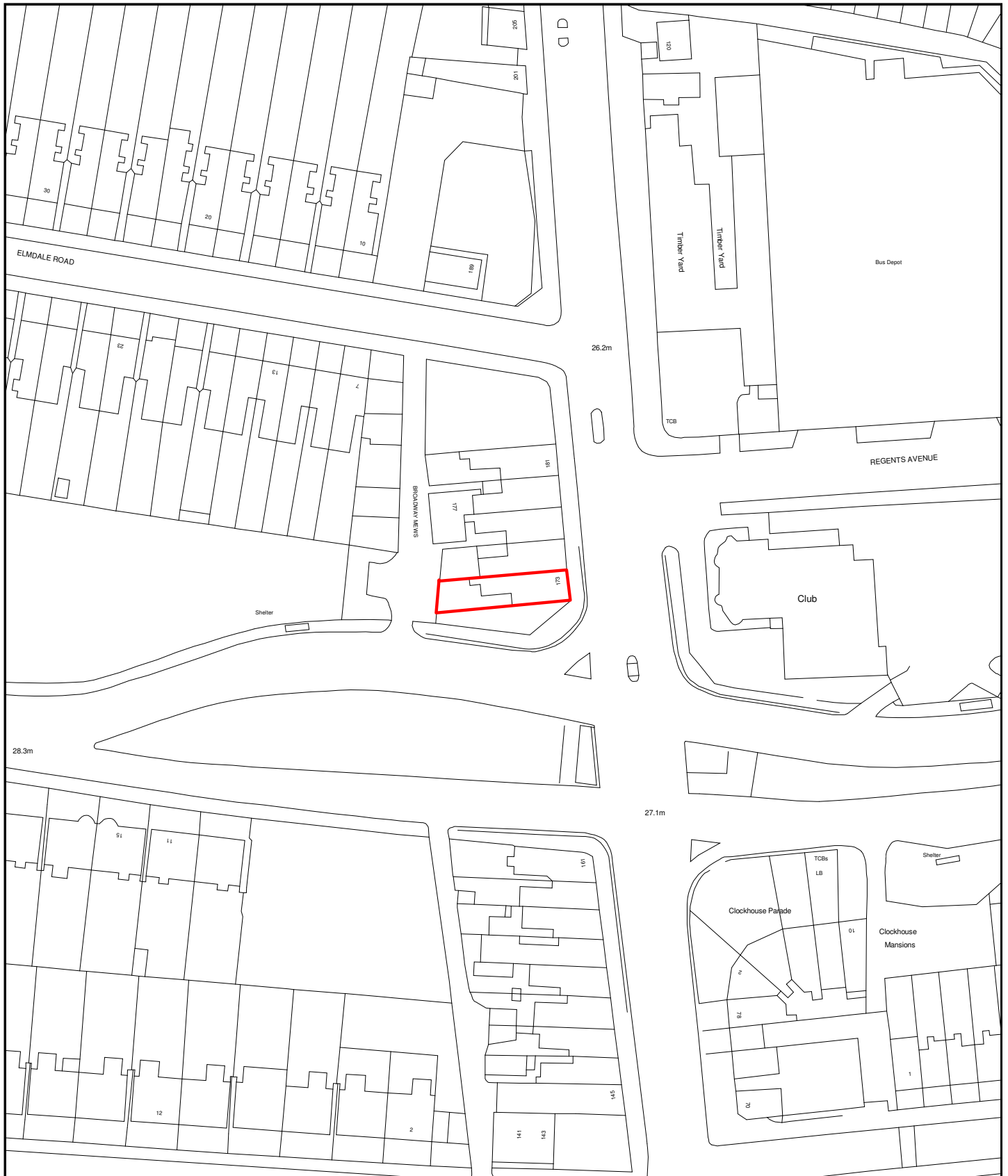
Agent Name & Address:
Mr D McGowan
Arta Architectural
Portland House
51 Colney Hatch Lane
London Borough of Enfield N10 1LJ

RECOMMENDATION:

That planning permission be **GRANTED** with conditions.

Note for Members

Although an application of this nature would normally be determined under delegated authority, the Application is made on behalf of Councillor Oykenor and in accordance with the Scheme of Delegation, is therefore reported to the Planning Committee for consideration.



Development Control



Scale - 1:1001
Time of plot: 10:39
Date of plot: 03/02/2011

1. Site and Surroundings

- 1.1 The site comprises an end of terrace two-storey property with accommodation in the roof space, on the western side of Green Lanes, adjacent to the A406 north Circular. It is currently in use with commercial on the ground floor and residential above.
- 1.2 The site is part of a Residential Opportunity Site within the North Circular Area Action Plan and is part of an area that is proposed to be comprehensively redeveloped for Housing purposes.

