

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 24<sup>th</sup> April 2012

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr N. Catherall Tel: 020 8379 3833

**Ward:** Bowes

**Application Number :** TP/11/1563

**Category:** Change of Use

**LOCATION:** 135 - 137, BOWES ROAD, LONDON, N13 4SE

**PROPOSAL:** Change of use of existing garage to teaching room ancillary to doctors clinic.

**Applicant Name & Address:**

Dr. Surraiya Zia,  
Bowes Medical Centre  
135, BOWES ROAD,  
LONDON,  
N13 4SE

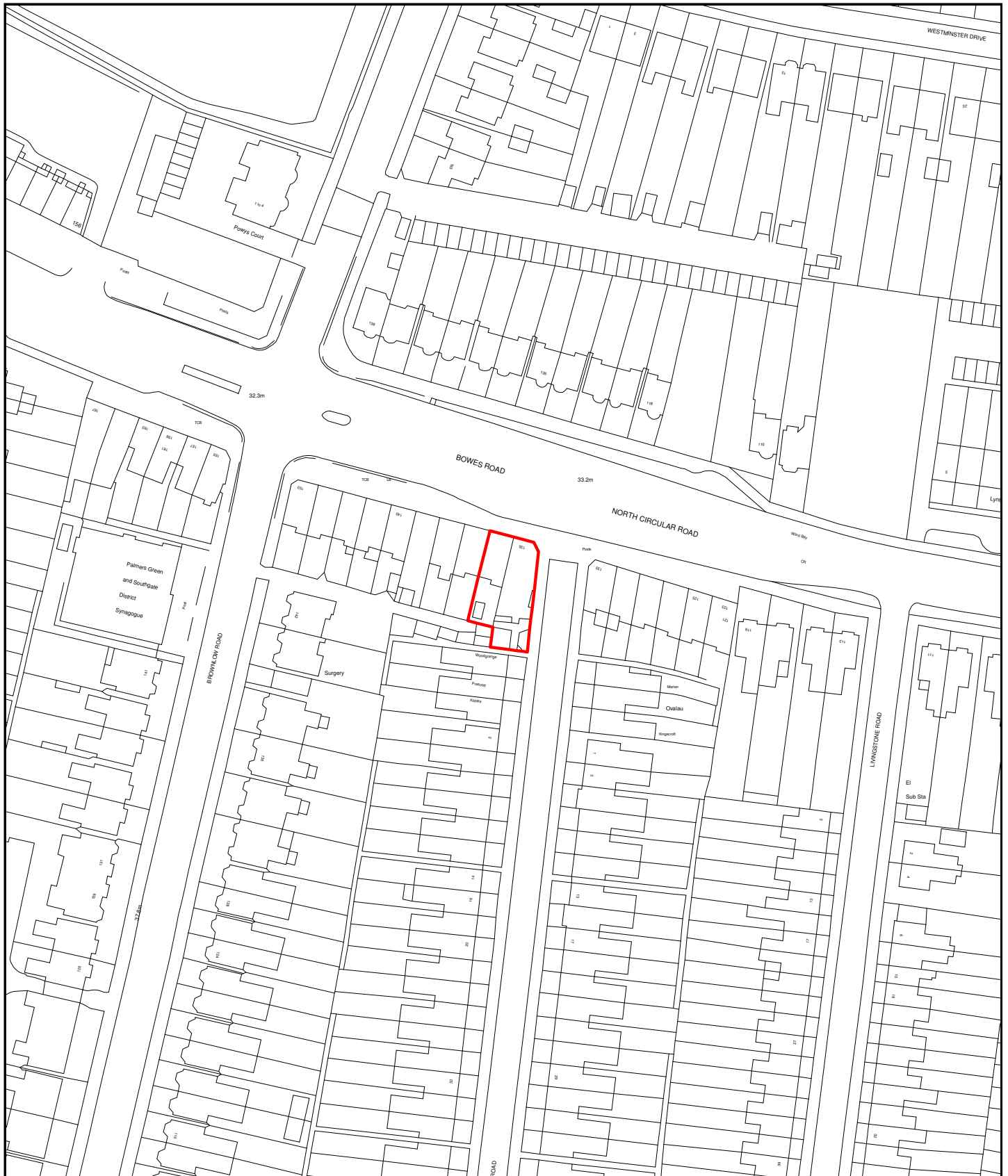
**Agent Name & Address:**

**RECOMMENDATION:**

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

**Note for Members**

Although an application of this nature would normally be delegated authority, due to local interest and concerns regarding on street parking and congestion, Councillor Georgiou has requested that the application be reported to Planning Committee for determination.



