

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th April 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Andy Higham Tel: 020 8379 3848
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Ward: Enfield
Highway

Application Number : LBE/11/0008

Category: Other Development

LOCATION: ALBANY POOL, 505, HERTFORD ROAD, ENFIELD, EN3 5XH

PROPOSAL: Single storey side extension to provide gymnasium with air conditioner units to roof.

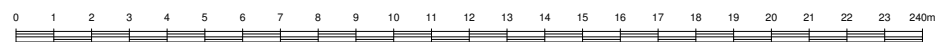
Applicant Name & Address:
London Borough of Enfield
CIVIC CENTRE,
SILVER STREET,
ENFIELD,
EN1 3XA

Agent Name & Address:
Kerry White, Archer Architects
Arlington Business Park
Stevanage
Whittle Way
Stevenage
SG1 2FP

RECOMMENDATION: GRANTED



Development Control



Scale - 1:2002
Time of plot: 15:52

Date of plot: 07/04/2011

1. Site and Surroundings

- 1.1 An existing leisure facility located on the eastern side of Hertford Road, on the junction with Connop Road, providing a swimming pool, gym and class studios.
- 1.2 The building is single storey with a projecting front entrance lobby, and a pitched roof tiled with grey slate. The front building line is approximately 15m behind the public footway on Hertford Road.
- 1.3 There is an existing car park serving the site, located to the north of the building and accessed via Connop Road, providing 62 parking spaces inclusive of 3 disabled parking spaces. Service vehicles access is via Eastfield Road.
- 1.4 The leisure centre is open from 07:00 to 22:00 hours seven days per week, with an average of 300 visitors per day midweek and 470 visitors during the weekend. A total of 55 staff are employed but no more than 15 are on site at any given time.
- 1.5 Vegetation around the building comprises mostly of lawn, with some trees sited along the southern boundary and in the south-west corner of the site fronting Hertford Road. Whilst these trees are not of such importance to warrant protection by way of a Preservation Order, they are considered to provide an important visual screen.
- 1.6 The surrounding area is a mixture of commercial and residential developments. South of the site and positioned nearer to the Hertford Road frontage is a parade of 6 commercial units with residential above. To the rear of this parade is Herm House, a 13-storey flat development accessed off Eastfield Road.

2. Proposal

- 2.1 Permission is sought for a single storey side extension to provide a gymnasium with air conditioner units to roof.
- 2.2 The proposed extension will increase the floor area from 2,513sqm to 3,114sqm. The extension will be approximately 25m wide on the front (Hertford Road) elevation reducing to 11m on the rear elevation. Its depth would be 34m with 3m in height to the eaves, and approximately 5.5m in height to the top of a crown roof. Fenestration will consist of x3 windows on the front elevation (serving a crèche, studio and gym respectively), x3 high level windows on the south elevation (serving the gym), and a window and external door on the rear elevation.
- 2.3 The air conditioning units will be sited towards the south-west end of the roof extension.
- 2.4 The existing service access will be rerouted from Eastfield Road to the car park with a new service road provided at the rear of the building.

3. Relevant Planning Decisions

- 3.1 In February 1998, planning permission was granted at Planning Committee (ref: LBE/97/0034) for a single storey side extension.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 The Sustainable Design Officer comments that

- The scheme is aiming to achieve a 'very good' rating under BREEAM Other Buildings.
- The assessment however has been carried out by someone who is not a qualified 'Other Buildings' assessor, although they are qualified under other BREEAM schemes. This should not present an issue as a condition can be imposed to ensure that a design stage and post-construction assessment is undertaken by an appropriately accredited person.
- The Energy Assessment indicates that the CO2 emission savings will be 58% for the proposed extensions, which is considered acceptable. A condition is recommended to secure details of how the CHP Plant achieves this.
- Additional work should be undertaken on the feasibility of a living roof.

- 4.1.2 Traffic & Transportation advise that there are no objections as the development makes adequate provision for access, servicing and parking.

4.2 Public

- 4.2.1 Consultation letters have been sent to 116 neighbouring and nearby occupiers. Any comments received will be reported at Committee.

