

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 17th December 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
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Ward: Chase

Application Number : P13-03208PLA

Category: Change of Use

LOCATION: FORTY HALL FARM, FORTY HILL, ENFIELD, EN2 9HA

PROPOSAL: Change of use of existing garages to visitors center including removal of doors and roof and installation of oak windows, doors and roof, new entrance and landscaping, fencing and gate including erection of chimney.

Applicant Name & Address:

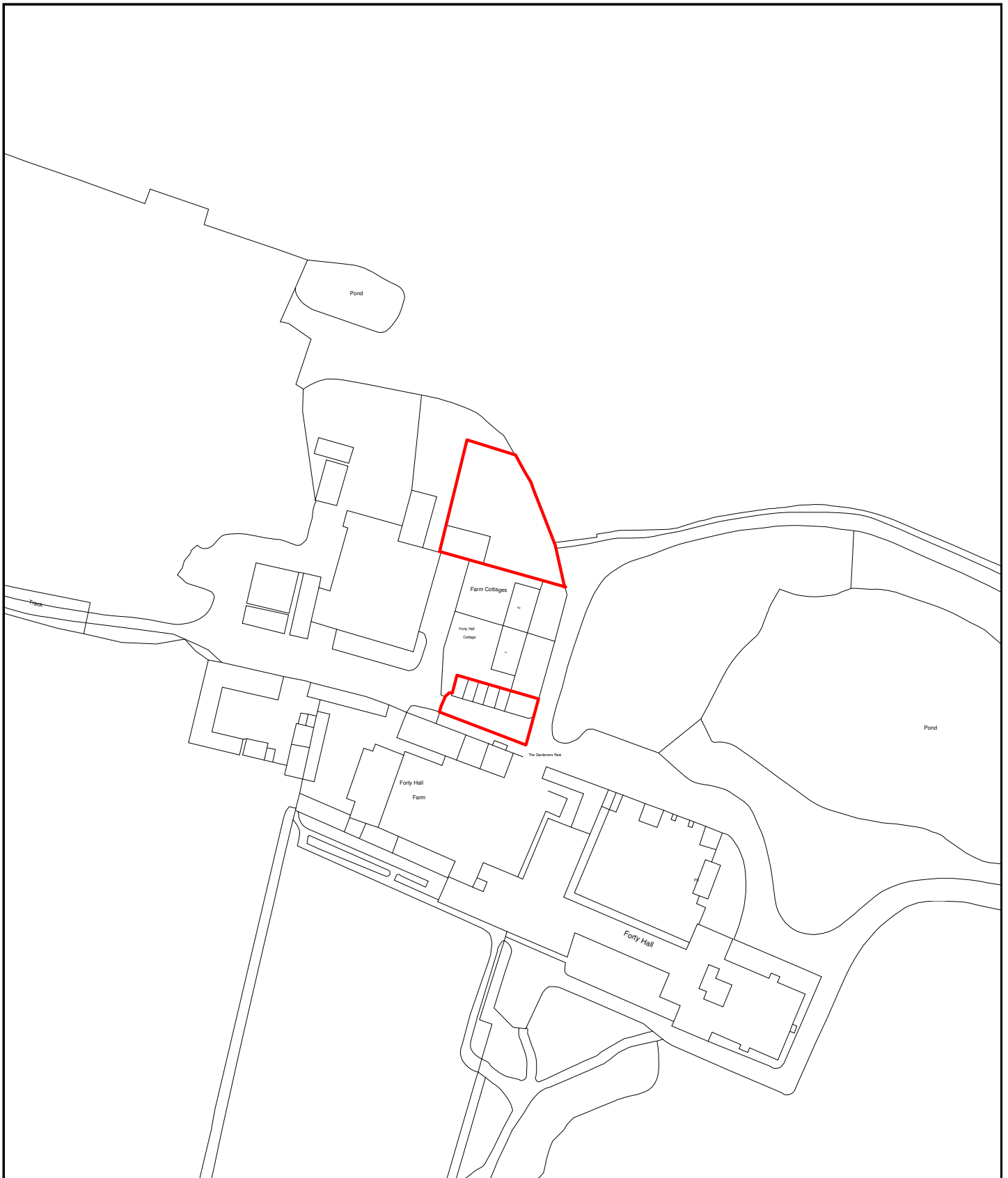
Kate McGeevor,
c/o Capel Manor College
CAPEL MANOR COLLEGE,
BULLSMOOR LANE,
ENFIELD,
EN1 4RQ