### Development Control



Scale - 1:1250  
Time of plot: 10:44

Date of plot: 11/04/2012

## **1. Site and Surroundings**

1.1 The premises comprises a terraced property on the corner of Hardwicke Road and Bowes Road, (also known as the A406 North Circular Road). The building fronts onto Bowes Road but has its entrance in the flank wall on Hardwicke Road. The ground floor of the premises is in use as a Doctors Clinic. The premises has been previously extended by way of a single storey rear extension, a single storey side extension, and a rear dormer window. The surrounding area is predominately residential in character with commercial premises fronting Bowes Road

## **2. Proposal**

2.1 Permission is sought for a change of use of the garage at the rear of the property for use as a teaching room ancillary to the doctor's clinic. This involves changing the existing metal roller shutter fronting Hardwicke Road to a double window unit with a width of 2.74m, and a height of 1.98m. The windows are described as 6.4mm thick "laminated" double glazed units with aluminium frame and the windows would fill the entire opening, The proposal would result in the loss of 2/3 parking spaces.

2.2 The applicants have submitted the following information:

- Pupil numbers would be 8 medical students
- Teaching hours, 9.30am to 5.00pm, Wednesday and Thursday
- The students are from UCL hospital and they all travel by public transport (train)
- The staff here also arrive by bus, train and the rest come walking

## **3. Relevant Planning Decisions**

3.1 TP/08/1407 - Construction of flat roof over parking area at rear to provide a garage and enclosure of rear courtyard to provide a play room was granted with conditions, August 2008.

3.2 TP/06/1076 - Change of use of ground floor from vacant shop to Doctors surgery involving amalgamation with 137 Bowes Road and part single, part 2-storey rear extension together with conversion of first and second floor into 3 x 1-bed self contained flats was granted with conditions, August 2006.

## **4. Consultations**

### **4.1 Statutory and non Statutory Consultations**

4.1.1 Environmental Health raised no objections subject to conditions

4.1.2 Traffic and Transportation have raised no objections and comment that in order to assess the level of on street parking in the vicinity of the site, Traffic and Transportation commissioned parking surveys to be undertaken during the proposed operating hours of the development. These surveys were carried out in house and are included on the planning file. The results of the surveys indicate that there is available on street parking capacity on the surrounding streets which will compliment the hours of use of the development. Consequently Traffic and Transportation do not consider the

proposal to have a parking demand of a level that may prejudice the availability of spaces for local residents or lead to informal or illegal parking.

No objection subject to conditions stipulating a temporary permission for 2 years to monitor the situation in relation to parking/traffic generation. No more than 8 students and 2 staff at any given time, and no more than 1 session per day with limited hours from 9:30 to 5pm. Conditions to include cycle parking and closing up the existing crossover, markings removal and footway reinstatement.

## 4.2 Public

4.2.1 Consultation letters were sent to nineteen neighbouring properties. One reply was received raising concerns regarding the following matters:

- The application is for a change of use from a garage to an educational facility. We strongly oppose this change for the following reasons:
- Change of use will increase traffic flow on an already highly congested residential no-through road. Parking is already subject to significant demand and will worsen if planning permission is granted.
- As a residential road, the planned changes will significantly increase the risk posed to residents' children through the increase in traffic.
- In addition, the area surrounding the garage is used as a turning area for the no-through road, as Hardwicke Road is too narrow to turn and too long to reverse along.
- Finally, traffic noise will increase, particularly during school rush hour.

4.2.2 In addition, Councillor Georgiou has commented as follows:

- I am very supportive of trying to increase health services in Bowes and in giving students an opportunity to develop their skills. However, I have been approached by a number of residents who are very concerned about the traffic impact of changing the use of this garage to teaching facilities.
- Should this planning application be agreed it will force cars, that otherwise use the garage, i.e. 3 cars, to park in Hardwicke Road. Parking in Hardwicke Road is already difficult and residents fear the extra pressure that will be added and the increase in congestion. Moreover, residents are concerned that if this application is granted, the increased traffic will significantly increase the risk posed to children crossing; traffic noise will increase; and, given that Hardwicke Road is a narrow no-through road, the area by the garage is the only part of the road where residents in their cars can achieve a u-turn (and therefore not having to reverse all the way up the road).