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:

- CP9: Supporting community cohesion
- CP11: Recreation, leisure, culture and arts
- CP20: Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22: Delivering sustainable waste management
- CP25: Pedestrians and cyclists
- CP26: Public transport
- CP30: Maintaining and improving the quality of the built and open environment
- CP32: Pollution
- CP36: Biodiversity

CP40: North east Enfield

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)CS1	Land requirements for Community Services
(II)CS2	Siting and design of buildings and equipment
(II)CS3	Effective and efficient use of land and buildings
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing

5.3 The London Plan

Policy 2A.1	Sustainability criteria
Policy 3A.18	Protection and enhancement of community infrastructure and community facilities
Policy 3D.14	Biodiversity and nature conservation
Policy 4A.1	Tackling climate change
Policy 4A.2	Mitigating climate change
Policy 4A.3	Sustainable design and construction
Policy 4A.4	Energy assessment
Policy 4A.6	Decentralised Energy: heating, cooling and power
Policy 4A.7	Renewable energy
Policy 4A.9	Adaptation to climate change
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

5.4 Other Relevant Policy

PPS1:	Sustainable development
PPS9:	Biodiversity and Geological Conservation
PPG13:	Transport
PPG17:	Planning for open space, sport and recreation
PPS22:	Renewable energy
PPG24:	Planning and noise

6. **Analysis**

6.1 Principle

6.1.1 The proposed development would improve an existing leisure facility and enhance the facilities available to local residents. As such the proposal is therefore consistent with the objectives of Policy 11 of the adopted Core Strategy and thus is considered acceptable in principle.

6.2 Impact on Character of Surrounding Area

6.2.1 Although the proposed extension is a significant addition to the side of the existing building and thus visible from the Hertford Road elevation, the overall design is considered acceptable as it integrates well with the style and form of the existing building. The resultant development would therefore be acceptable in terms of the character and appearance of the locality.

6.3 Impact on Neighbouring Properties

6.3.1 Although the side extension would bring the development closer to the southern boundary and the residential properties beyond, the separation and overall relationship is such that there would be no loss of outlook or privacy leading to an effect on the level of residential amenity enjoyed.

6.3.3 Moreover, the use of the extension should not lead to unacceptable noise and disturbance to the neighbouring flats. However, the air conditioning units have the potential to cause disturbance. Information is being provided by the applicant to confirm that any noise emissions will be at an acceptable level. This will be reported at Committee.

6.4 Sustainable Design & Construction

BREEAM

6.4.1 A BREEAM pre-assessment initial report has been submitted with the application, which indicates that the scheme is aiming to achieve a 'very good' rating under BREEAM Other Buildings. However, due to it being undertaken by a non-accredited 'Other Buildings' Assessor, a condition will be imposed as recommended by the Sustainable Design officer to seek a design stage and post-construction assessments by an appropriately accredited person.

Energy

6.4.2 The London Plan stipulates that an Energy Assessment, which should form part of the sustainable design and construction statement, must form part of any major proposal. The assessment should demonstrate expected energy and carbon dioxide emission savings (20%) from energy efficiency and renewable energy measures incorporated into the development (Policy 4A.4).

6.4.3 Whilst the scheme is not a major development, Core Policy 20 of the Core Strategy requires that all new developments (and existing developments where possible) need to address the causes and impacts of climate change by minimising energy use, supplying energy efficiently, and using energy generated from renewable sources.

6.4.4 The development is aiming to achieve a 58% reduction in CO2 emissions for the extension and 4.5% for the existing building through the use of materials with proven thermal mass properties, fenestration arrangement and increased insulation. In addition, the existing CHP plant will be reutilised and reconfigured to provide additional energy savings which more than offset the use of renewable technology for the extension. Provision is also made for future possible connection to a local district heating network.