Agent Name & Address:

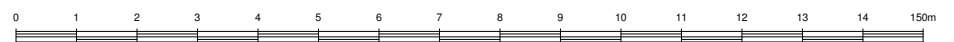
Barry Stow, Barry Stow Architect Ltd
Barry Stow Architect Ltd
6 Harrowdene Court
Belvedere Drive
Surrey
London
Wimbledon
England
SW19 7BY

RECOMMENDATION:

It is considered that planning permission should be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 10:03

Date of plot: 04/12/2013

1. Site and Surroundings

- 1.1 The garage block is a curtilage building located within the wider Forty Hall estate, comprising of a Grade I Listed Manor House, individually listed curtilage structures, parkland and other associated farm and educational buildings.
- 1.2 The garages are located immediately south of No.1 Forty Hall Cottage, and are separated from a Grade II listed barn to the south by the existing vehicular access to the farm. The barn is primarily of red-brick (eastern end of the barn is made up of timber weatherboard), with a tiled pitched roof.
- 1.3 The garages are a typical mid-20 century, mono-pitched roofed structure of red brick, and each with an 'up-and-over' door. The rear wall facing No.1 Forty Hall Cottage is blank, except for one wooden entrance door.
- 1.4 The site lies within the Metropolitan Green Belt and the Forty Hill Conservation Area.

2 Proposal

- 2.1 Permission is sought for the change of use of the existing garages to a visitor centre, including removal of doors and roof and installation of oak windows, doors and roof, new entrance and landscaping, fencing and gate including erection of chimney.
- 2.2 The proposal involves retaining the shell of the existing building and providing a new pitched roof with a chimney. The building will have an overall height of 4.5m to the ridge of the roof, with the chimney protruding an additional 450mm above the ridge. The entrance to the Visitor Centre will be via a newly created double-entrance door on the eastern elevation, with additional paving provided.

3 Relevant Planning Decisions

- 3.1 There is an extensive planning history associated with Forty Hall Farm. Below are the most relevant:
- 3.2 TP/93/1137 - Use of redundant farm buildings as historic farm/ educational/visitors centre – granted on 31 March 1994.
- 3.3 TP/10/1151 – Replacement hay barn – granted on 26 October 2010.
- 3.4 LBE/11/0027 and LBC/11/0025 - Change of use from storage/agricultural to D1 community use as an activity space supporting learning, training and volunteering for Forty Hall, involving works of repair and reinstatement, together with replacement glazing throughout – granted with conditions on 30 July 2012.
- 3.5 P12-03088PLA and P12-02766HER - Re-build of two derelict agricultural buildings (building 13 and 17) with the addition of 3 rooflights to building 17 – granted on 20 May 2013.

4 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 English Heritage (GLAAS)

It has been advised that due to some limited groundwork for service runs, an archaeological watching brief on excavation should be undertaken.

4.1.2 Biodiversity Officer

It has been advised that there are no ecological constraints to the development, however a precautionary approach to the development will be required to ensure that there is no impact on protected species as a result of the development.

4.1.3 Any further comments received will be reported at Committee.

4.2 Public

4.2.1 Letters were sent to the occupiers of 4 neighbouring properties in addition to statutory site and press publicity. Whilst no comments have been received to date, any received will be reported at Committee.

5 Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 3.16	Social infrastructure
Policy 3.18	Education facilities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy

Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.16	Green Belt
Policy 7.19	Biodiversity and access to nature

5.5 Local Plan

CP8:	Education
CP22:	Delivering sustainable waste management
CP24:	The road network
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP32:	Pollution
CP33:	Green Belt and countryside

5.6 Saved UDP Policies

(II)CS1	Land requirements for facilities and services
(II)CS2	Community services and the effective use of land
(II)C18	Curtilages of buildings of architectural or historic interest
(II)C26	demolition of any unlisted building / structure or part thereof
(II)C27	Buildings of interest within a Conservation Area are retained and their character and setting are protected
(II)C29	Resist loss of uses considered important to the Conservation Area
(II)C30	Developments within or immediately adjacent to Conservation Areas
(II)G6	Areas of Special Character
(II)G11	To ensure that new developments in the green belt do not have a detrimental impact on the surrounding landscape.
(II)G19	High standards of design, layout, materials in the Green Belt, in particular in the case of farm buildings
(II)G23	Proposals for the change of use of any redundant agricultural building
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic generation
(II)GD8	Access