## 4.3 Other correspondence

4.3.1 Two letters of support were submitted with the application.

4.3.2 The following information was submitted by letter from Dr Sophie Park, GP and Course Lead for Women's Health. Teaching at UCL Medical School.

- I gather that Bowes Medical Centre are currently considering a planning application to change the use of their garage to a teaching room.
- Many GPs are actively involved in teaching undergraduate medical students, involving patients from their practices. Students attend in small

groups (usually about 4 students) and are encouraged to travel by public transport. Patients often appreciate the opportunity to get involved in teaching as students can provide a different perspective to their care and often have more time to listen and attend to their concerns. Students also learn a huge amount about the context of patient's illnesses; improve their history and examination skills; and have an opportunity to reflect with feedback on how to improve their consultations in the future.

- We are delighted that Dr Zia is able to support this valuable experience for patients and students in her practice. She recently joined as a UCL GP tutor and will be teaching within the practice from September 2011. When I visited the practice, she showed me the space at the rear of the practice (garage), which she would like to adapt to provide a teaching space. This would be ideal for the students to support learning activities such as tutorials and computer access. I would, therefore, like to support her application for your consideration.

4.3.2 The following letter was submitted by letter from David Burrowes MP.

- I am writing as the Member of Parliament for the Enfield Southgate constituency on behalf of my constituent Dr Zia in relation to her recent application for a change of use of her garage in to a teaching room. I recognise the need to improve primary care facilities in the N11 Bowes area.
- I therefore wish to commend the application from Dr Surraiya Zia to change the use of the garage at Bowes Medical Centre to a room for teaching medical students and I would urge you to give careful consideration of this application.

## **5. Relevant Policy**

### **5.1 Core Strategy Policy**

CP4 - High quality design and sustainability  
CP8 - Education  
CP30 - Maintaining and improving the quality of the built and open environment

### **5.2 Unitary Development Plan Policy**

(II) GD3 - High standard of functional and aesthetic design  
(II) GD6 - Traffic Generation  
(II) GD8 - Access & servicing  
(II) CS1 - Community services, full range of services appropriate to needs

### **5.3 London Plan Policy**

3.16 - Social infrastructure  
3.18 - Education facilities  
6.13 - Parking  
7.1 - Building London's neighbourhoods and communities  
7.2 - An inclusive environment  
7.4 - Local character

### **5.4 Other Relevant Policy**

## **6. Analysis**

### **6.1 Impact on Character of Surrounding Area**

6.2.1 The only change to the external appearance of the existing garage would be the replacement of the existing garage door with a large window. There are no similar structures in the surrounding area but the existing garage door is a solid metal roller shutter and as such makes no positive contribution to the street scene. The single storey rear element already has two existing windows in the flank wall, therefore it is considered that the proposed window would be an improvement to the existing situation and would result in an appearance that does not detract from the street scene. It is therefore considered that the outbuilding would have appropriate regard to the surrounding, having regard to Policy (II)GD3 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.

### **6.2 Impact on Neighbouring Properties**

6.2.1 The garage is located adjacent to a residential property on Hardwick Road known as Woodgrange. There are no proposed changes in the size of the built form and it is considered that the proposed use as a teaching room for medical students would not result in a level of noise and disturbance detrimental to the amenities of the residents of Woodgrange. The internal use of the premises for training purposes therefore is considered acceptable.

6.2.2 The garage is also located directly opposite a driveway serving the rear of the properties fronting onto Bowes Road (Nos 123-133). Adjacent to this is a residential property (Marian ) but it is considered that, having regard to the distance between the two built forms of 15m and the fact that they are separated by a road, the proposed use would not undermine the privacy of the residents of Marian and is therefore considered acceptable.

### **6.3 Ancillary Use of Outbuilding**

The use of the outbuilding as a teaching room for a maximum of 8 pupils between 9.30am and 5.00pm only is considered acceptable in terms of its potential impact on the amenity enjoyed at the surrounding residential properties with regard to noise and the frequency of comings and goings. The proposed limited student numbers and limited hours of use are considered acceptable and will be condition so to ensure the level of use remains appropriate.