2. Proposal

- 2.1 Permission is sought for the conversion of the first and second floors from a 1-bed maisonette into office accommodation on a temporary basis.
- 2.2. No external alterations are proposed. Three off-street vehicular spaces are retained, the access remains unaltered.

3. Relevant Planning Decisions

- 3.1 There is no relevant planning or enforcement history.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation raises no objections to the proposal subject to conditions.
- 4.1.2 Environmental Health raise no objections subject to a number of conditions.

4.2 Public

- 4.2.1 Consultation letters were sent to five neighbouring properties. No objections have been received.

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::

CP2 Housing Supply
CP5 Housing Type
CP13 Promoting Economic Prosperity
CP16 Economic success and improving skills
CP17 Town Centres

CP25 Pedestrian and Cyclists
CP26 Public Transport
CP30 Built and Open Environment
CP32 Pollution
CP44 North Circular Area

5.2 Unitary Development Plan

5.2.1 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 Character / Design
(II)GD6 Traffic Generation
(II)GD8 Site Access and Servicing
(II)H2 Loss of Housing
(II)H8 Privacy and Overlooking
(II)T13 Access onto Public Highway

5.3 London Plan

2A.1 Sustainability criteria
3A.1 Increasing London's supply of housing
3A.2 Borough Housing Targets
3A.3 Maximising potential of sites
3A.5 Sustainable Design and Construction
3C.21 Improving Conditions for Walking
3C.22 Improving conditions for cycling
3C.23 Parking Strategy
4B.3 Maximising the potential of sites (see also Table 4B.1)
4B.5 Creating an inclusive environment
4B.6 Sustainable design and construction
4B.8 Respect local context and communities

Annex 4 Parking standards

5.4 Other Material Considerations

PPS3 Housing
PPS4 Planning for Sustainable Economic Growth
PPG13 Transport

North Circular Area Action Plan

6. **Analysis**

6.1 Background

6.1.1 The property is situated within the North Circular Road AAP. Policy 44 of the Core Strategy seeks to promote environmental and housing improvements in the North Circular Area with the proposals to achieve this set out within the North Circular Area Action Plan (AAP). The AAP is currently at the preferred options stage and as such has been out to public consultation. It is therefore considered that significant weight can be given to this document. The

application site is within this area and is specifically designated as part of a Residential Opportunity Site.

6.1.2 The property was owned by Transport for London (TfL), as part of its plans for widening of this section of the North Circular. This plan has not, and is unlikely to, come to fruition with TfL currently undertaking more modest environmental and safety improvements. Allied to this and the wider regeneration objective of the Council, the property along with other formerly in TfL's ownership, have been transferred to Notting Hill Housing Trust. The property is earmarked for demolition and comprehensive residential redevelopment in accordance with the AAP

6.2 Principle (Loss of Housing)

6.1.1 There is a normal presumption against proposals which would involve the loss of existing residential accommodation. However, the residential element of this property (first and second floors) has been vacant since 2008. Moreover, it's run down condition and location at the junction of Green Lanes with the North Circular Road makes the property difficult to let. This situation has led to a poor appearance for this property. The proposal therefore seeks to obtain permission on a temporary basis of 3 years (linked to the length of a lease agreement with Notting Hill Housing Trust) to change the use of the first and second floors from residential to offices pending wider more comprehensive redevelopment proposals.

6.1.3 Nevertheless, as the proposal seeks to terminate the residential use, it is appropriate to assess this proposal against Policy (II) H2 of the UDP and whether the circumstances described above represent an exception to the general presumption to resist the loss of housing.

6.1.4 The objective of Policy (II) H2 is clearly to resist the diminution of Enfield's Housing Stock to meet the current and future needs of its inhabitants. Moreover, it is recognised that the Council seeks to encourage the efficient use of the property by normally supporting residential uses above shops. In this instance however, the environmental conditions of the location together with the run down condition of the property, result in a poor residential environment and low levels of residential amenity. This assessment is supported by the fact that the premises has been vacant since 2008 and the fact that Notting Hill Housing Association do not intend to invest in the short term to upgrade the premises to residential standards.

6.1.5 It must also be acknowledged that it is the Council's long-term intention to redevelop this area which militates against investment in the property to bring it up to a standard of residential accommodation that would encourage occupation. Nevertheless, the proposal would result in investment to the property to enhance its appearance in the short term and thus it is considered that the proposal is acceptable on a temporary basis whilst the preparatory work to redevelop the area proceeds without harm to the wider housing objectives..

6.2 Impact on Neighbouring Properties

6.2.1 The nearest residential premises is the adjoining No.175 Green Lanes, which is in use as commercial on the ground floor with residential above. Given the proposed hours and intensity of use, as well as the relatively high background

noise levels associated with Green Lanes, it is not considered that the proposed change of use to Offices will significantly affect the amenities of neighbouring occupiers.