5.7 Submission version Development Management Document

DMD44	Preserving and Enhancing Heritage Assets
DMD47	New Roads, Access and Servicing
DMD68	Noise
DMD78	Nature conservation
DMD79	Ecological enhancements
DMD81	Landscaping
DMD82	Protecting the Green Belt
DMD84	Areas of Special Character

5.8 Other Relevant Policy Considerations

National Planning Policy Framework (NPPF)
Enfield Characterisation Study (2011)
Forty Hill Conservation Area Character Appraisal

6 Analysis

6.1 Principle

6.1.1 The proposed re-use of the building is broadly acceptable providing that any alterations to it do not have a greater impact on the purposes of including land within the Green Belt, there is no harm to the heritage assets on the Forty Hall estate, the proposal does not unduly impact on residential amenity, and access arrangements are acceptable.

6.2 Green Belt Considerations

6.2.1 The National Planning Policy Framework (NPPF) confirms that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence (para.79).

6.2.2 The purposes of including land in the Green Belt are to:

- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.2.3 The re-use of buildings within the Green Belt is acceptable in principle providing that the use does not have any greater impact on the purposes of including land within the Green Belt. In addition, the extension or alteration of a building within the Green Belt is also considered appropriate providing that it does not result in disproportionate additions over and above the size of the original building.

6.2.4 The proposed use of the building as a visitor centre supports the wider operation of Forty Hall Farm by providing a dedicated space in which visitors can gather before being shown around the farm. It will also provide a small

shop where produce from the farm will be sold. Moreover, by providing the only means of access to the farm, pedestrian traffic is removed from the access road between the garage and the listed barn. It is considered that the re-use of the garages as a visitor centre will not have a greater impact on the purposes of including land within the Green Belt.

6.2.5 The proposed development will not increase the footprint of the building but it will increase the overall height of the building from 2.8m to 4.5m. Although the resulting building will be more visible because of the provision of the pitched roof, within the context of the immediate surroundings, it will still be subservient to the listed barn and to the cottages.

6.2.6 In Green Belt terms, the proposed development is considered acceptable having regard to Core Policy 33 of the Core Strategy, Policies (II)G6, (II)G11, (II)G19 & G23 of the Unitary Development Plan, Policy 7.16 of the London Plan, DMD 82 & 84 of the Submission Version DMD and national guidance contained within the National Planning Policy Framework (in particular section 9).

6.3 Impact on Heritage Assets / Character of Surrounding Area

6.3.1 The Forty Hill Conservation Area Character Appraisal describes the area thus:

“To the west and north-west of the house are the service and stable courts and the Home Farm, within which views are mostly contained by buildings of varying scales, with framed views out to the wider landscape, particularly to the north across to Myddelton House, between the structures. This is, and always has been, the working part of the historic landscape”

6.3.2 The proposed design of the Visitor Centre is considered to be more sympathetic to the listed structures to which it is sited near, than the current utilitarian design and would represent an improvement to this part of the estate and the Conservation Area. The proposed development, due to its design and use would not detract from the character and setting of the nearby listed buildings nor does it detract from the character, appearance and setting of the conservation area, having regard Policies (II)C18, (II)C26, (II)C27, (II)C28, (II)C29, (II)C30, of the Unitary Development Plan

6.4 Impact on Neighbouring Properties

6.4.1 Number 1 Forty Hall Cottage is one of a pair of two-storey, semi-detached residential buildings immediately adjacent to the garage block. One of the cottages is occupied by an employee of the estate and the other provides accommodation for students of Capel Manor College.

6.4.2 Forty Hall Farm is generally not open to visitors but it does host various events throughout the year for which general members of the public are able to attend. The farm is a working farm which serves as an educational resource for students at Capel Manor College. The majority of people visiting the site are students of Capel Manor or volunteers.

