

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 19th August 2014

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Ms Kate Perry 020 8379 3853

Ward:

Cockfosters

Ref: 14/02253/FUL

Category: Full Application

LOCATION: Ferny Hill Farm, Ferny Hill, Barnet, EN4 0PZ

PROPOSAL: Change of use of agricultural building to storage facility (Retrospective).

Applicant Name & Address:

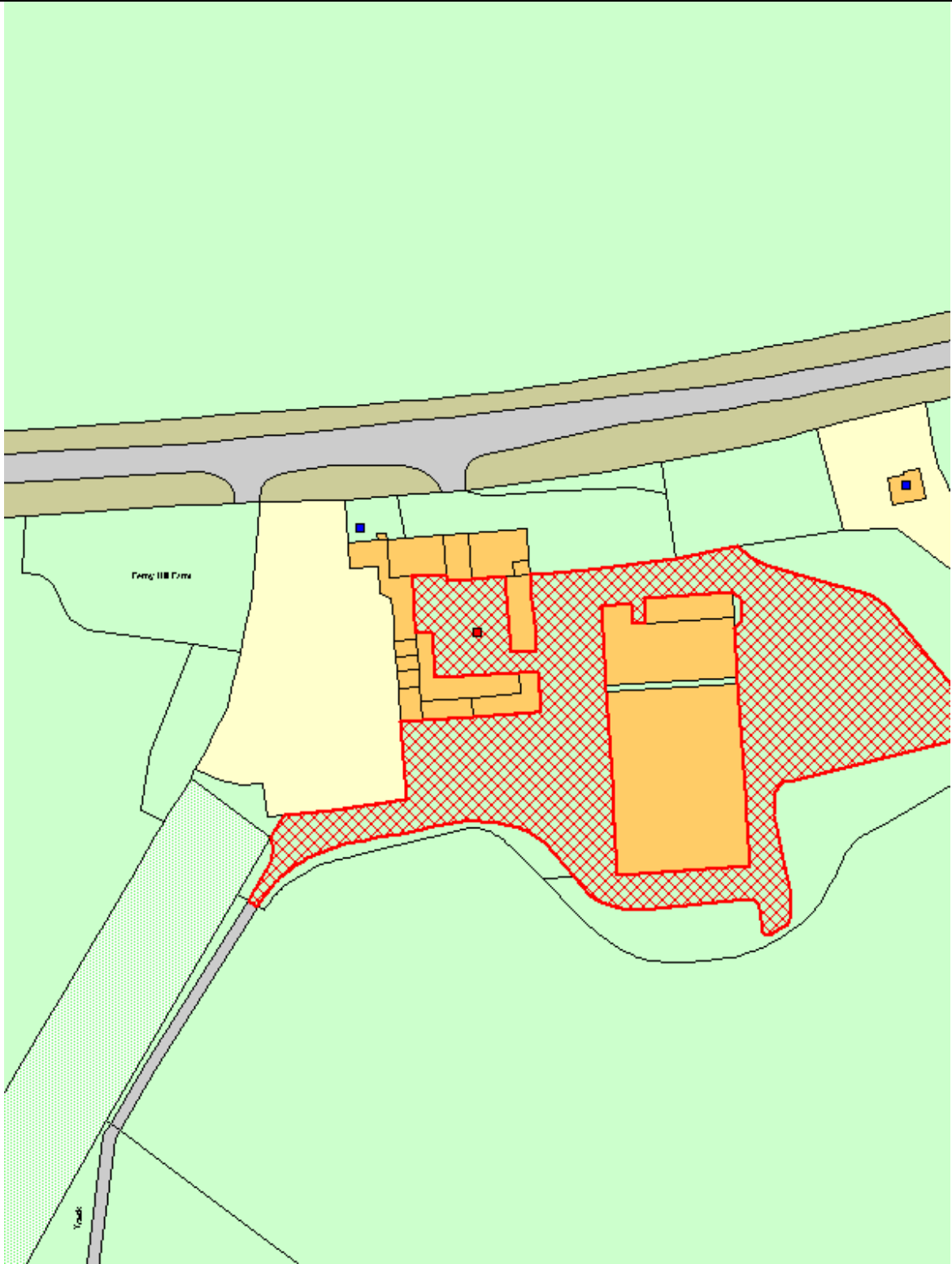
R Wright
Ferny Hill Farm
Ferny Hill
Barnet
EN4 0PZ

Agent Name & Address:

Paul Cramphorn
Ferny Hill Farm
Ferny Hill
Barnet
EN4 0PZ

RECOMMENDATION:

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



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1.0 Site and Surroundings

1.1 Ferny Hill Farm is located on the southern side of Ferny Hill. The site is located within the Green Belt and an Area of Special Character. Ferny Hill Farm consists of 700 acres of land and is predominantly in agricultural use. The 'built up' area of the site contains the following:

- Tea room and shop
- Grade II Listed farmhouse
- Barn for animals
- Commercial storage unit
- Car Park
- Hardstanding

1.2 The commercial storage unit is the subject of this application. The lawful use of the building is as an agricultural barn.