6.3 Highway Safety

- 6.3.1 As existing there are three parking spaces at the rear of the premises with access over Broadway Mews. The spaces are in use by the occupier's of the ground floor office. The proposed vehicle parking and access arrangements remain unchanged, except that the parking will serve the offices across all three floors. It therefore falls to be considered whether the increased intensity of use would be detrimental to highway safety.
- 6.3.2 Given the relatively minor increase in office floor space as a result of this proposal (as well as taking account that the potential residential parking demand will be terminated) and the applicant's indication that the proposal will provide for five additional staff members, it is not considered that the proposal would result in significantly increase traffic movements or result in overspill parking. It is noted that the parking provision accords with the relevant London Plan and PPG13 standards, which in any case, seek to impose maximum rather than minimum standards.

6.4 Refuse Storage

- 6.4.1 It has not been indicated what the existing or proposed refuse / recycling arrangements are. Therefore a condition has been attached requiring further details.

7. **Conclusion**

- 7.1. It is therefore considered that scheme is acceptable and it is recommended that planning permission be granted for the following reasons:
- 1 Due to its continued vacancy and poor residential condition, the proposed change of use to an office for a temporary 3 year period involving the loss of the residential accommodation, would not harm the strategic housing objectives of the Borough in the short term having regard to the fact that the premises is situated in the North Circular Road AAP and identified for future redevelopment. It is considered therefore that the proposal is acceptable having regard to Policies CP13, CP30 and CP44 of the adopted LDF Core Strategy, Policy (II)H2 of the saved Unitary Development Plan as well as PPS1 and PPS4.
 2. The proposed office use would not give rise to conditions through an increase in noise and disturbance that would prejudice the amenities of neighbouring residential properties having regard to Policy CP30 of the adopted LDF Core Strategy
 3. The proposed office use would not give rise to conditions through inadequate parking or an increase in vehicular movements that would prejudice the free flow and safety of users of the adjoining highways having regard to Policy CP30, CP25 and CP25 of the adopted LDF

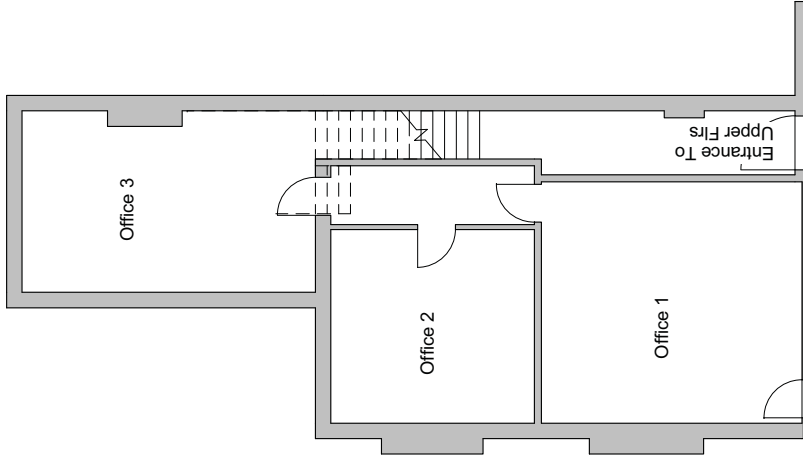
8. Recommendation

8.1 That the application be APPROVED with the following conditions:

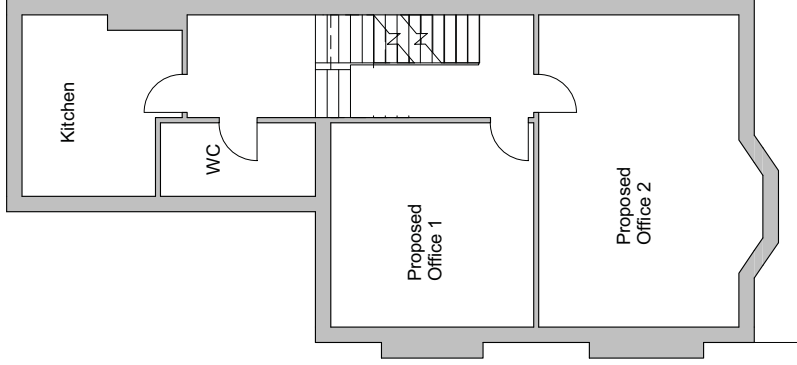
1. C16 Private Vehicles Only - Parking Areas
2. C19 Details of Refuse Storage & Recycling Facilities
3. C25 No additional Fenestration
4. The premises shall only be open for business and working between the hours of 08.00 to 20.00 hours Monday to Friday; 09.00 to 18.00 hours on Saturday and 10.00 hours to 16.00 hours on Sunday.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