6.4.3 The proposed hours of use (Monday to Saturday 9am to 5pm and Sunday 11am to 5pm) are considered acceptable. The hours proposed for Monday to Saturday are akin to normal business hours where a greater level of activity can be expected around the site. Given the nature of the activity around the

farm, it is also considered that the proposed hours for Sundays is also acceptable. It is considered that the change of use, including the hours of use, would not have a detrimental impact on the existing amenity of the occupiers.

6.5 Highway Safety

6.5.1 The existing gated farm access immediately to the south of the garages will be closed off to the majority of the heavy farm traffic, which will be diverted to the north of No.2 Forty Hall Cottage. The existing gate will be moved towards the eastern end of the garage block but will not be attached to the listed building.

6.5.2 The increased segregation of the vehicular traffic (heavy farm machinery) from pedestrian traffic is a significant improvement in terms of highway safety. Works to the north of No.2 Forty Hall Cottage will involve the removal of some of the post and rail timber fencing to allow vehicles to use the existing gravel drive to access the farmyard adjacent to the barn erected under reference TP/10/1151.

6.6 Sustainable Design & Construction

BREEAM

6.6.1 Due to the small-scale nature of the building, it is not required to meet with any BREEAM standard, although it is noted that thermal insulation will be provided.

Biodiversity

6.6.2 The existing garages do not contain any potential for bat roosts and there are therefore no constraints to the replacement of the roof.

6.6.3 The conversion of the garages to a visitor centre enables the segregation of farm traffic from pedestrian traffic, as discussed above. The altered access for vehicular traffic should not further impact upon any protected species, although it is advised that a precautionary approach should be adopted through the imposition of appropriately worded conditions.

7 Conclusion

7.1 Having regard to all of the above, it is considered that planning permission should be granted for the following reasons:

- 1 The proposed development, will not detrimentally impact on the purposes of including land within the Green Belt and will not harm the openness of the Green Belt and Enfield Chase Area of Special Character, having regard to Core Policy 33 of the Core Strategy, Policies (II)G6, (II)G11, (II)G19 & G23 of the Unitary Development Plan, Policy 7.16 of the London Plan, DMD 82 & 84 of the Submission Version DMD and national guidance contained within the National Planning Policy Framework (in particular section 9)
- 2 The proposed development, by virtue of its design and the nature of the use, will not detract from the character and setting of the nearby listed

buildings nor does it detract from the character, appearance and setting of the wider conservation area, having regard to Core Policy 31 of the Core Strategy, Policies (II)C18, (II)C26, (II)C27, (II)C28, (II)C29, (II)C30, of the Unitary Development Plan, Policies 7.4, 7.6 & 7.8 of the London Plan, DMD 44 of the Submission Version DMD, DMD and national guidance contained within the National Planning Policy Framework (in particular section 12).

- 3 The proposed development will not unduly impact on the existing amenity of nearby residential occupiers in terms of outlook, loss of privacy, additional noise and disturbance, having regard to Core Policy 30 of the Core Strategy, Policy (II)GD3 of the Unitary Development Plan, Policy 68 of the Submission version DMD, Policy 7.15 of The London Plan, and national guidance contained within the National Planning Policy Framework (in particular section 7).
- 4 The development will reduce the risk of conflict between pedestrians and farm traffic within the site having regard to Policies (II)GD6 & (II)GD8 of the Unitary Development Plan, Policy 47 of the Submission version DMD, Policy 6.3 of The London Plan, and with guidance contained within the National Planning Policy Framework (in particular section 4).
- 5 The proposed development will improve learning and training facilities for Capel Manor College as well as providing a valuable resource for visitors to the historic farm. It is considered that the proposed development complies with Core Policy 8 of the Core Strategy, Policies (II)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan, Policies 3.16, 3.18 & 7.1 of The London Plan, and with guidance contained within the National Planning Policy Framework (in particular sections 8 & 12).

8 Recommendation

8.1 It is considered that planning permission should be granted subject to the following conditions:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. C08 Materials to Match (as annotated on plans)
Unless required by any other condition attached to this permission, the materials to be used throughout the development hereby approved shall match those on the approved plans and supporting documents.

Reason: To secure a satisfactory appearance in the interest of visual amenity and having regard to the setting of the adjacent grade II listed barn and the wider Conservation Area.

