

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 27<sup>th</sup> November 2012

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Andrew Jarratt Tel: 020 8379 3842

**Ward:**  
Cockfosters

**Application Number :** P12-01876PLA

**Category:** Minor

**LOCATION:** 16 Heddon Court Parade, Cockfosters Road, EN4 0DB

**PROPOSAL:** Change of Use from Storage Depot (B8) to a gymnasium (D2).

**Applicant Name & Address:**

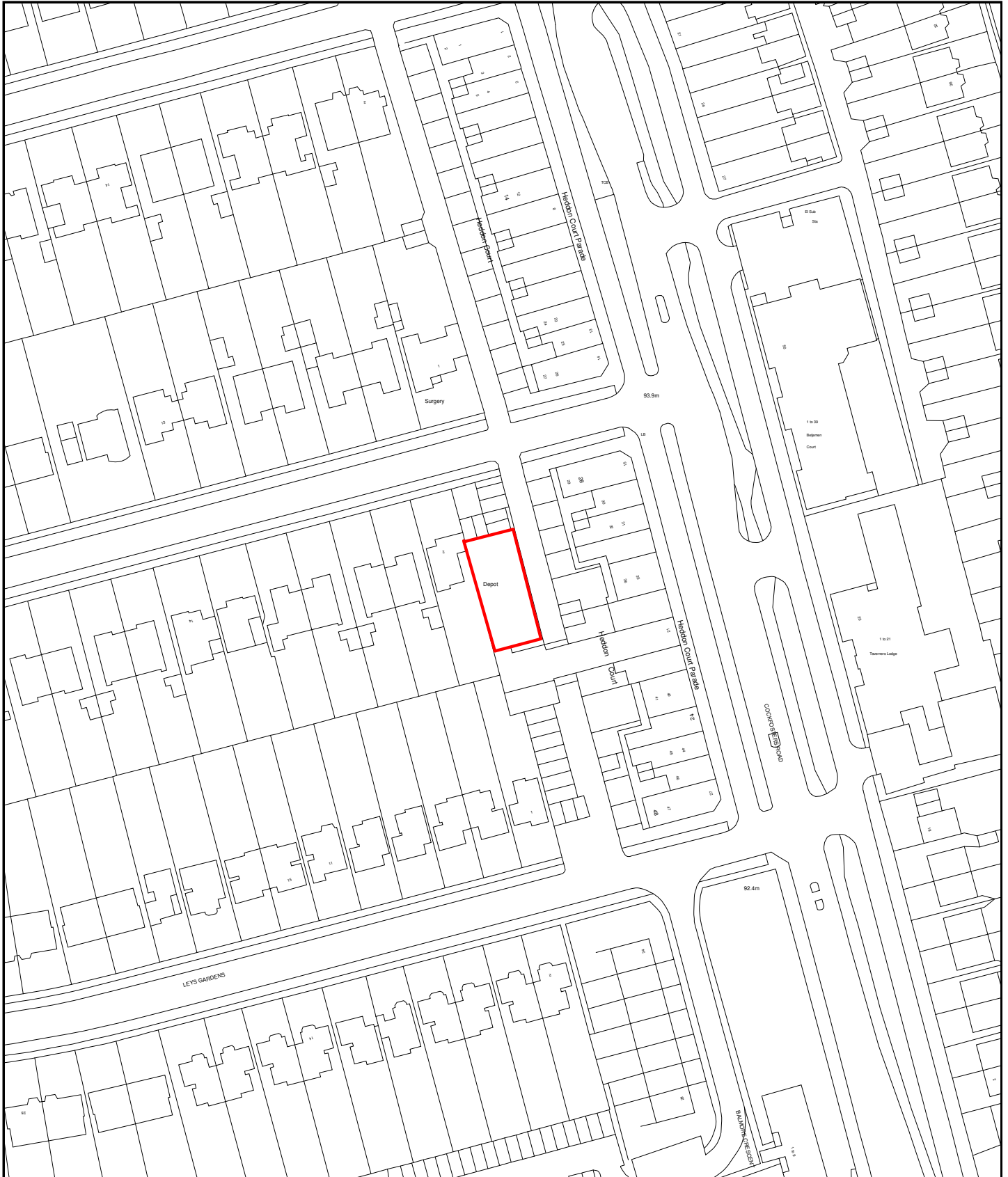
Mr W Hickson  
c/o Agent

**Agent Name & Address,:**

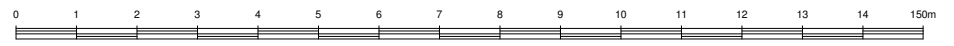
Andrew West  
Studio 8 Arch + Planning  
Crows Nest  
266 Stamford Hill  
London  
N16 6TU

**RECOMMENDATION:**

That planning permission be **REFUSED**



### Development Control



Scale - 1:1250  
Time of plot: 09:00

Date of plot: 12/11/2012

## 1. **Site and Surroundings**

- 1.1 An existing single storey storage unit (Use Class B8) which located to the rear of the retail units (with flats above) which front Heddon Court Parade which runs adjacent to Bramley Road and adjoins the boundary with No 2 Freston Gardens
- 1.2 Notwithstanding the fact that the site lies within the local shopping centre of Cockfosters, the prevailing character is residential. The prevailing form of development is set by the 3 storey buildings of Heddon Court Parade with retail at ground floor and flats above, single storey buildings and access road to the rear of the Heddon Court Parade and two storey semi detached dwelling houses dominating the residential roads which link onto Bramley Road including Freston Gardens.
- 1.3 The site is accessed from Freston Gardens via the service road which lies to the rear of the ground floor retail units. This service access is shared with all the other retail units, flats and outbuildings of this section of Heddon Court Parade.
- 1.4 The unit does not appear to have any private parking areas, with the exception of a couple of informal spaces either side of the existing storage loading bay. However, there are pay and display parking spaces where Freston Gardens links with Heddon Court Parade and Bramley Road.

## 2.0 **Proposal**

- 2.1 Permission is sought for the change of use of the existing B8 storage unit into a D2 gymnasium.