6.4.5 The above measures, in particular the re-use of the existing CHP plant, have been adopted after consideration of other technologies:

- Wind turbines have been excluded because the constant wind speed required (in excess of 9m/s) is insufficient at the site (approximately 5m/s).
- Whilst there is sufficient space on the roof to provide PV cells to meet with the 20% target, these have been excluded due to the high capital cost which is only partially offset by the Government feed in tariff scheme.
- Solar hot water systems have been excluded as they would conflict with the operation of the CHP plant.
- Biomass heating was excluded because the heat generation plant is existing and also due to the potential unacceptability of the boiler flue emissions.
- The proposed extension requires cooling it is proposed to achieve this via an air sourced heat pump system with variable refrigerant flow inclusive of heat recovery from refrigerant via heat transfer between areas with different thermal loads.

6.5 Biodiversity

6.5.1 The submitted Ecological Assessment considers that the site has low conservation value and minimal amenity value due to the site predominantly covered by amenity turf, shrub/ flower beds (in the car park) and occasional trees (several being native). Whilst this may be the current position, all schemes should look to enhance the ecological value of the site. To this end, a condition is suggested to secure ecological enhancements in the form of native, wildlife friendly plantings.

6.6 Access and Traffic Generation

6.6.1 Access and egress remain unaltered for vehicles. Service vehicle access however, will be re-routed from Eastfield Road to via the car park and a new service vehicle access to the rear of the development. A swept path analysis appears to demonstrate that service vehicles should be able to safely manoeuvre within the site.

6.7 Parking

6.7.1 The proposal does not involve any change to the existing level of parking provision. It is estimated that an increase in size of the leisure centre (23% increase in floor area) may generate a similar increase in visitor numbers. In terms of trip generation, the existing peak day flows have therefore been factored up by this same amount. The forecasted data shows that parking demand will peak at 53 spaces on weekdays (between 18:00 to 19:00 hours) and 36 cars (11:00 to 12:00 hours) at weekends. This therefore appears to demonstrate that existing parking provision will be sufficient and should not therefore lead to the demand for on-street parking. Nevertheless, it is also noted that the Leisure Centre is served by a number of bus routes along Hertford Road.

6.7.2 A total of 16 cycle parking spaces are to be provided in the form of 8 'Sheffield' type stands. This level of provision, their siting and design is considered acceptable.