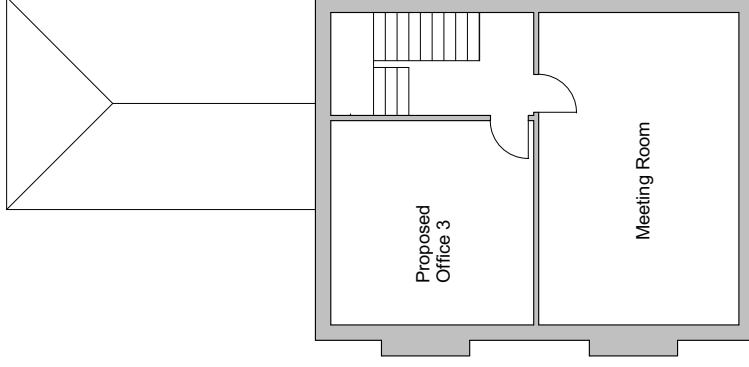
5. C50 (Three Year) Limited Period Permission



Ground Floor Plan



First Floor Plan



Second Floor Plan

Rev	Date	Comments	By	Chk

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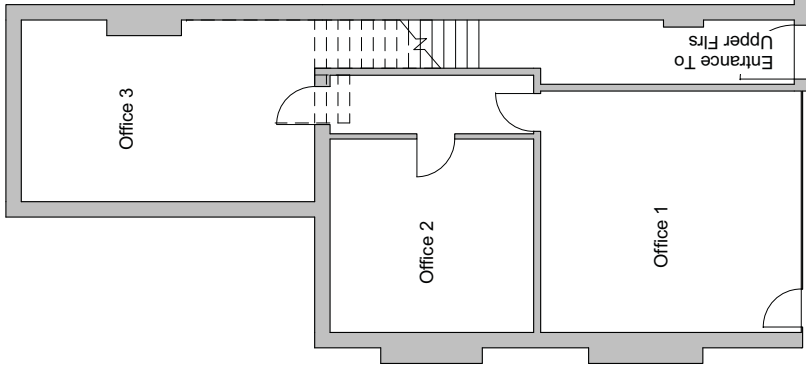
Portland House
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Floor Plan

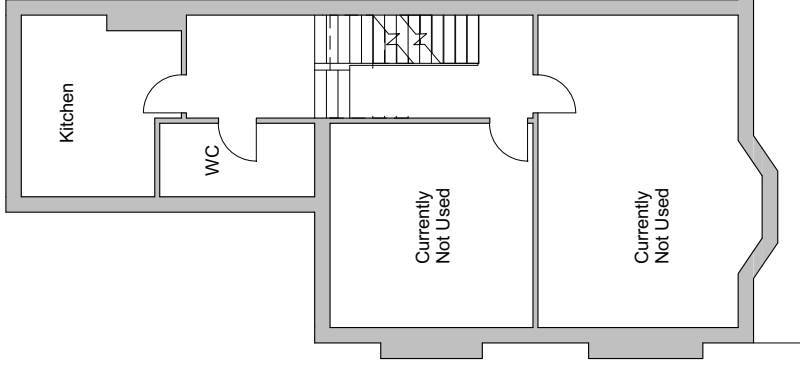
Scale 1 : 100
 Issued Dec 2010

Client Cyprian Care Ltd
Project 173a Green Lanes
 Palmers Green
 N13
 Drawing No. GRE 001 -

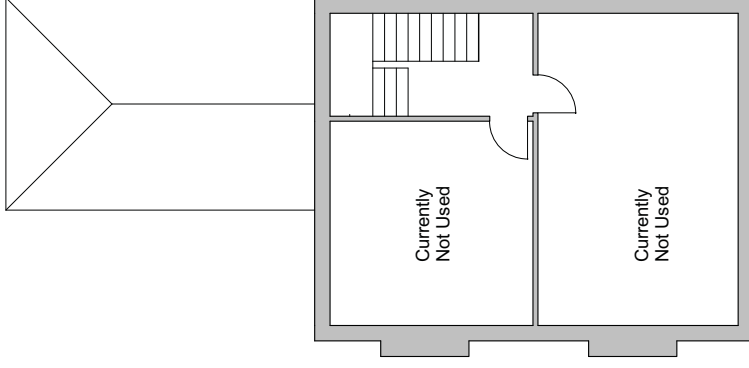




Ground Floor Plan



First Floor Plan



Second Floor Plan

Rev	Date	Comments	By	Chk



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Existing Floor Plans

Client Cyprian Care Ltd
Project 173a Green Lanes
Palmers Green
N13

Drawing No. GRE 002 -



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Architectural Technologists