- 2.2 The proposal would require minimal changes to the internal and external arrangement of the existing building. Internally the change would necessitate the installation of new partition walls and appropriate plumbing and shower facilities to support a gymnasium. Externally the development would require the removal of the existing loading bay door and entrance door and installation of a new entrance door in place of the existing loading bay area.
- 2.3 It is proposed to use the premises as a gym facility providing classes and tuition to the public for yoga, women's self defence, women's boxing, mens boxing, martial arts (male/ female and junior). The applicant believes the unit would have a capacity of no more than 30 persons. There are expected to be 3 full time members of staff and 3 or 4 part time members of staff.
- 2.4.1 The gymnasium would have opening hours of 08:00 hrs to 21:00 hrs Monday to Friday, 09:00hrs to 16:00 hrs on Saturdays and 10:00 hrs to 14:00 hrs on Sunday.

## 3. **Consultation**

### 3.1 Internal Consultations

- 3.1.1 Traffic and Transportation object because of inadequate access, servicing, refuse, cycle storage and off street parking provision

### 3.2 External Consultations

3.2.1 None necessary

### 3.3 Public

3.3.1 Consultation letters were sent to 26 neighbouring properties. In addition, notice was displayed at the site. Two letters of objection have been received which raise the following points;

- The area to the rear of Heddon Court Parade is private and for the use of the shopkeepers and residents only
- Introduction of commercial use would be inappropriate
- Adverse effect on residential amenity
- Effect of parking on free flow and safety of traffic

### 3.4 Petitions

3.4.1 A supporting petition including 30 signatures from neighbouring residents and businesses.

3.4.2 A petition covering 15 letters has also been received objecting to the proposal

## 4. **Relevant History**

4.1 None

## 5. **Relevant Policies**

### 5.1 Local Plan – Core Strategy

SO1 Enabling and focusing change  
SO2 Environmental sustainability  
SO6 Maximising economic potential  
SO7 Employment and skills  
SO8 Transportation and accessibility  
SO10 Built environment