4. C09 Details of Hard Surfacing
5. C14 Details of Access and Junction
6. C17 Details of Landscaping
7. C19 Details of Refuse Storage
8. C41 Details of External Lighting
9. NSC1 Hours of Use
The premises shall only be open for business and working between the hours of Monday to Saturday 9am to 5pm and Sundays 11am to

5pm only and at no other time without the prior written approval of the Local Planning Authority.

Reason: Having regard to the amenity of neighbouring occupiers.

10. NSC2 Archaeological Watching Brief
- A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.
- B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To secure the provision of an archaeological watching brief followed by the subsequent recording of significant remains prior to development (including preservation of important remains), as heritage assets of archaeological interest survive on the site.

11. NSC3 Nesting Birds
- All areas of hedges, scrub, trees or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy.

12. NSC4 Great crested newts (GCN) – Avoidance Strategy
- Prior to the commencement of works a precautionary ecological working methodology is to be submitted and approved in writing by the council. The precautionary methodology is to include details on the protection and avoidance measures in place to ensure no harm comes to great crested newts as part of the development. The strategy should include the following avoidance measures:

- Any areas of suitable amphibian habitat to be affected by the development should be moved prior to the hibernation period to an area on site not being affected by development works;

- Grass, bramble, scrub and tall ruderal areas to be affected by works should be cut to a height of around 150mm to deter amphibians using the area for refuge prior to clearance for development works;
- Disturbance of amphibian habitat (including compost heaps, log piles, bramble, scrub, refuge material and tall ruderal areas) and the filling in of any gaps or crevices accessible to GCN during the hibernation period is to be avoided (November - February inclusive);
- All works taking place out of the GCN hibernation period (between February/March-November – *temperature dependent*) are to be avoided between dusk-dawn when newts are active;
- Should newts be found at any time as part of the development, all works must stop and advice immediately sought from a licenced ecologist before works can proceed.

Reason: To ensure that great crested newts (a European Protected Species) are not impacted as a result of the development.