### **6.4 Parking**

6.4.1 The proposed development would result in the loss of 2/3 off-street car parking spaces. To assess the impact a parking survey was carried out in the surrounding area and this demonstrates that there is available on street parking capacity on the surrounding streets which will compliment the hours of use of the development. Consequently it is considered that the proposal would not have a parking demand that would prejudice the availability of spaces for local residents or lead to informal or illegal parking. This position is supported by the fact that the existing garage is not regularly used for parking

and thus, its loss would not lead to any displaced parking on the adjoining highways

## **7. Conclusion**

7.1 It is considered that the proposals are acceptable for the following reasons:

1. The proposed change of use of existing garage to teaching room ancillary to doctors clinic due to its use and external appearance would not affect the character and appearance of the existing property and would not have an adverse impact on the character of the area and amenities of the surrounding properties having regard to Policy (II) GD3 of the Unitary Development Plan and Policy 30 of the Core Strategy.
2. The proposed development will not prejudice the provision of on-street parking nor would it give 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, and Policy 6.13 of The London Plan.

## **8. Recommendation**

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

1. C60: Approved Plans. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Outbuilding - Restricted Use. The proposed outbuilding shall only be used for purposes ancillary to the authorised dental practice as a teaching room only and shall only operate between the hours of 09:30 - 17:00 Monday to Friday and at no other time.

Reason: To protect the amenities of the adjoining properties.

3. Outbuilding - Restricted Use. The proposed outbuilding shall only be occupied by no more than 8 students and 2 staff at any one time, and at a frequency of no more than one class per day.

Reason: To protect the amenities of the adjoining properties.

4. C25: No additional fenestration. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties.

5. C59: Cycle parking. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces

have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

6. Prior to the commencement of development details of the redundant points of access and reinstatement of the verge to make good the footway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained.

Reason: In the interests of on street parking availability and street scene.

7. Details of any air conditioning or non-passive ventilation systems must be submitted for approval to the local planning authority, prior to installation.

Reason: To protect the amenities of the adjoining properties.

8. C.51: Time limited permission. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

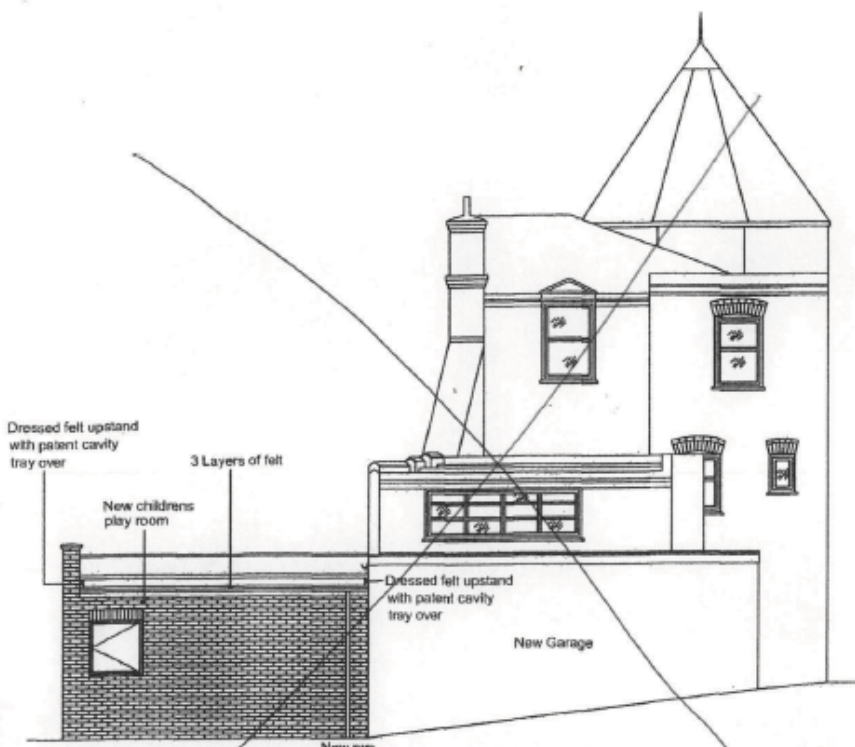
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