CP1 Grown Areas  
CP9 Supporting community cohesion  
CP13 Promoting economic prosperity  
CP16 Taking part in economic success and improving skills  
CP24 The road network  
CP30 Maintaining and improving the quality of the built and open environment  
CP32 Pollution

### 5.2 Saved UDP Policies

(II)E10 Car parking and servicing for business uses  
(II)GD3 Character / Design  
(II)GD6 Traffic impact  
(II)GD8 Site access  
(II)T13 Access

### 5.3 The London Plan

4.1 Developing London's Economy

6.13 Parking

7.1 Building communities

7.4 Local character

### 5.4 Other Material Considerations

National Planning Policy Framework

## 6. **Analysis**

6.1 The site sits behind Heddon Court Parade and therefore does not form part of the immediate shopping parade. It is not designated Strategic Industrial Land and as such there is no objection in principle to the loss of the storage unit. However, the suitability of the proposed new use, needs to be assessed in terms of whether it constitutes an appropriate use for this location and whether it would be acceptable with reference to residential amenity, traffic generation, and parking.

### 6.2 Character and appearance

6.2.1 The proposal would involve minimal alterations to the buildings external appearance, involving only the removal of the existing loading bay and its replacement with a new entrance. If anything, this could improve the external appearance of the building. However, no elevation drawings have been submitted and consequently the exact appearance of such an entrance cannot be confirmed. Owing to the minor nature of the external appearance of the building as shown on the submitted floor plans, it is considered that it would be appropriate to request an elevation drawing by imposing a condition.

6.2.2 The lawful use of the building as a warehouse could involve a number of daily vehicle movements with an associated degree of activity and establishes a baseline upon which to assess any alternative proposal. A gymnasium as set out by the Applicant would also generate activity and although the pattern of movements would be different and likely to increase general activity, it is considered the level of activity would be unlikely to detract from the residential character of the locality.

6.2.3 In light of the above it is considered that the proposal would not cause undue harm to the character and appearance of the surrounding area.

### 6.3 Residential Amenity

6.3.1 The proposed development does not involve significant alterations to the external appearance of the building and there would be no new openings in the elevation facing 2 Freston Gardens. Moreover, there would be no increase in height of the building. Consequently, it is considered that the proposal would not harm the residential amenities of neighbouring occupants in terms of outlook and loss of light.

6.3.2 With reference to the effect of any increase in activity, noise and disturbance, in its current use as a storage unit, the site is accessed infrequently and as such causes minimal disturbance to the nearby residential units above the shopping parade and almost no impact upon residential dwellings in the adjacent Freston Gardens. The change of use to a gymnasium would intensify the existing use, attracting significantly larger numbers of people who would regularly enter and exit the site. It is considered that from the submitted information, it cannot be confirmed that the change of use to a gymnasium would not give rise to noise and disturbance which would harm the residential amenities of residential amenities of neighbouring occupants.

#### 6.4 Traffic Generation and Parking

6.4.1 Owing to the site constraints, there is no provision for off street parking spaces for either employees or gym users, nor is there space externally to provide secure refuse and cycle storage to a standard which would meet the Council's adopted standards. It is therefore considered that the change of use would intensify the use of the site and generate a significant increase in trips taken by vehicles entering and exiting the site or parking on the neighbouring highways

6.4.2 In the absence of off street parking provision and taking into account the use's capacity of 30 persons with 3 full time staff members and 3 to 4 part time staff members, it is considered likely that the gymnasium would put pressure on existing on street parking on Heddon Court Parade and residential streets such as Freston Gardens.

### 7. **Conclusion**

7.1 In light of the above it is considered that the proposed change of use especially given the absence of detail upon which to base a more favourable recommendation, would give rise to concerns that would prejudice the residential amenities of neighbouring properties and the free flow and safety of traffic on the adjoining highways.