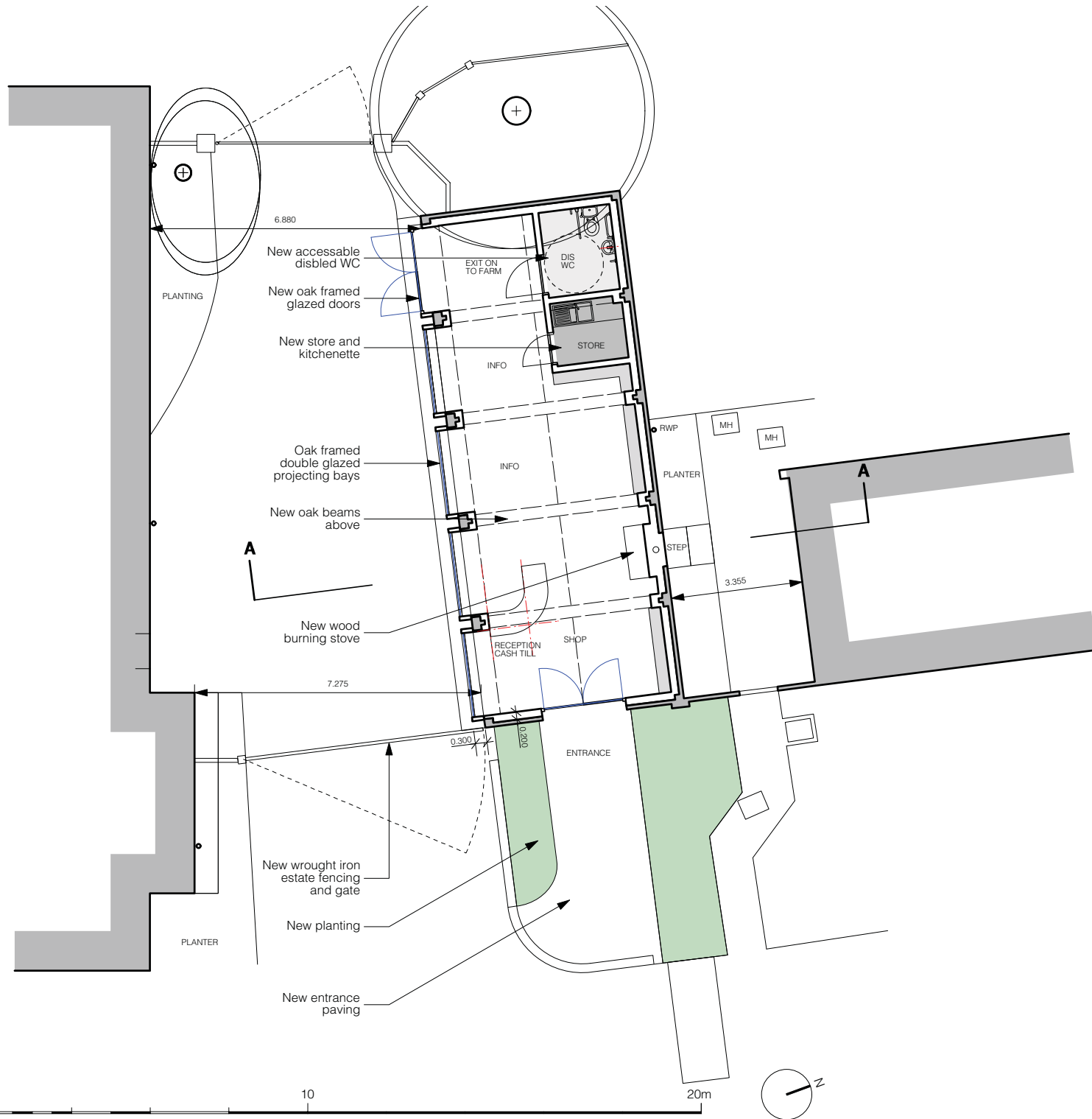
13. NSC5 Joinery Details

All new fenestration shall be constructed of oak, as submitted on the submitted plans and supporting documentation, in accordance with large-scale joinery details (scale 1:20) to be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To secure a satisfactory appearance in the interest of visual amenity and having regard to the setting of the adjacent grade II listed barn and the wider Conservation Area.

14. NSC6 Details of the new wrought iron estate fencing and gate shall be provided to the Local Planning Authority for approval in writing prior to installation. The fencing and gate shall be installed in accordance with the approved detail.

Reason: To secure a satisfactory appearance in the interest of visual amenity and having regard to the setting of the adjacent grade II listed barn and the wider Conservation Area.



Key

- Existing construction
- Proposed construction

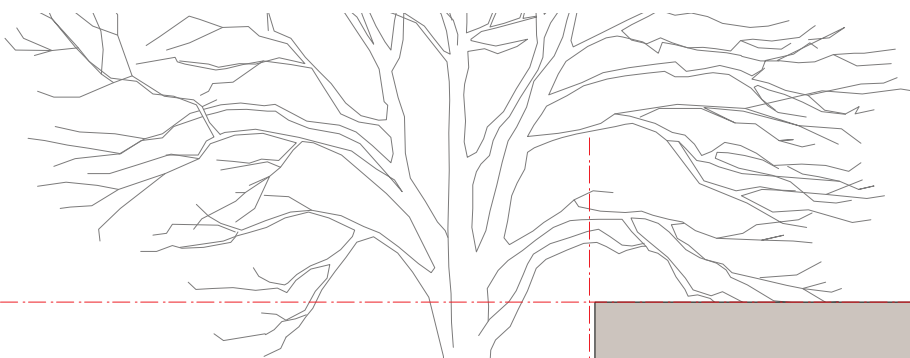
REV P1 - 18/10/13 - PLANNING APPLICATION

GROUND FLOOR PLAN 002 PROPOSED

FORTY HALL FARM

FARM BUILDINGS – FORMER GARAGES
A PROPOSAL FOR CONVERSION AS A
NEW VISITOR RECEPTION BUILDING.
Forty Hall, Bullsmoor Lane
Enfield, Middlesex, EN1 4RQ