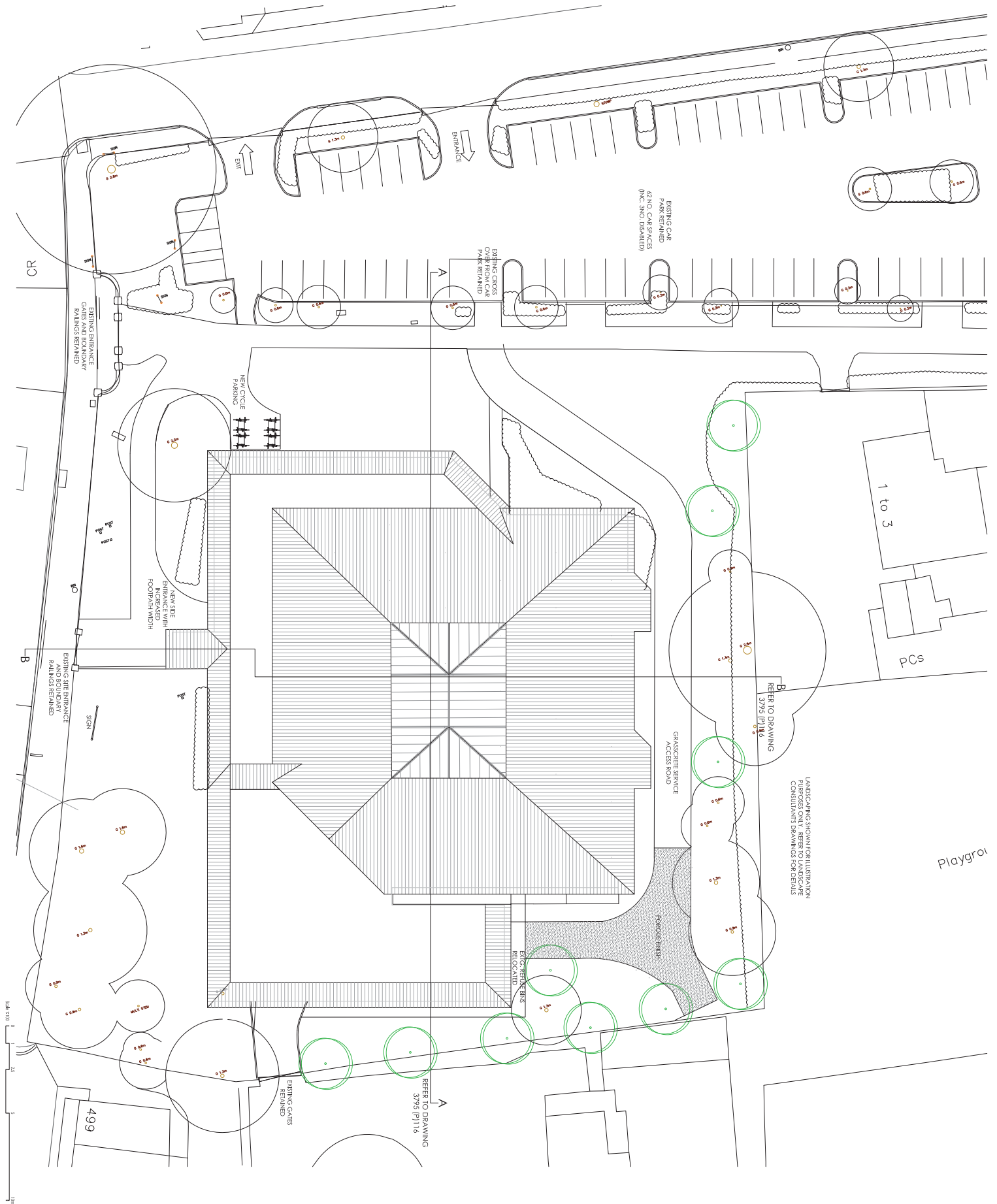
7. **Conclusion**

7.1 In the light of the above, it is recommended that the proposal be approved for the following reasons:

1. The proposed development improves facilities at the existing leisure centre in accordance with Council's aim of promoting community accessibility to good quality social facilities. It is considered that the proposed development complies with Core Policies 9 and 40 of the Core Strategy, Policies (II)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan, Policies 3A.18, 4B.1, 4B.8 of The London Plan, and with PPS1: Sustainable Development.
2. The proposed development due to its design, size and siting should not detract from the character and appearance of the surrounding area nor would it unduly affect the amenities of adjoining or nearby residential properties having regard to Core Policy 30 of the Core Strategy, Policies (II)CS2, (II)CS3 and (II)GD3 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.
3. The proposed development, by virtue of conditions imposed will contribute to the provision of sustainable development within the Borough, having regard to Core Policies 20 and 36 of the Core Strategy, Policies 3D.14, 4A.1, 4A.3 and 4A.4 of the London Plan, PPS1: Sustainable Development, PPS9: Biodiversity and Geological Conservation, PPS22: Renewable Energy.
4. The proposed development provides a sufficient level of on-site parking and provides for adequate servicing facilities thereby not giving rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 3C.23 of The London Plan and with PPG13: Transport.

8. Recommendation

- 8.1 That subject to the receipt of no new material considerations following the expiry of the consultation period, planning permission be deemed to be GRANTED in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to conditions:



LANDSCAPING SHOWN FOR ILLUSTRATION PURPOSES ONLY. REFER TO LANDSCAPE CONSULTANT'S DRAWINGS FOR DETAILS

REFER TO DRAWING 3795 (P) 16

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FOR PLANNING

By Approved



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CLIENT: ENFIELD COUNCIL

PROJECT: ALBANY LEISURE CENTRE

PROPOSED SITE PLAN

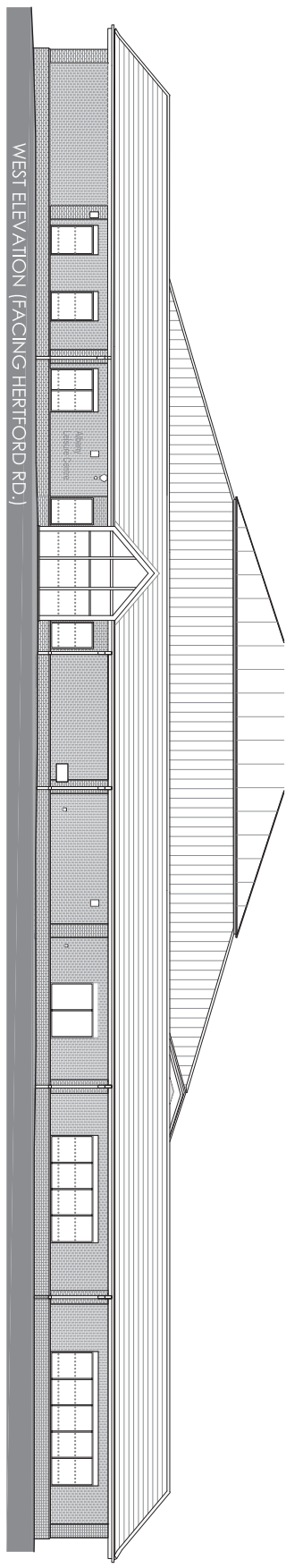
DATE	BY	REVISION
17/08/21	AK	1/00
01/12/10	AK	0/00

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 DRAWN BY: AK
 CHECKED BY: AK