1.3 The building is single storey in height of brick construction with a pitched corrugated metal roof. The building has a floor area of 236.3sq.m.

2 Proposal

2.1 The current application seeks retrospective planning permission for the use of an agricultural barn for storage purposes not associated with the agricultural use of the site.

2.2 The barn is used by a local reproduction furniture business for storage of furniture. The company carries out one to two deliveries a week using light goods vehicles. The vehicles can access the unit using the front shutter and load/unload the vehicle inside the unit.

2.3 The change of use to storage has allowed an external business to rent the unit, therefore supporting Ferny Hill Farm by providing another source of income helping to sustain the agricultural business.

2.4 No external changes have been carried out.

3. Relevant Planning Decisions

3.1 The relevant planning decisions are as follows:

TP/03/2101

Change of use of agricultural building to Class B8.

Permission granted subject to conditions – 17th December 2004 for a temporary period of two years expiring on 16th December 2006 and subject to a condition limiting the use to the storage and distribution of tiles only.

TP/03/2101VAR1

Removal of time limited permission under condition 05 and variation of condition 04 to allow the use of the premises for storage and distribution of office furniture (approval under ref. TP/03/2101).

Permission granted subject to conditions – 11th July 2006

Permission was granted for a 2 year period expiring in 2008.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

No objections subject to a condition to limit the number of vehicle movements generated by the development.

4.1.2 Biodiversity Officer

There are no external changes to the storage facility and therefore, it is unlikely that there would be any ecological constraints resulting from the change of use. There may have been the potential for nesting birds/roosting bats internally if there was access to the inside of the barn however, as this application is retrospective, there are no conditions to add regarding maintenance/ enhancement of biodiversity.

4.1.3 Environmental Health

No comment to make as the development is unlikely to have a negative environmental impact. In particular, there are no issues regarding noise, contaminated land, air quality or nuisance and for that reason no conditions are required.

4.2 Public

- 4.2.1 The consultation period for this application is due to expire on 20th August 2014. To date, no objections have been received. Any objections raised before the planning committee date will be reported verbally at the meeting.

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 elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy 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 and is now under examination. An Inspector has been appointed on behalf of the Government to conduct the examination to determine whether the DMD is sound. The examination process is a continuous process running from the submission through to receiving the Inspector's report. Part of the process involves oral hearing sessions and these took place on 23rd and 24th April 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage.
- 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 (including Revised Early Minor Alterations Oct 2013)

Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.16	Green Belt
Policy 7.19	Biodiversity and access to nature

5.5 Core Strategy

CP9:	Supporting community cohesion
CP13:	Promoting Economic Prosperity
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP33:	Green Belt and countryside
CP36:	Biodiversity

5.6 Saved UDP Policies

(II)G11	New Development in Green Belt
(II)CS2	Siting and design of buildings and equipment
(II)CS3	Effective and efficient use of land and buildings
(II)G6	Areas of Special Character
(II)G21	Reducing the visual intrusion of the built up area
(II)GD3	Aesthetics and functional design

5.7 Submission Version Development Management Document

DMD 79	Ecological enhancements
DMD 82	Green Belt
DMD 84	Areas of Special Character

5.8 Other Material Considerations

The National Planning Policy Framework
National Planning Practise Guidance

6. Analysis

6.1 Planning History

- 6.1.1 It is noted that planning permission has previously been granted for the use of a barn on this site for storage purposes (see planning history section of this report). Temporary permissions were twice granted in 2004 and 2006 for the use of the barn for storage each for a period of 2 years. The current proposal will be considered in light of this planning history and also in the context of current planning policy.

6.2 Green Belt

6.2.1 Paragraph 90 of the National Planning Policy Framework states that the re-use of an existing building in the Green Belt is not inappropriate provided that the new use preserves the openness of the Green Belt and does not conflict with the purpose of including land in the Green Belt. The 5 main purposes of including land in the Green Belt are identified in paragraph 80 and are:

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

6.2.2 The current development does not conflict with any of the identified purposes of including land in the Green Belt and involves the re-use of an existing building. Therefore, the development is not inappropriate in the context of Green Belt policy.

6.2.3 With regard to the visual impact on the Green Belt area, the operation is contained within an existing agricultural barn and no changes have occurred to the external appearance of the building. Deliveries and storage occur within the building and therefore the development does not encroach on the visual amenities of the Green Belt area. Conditions will be included to ensure that the operation remains contained within the existing building, to prevent open storage and to prevent any other use within use class B8.

6.3 Impact on the Grade II Listed Farmhouse

6.3.1 The barn is located within close proximity of a Grade II listed Farmhouse. However, as no external works have occurred to the barn, the development has not had a detrimental impact on the appearance or setting of the Grade II listed building.

6.4 Effect on Residential Amenities

6.4.1 The nearest residential property is Ferny Hill Cottage which is located some 45m distant from the existing building. The existing activity is contained within the building and given the level of activity and the separation between the development and the nearest residential property, the development does not have an unacceptable impact on the amenities of the nearest residential occupiers.