### 8. **Recommendation**

8.1 That planning permission be REFUSED for the following reasons

1. Insufficient information has been submitted to demonstrate that potential noise and disturbance to surrounding residential occupiers from people arriving and leaving the application premises or from the use of the building as a gymnasium due to noise outbreak from the fabric of the building can be adequately mitigated, contrary to Policy 32 of the Core Strategy, (II)GD1 of the Unitary Development Plan and the National Planning Policy Framework.
2. The proposed change of use, by reason of the lack provision for off-street parking, is likely to give rise to unacceptable on street parking demand in the surrounding area as a result of increased traffic generation which could result in conditions that will have a negative impact. In addition, it will prejudice the availability of existing off-street parking spaces within the site and give rise to access difficulties, and safe manoeuvring problems within the site. Therefore, all of the above

implications will be prejudicial to highway and pedestrian safety and the free-flow of traffic, contrary to UDP Policies (II) GD6 and (II) GD8 and (II) T13 and The London Plan 2011 Policy 6.13



**SITE** 326 sq m

SCALE : 1:1000@A4

NOTES :

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Rev	Detail	Date
1808.OS.00	Revision :	
Scale :	Date :	
1:1000 @ A4	09.07.12	
Project Title :		
Sites at		
rear of 16 Heddon Court Parade		
Cockfosters EN4 0DE		
Drawing Title :		
Site Location Plan		

OS 00

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Site Location Plan (T:10000@A1, 1:2000@A3)



Rev	Detail	Date
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Drawing No. : 1808.F.01  
Revision :

Scale : 09.07.12  
Date :

Project Title :  
Site at  
rear of 16 Heddon Court Parade  
Coxsosses ENH 00E

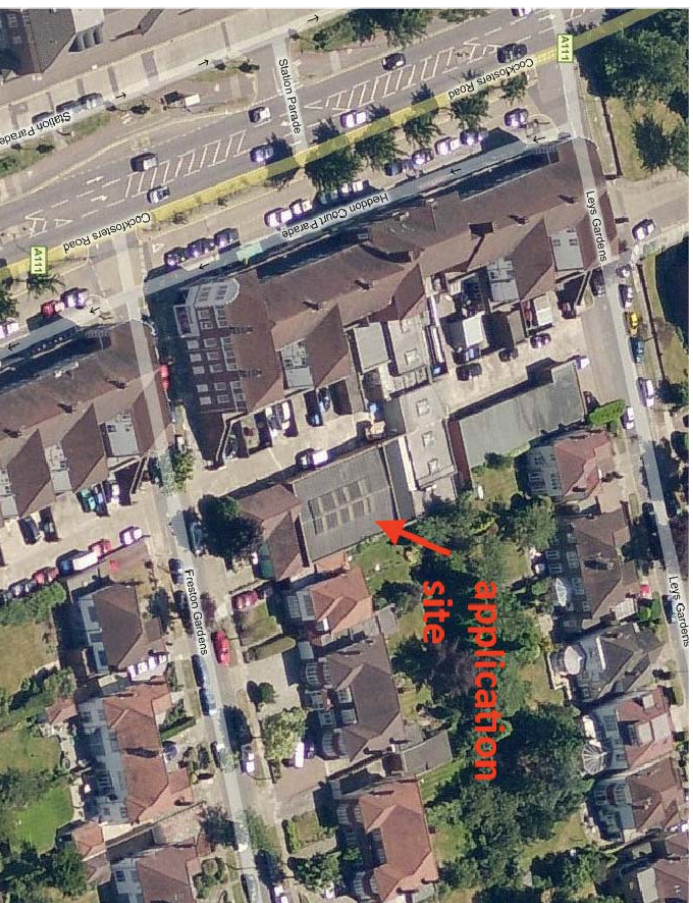
Drawing Title :  
Site Photos

F 01

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# Aerial Photos



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**Site Location Plan (1:1000@A1, 1:2000@A3)**

Rev	Detail	Date
1	Overall	
1808.F.02	Revision :	
Scale :	Date :	09.07.12

**Project Title:**  
 Site at  
 rear of 16 Heddon Court Parade  
 Cockfosters EN4 0DE

**Drawing Title:**  
 Site Photos

F 02

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NOTES :