## 8.2 Informative:

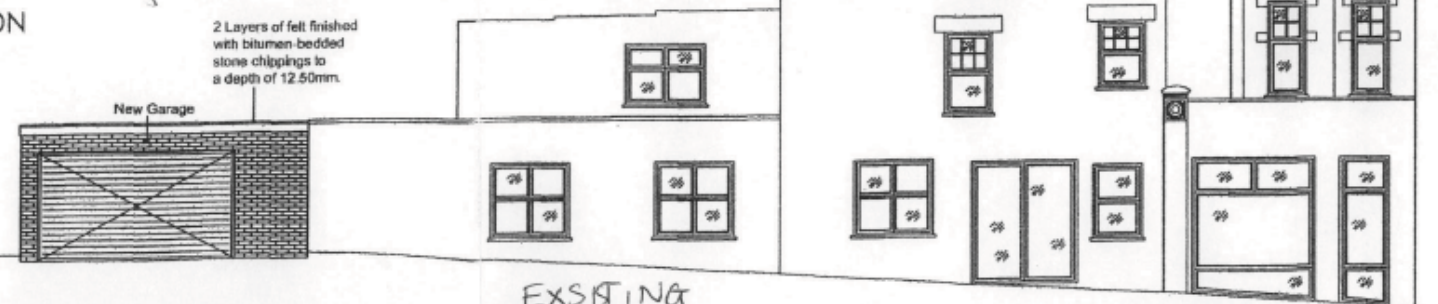
All works to the highway need to be undertaken by the Council's Highway Services team, and that they should contact the footway crossing helpdesk (020 8379 2211) as soon as possible so the required works can be programmed.



1205



**PROPOSED REAR ELEVATION**  
SCALE 1:100



**EXISTING & PROPOSED SIDE ELEVATION**  
SCALE 1:100



**PLANNING**

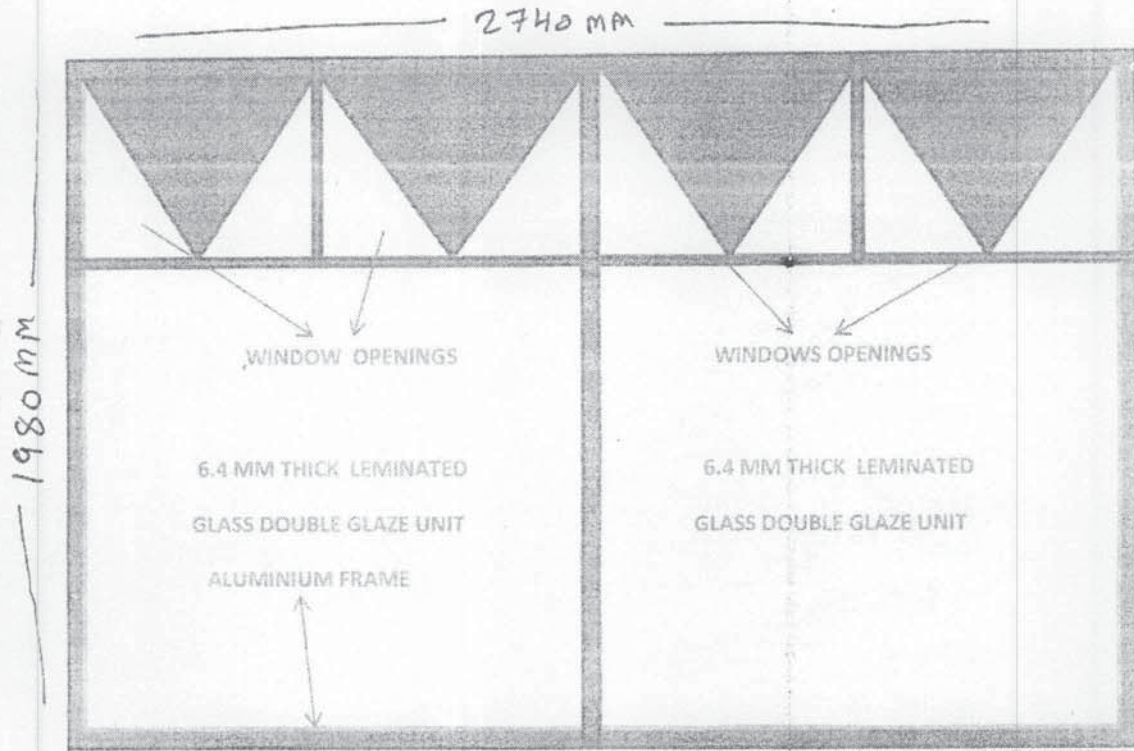
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<b>SITE ADDRESS</b> 135 - 137, BOWES ROAD, SOUTHGATE - N13 4SE	
<b>DRAWING TITLE</b> PROPOSED ELEVATIONS	
DATE: 1:100	BY: JUN 2009
DWG / 006	



Proposed Plan

FRONT VIEW OF GARAGE.