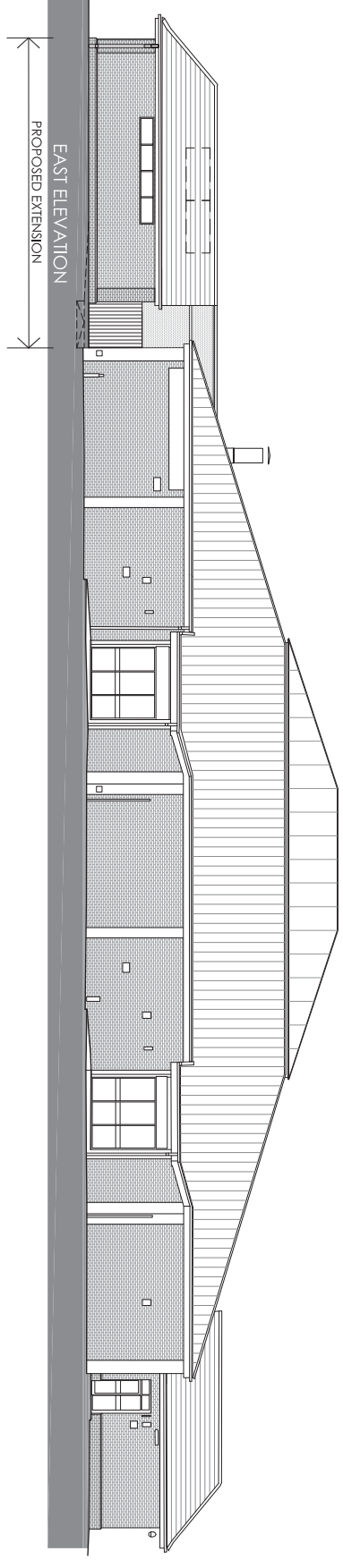


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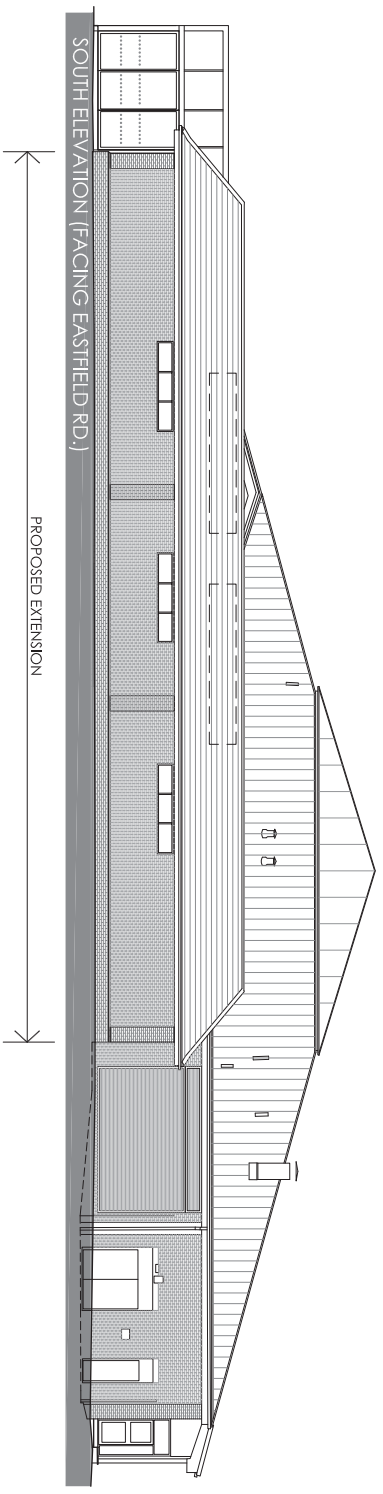




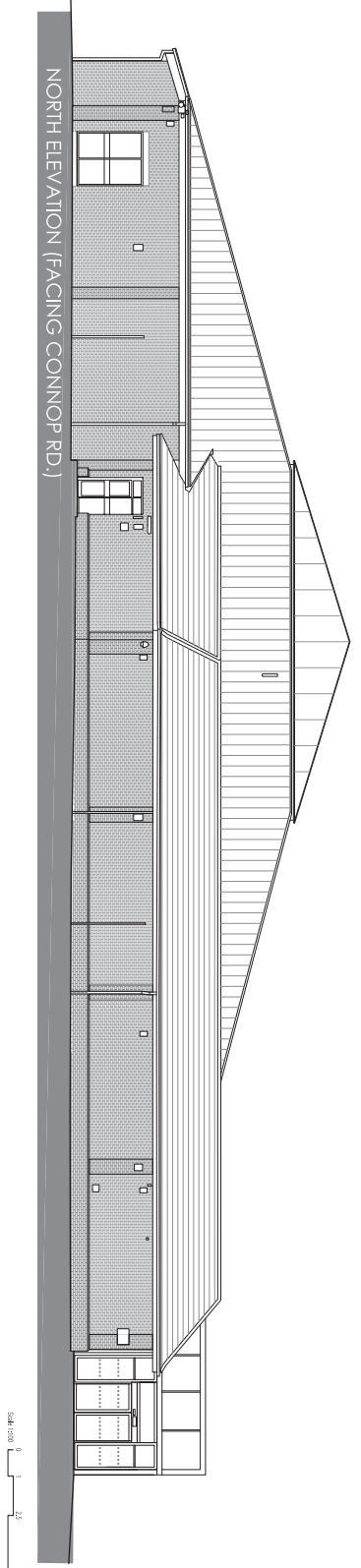
WEST ELEVATION (FACING HERTFORD RD.)



EAST ELEVATION



SOUTH ELEVATION (FACING EASTFIELD RD.)



NORTH ELEVATION (FACING CONNOP RD.)

Scale: 0 1 2 3 5 Metres

- MATERIALS**
- Facing Brickwork - To match existing.
 - Roof (Pitched) - Grey concrete roof tiles, with half round hip and ridge tiles, to match existing. Profiled metal vertical cladding behind pitched roof; colour grey to match existing.
 - Roof (Flat) - Single ply membrane.
 - New Windows - PPC metal frames, colour: grey
 - Existing Windows - Repair all frames, colour: grey
 - Existing Doors - Repaint all frames, colour: grey
 - External Metalwork - Repair, colour: grey (including rainwater goods and glazed roof).

FOR PLANNING

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ENFIELD COUNCIL
ALBANY LEISURE CENTRE

PROPOSED ELEVATIONS

DATE: 13/08/21
DRAWN BY: HCD
PROJECT NO: 3795 (P) 115