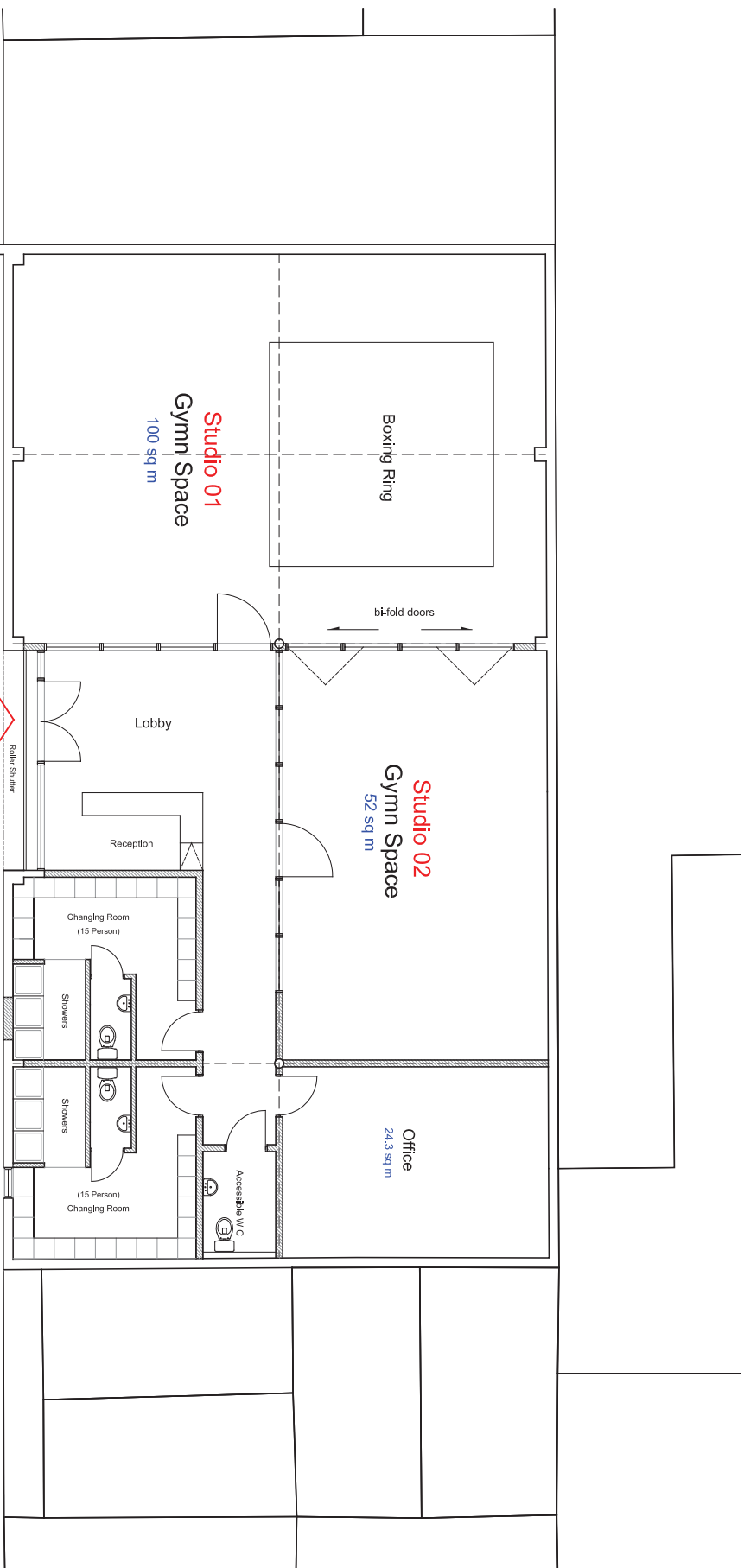
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Site Location Plan (1:1000@A1, 1:2000@A3)



PROPOSED  
GROUND FLOOR PLAN

1:150 A1, 1:100@A3

SCALE  
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200

Service Road / Access

Drawing Title:  
PROPOSED  
Floor Plan

P 01

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