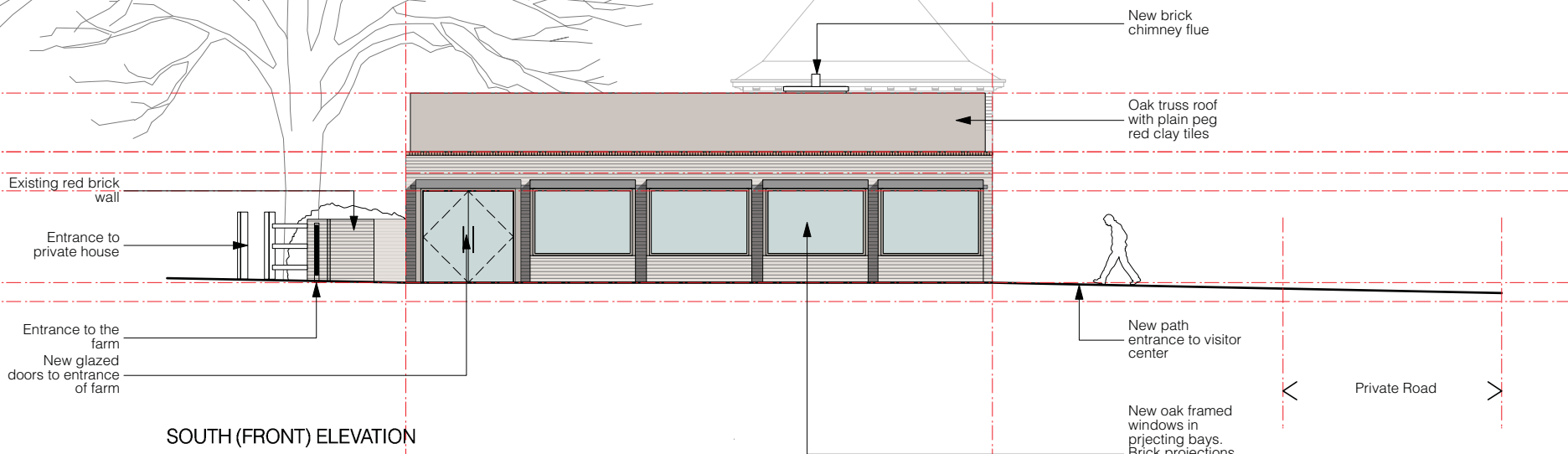
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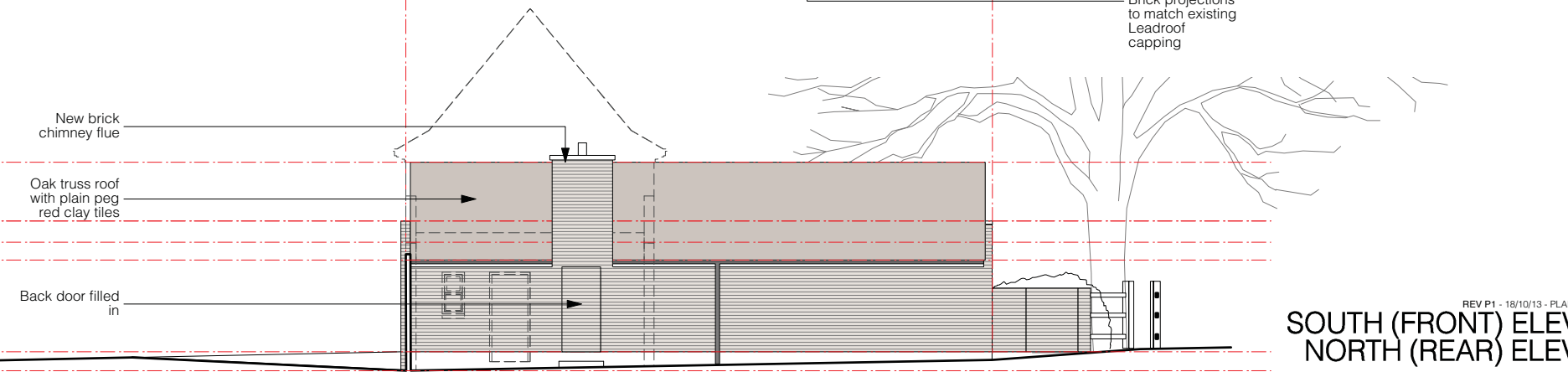
Key

Existing construction

Proposed construction



SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION

REV P1 - 18/10/13 - PLANNING APPLICATION

SOUTH (FRONT) ELEVATION

NORTH (REAR) ELEVATION

008 PROPOSED

FORTY HALL FARM

FARM BUILDINGS – FORMER GARAGES
 A PROPOSAL FOR CONVERSION AS A
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