6.5 Traffic Generation, Parking and Access

6.5.1 The current planning application has been inspected by the Council's Traffic and Transportation department. They have advised that the main concern is the frequency and type of delivery vehicles visiting the site and the impact of increased heavy duty vehicle movements in this area.

6.5.2 Although the applicant indicates that only between one and two deliveries are carried out using light goods vehicles, in planning terms no control can be exercised over the type of vehicle and the goods delivered in future should a different business/company take over. A different B8 use could have a greater highway impact. For that reason, a condition should be imposed to ensure that the unit is not to be used for any other purpose than proposed in this application, in order to control impact on safety and free flow of traffic on the adjacent highways.

6.6 Biodiversity

- 6.6.1 The Council's Biodiversity Officer has advised that, as there are no external changes to the storage facility, it is unlikely that there were any ecological constraints resulting from the change of use. There may have been the potential for nesting birds/roosting bats internally if there was access to the inside of the barn however, as this application is retrospective, there are no conditions to add regarding maintenance/enhancement of biodiversity.

7. **Conclusion**

- 7.1 In light of the above, it is recommended that planning permission be granted subject to conditions.

8. **Recommendation**

- 8.1.1 That planning permission be granted subject to the following conditions:

- 1 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any amending Order, the premises shall only be used for the storage and distribution of reproduction furniture and shall not be used for the retail or wholesale of goods or for any other purpose within Use Class B8, or for any other purpose.

Reason: To ensure that the use does not lead to a level of traffic generation that would prejudice the free flow of traffic and highway safety on the adjoining highway nor lead to a demand for parking that could harm the character and appearance of this part of the Green Belt.

- 2 The use hereby permitted shall be carried on only by Canonbury Antiques, Redwell Wood Farm, Potters Bar, EN63NA and the permission shall not enure for the benefit of the land or premises to which it relates.

Reason: To ensure that the use does not lead to a level of traffic generation that would prejudice the free flow of traffic and highway safety on the adjoining highway nor lead to a demand for parking that could harm the character and appearance of this part of the Green Belt.

- 3 The development hereby approved shall only operate as one business unit and shall not be subdivided and occupied by separate businesses unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development complies with the adopted parking and servicing standards and in the interests of protecting the Green Belt.

- 4 No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the visual amenity of the Green Belt

- 5 All activities associated with the use of the barn for the storage of reproduction furniture, including the loading and unloading of delivery vehicles, shall take place inside the unit.

Reason: In the interests of preserving the visual amenities of the Green Belt.

- 6 C60 Approved plans
- 7 C51A Time Limited Permission

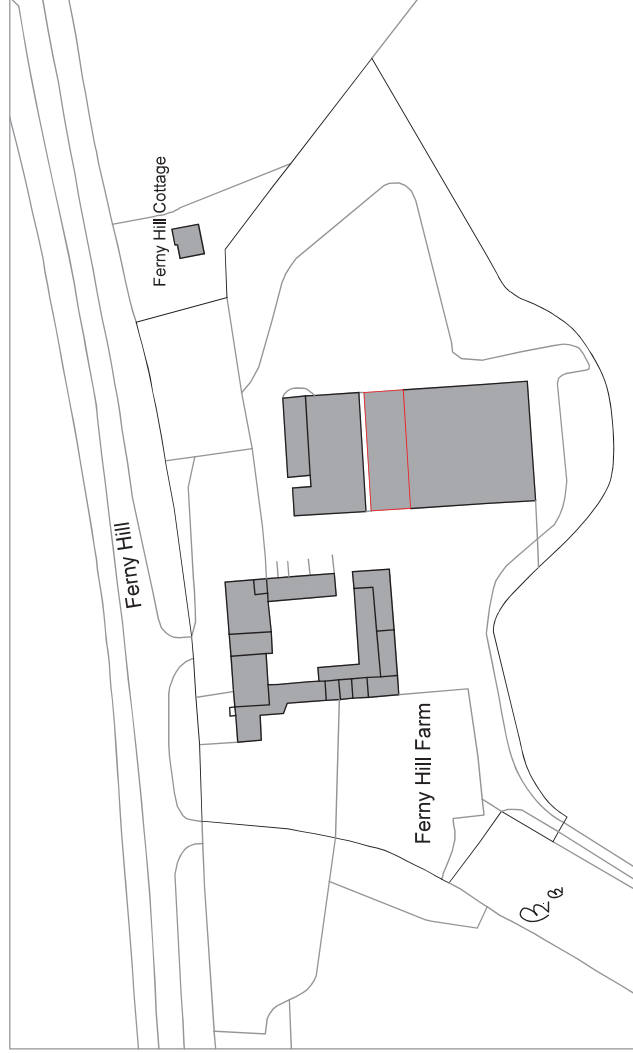
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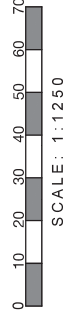
all dimension should be checked on site prior to works commencing. Variations in squareness, depth of plaster etc must be checked for. Where new walls are shown as aligned with existing walls, physical removal of brickwork and / or plaster to establish the actual position of the wall being attached to must be checked.

any discrepancies should be reported in writing immediately.

property owner to ensure that all aspects of the "party wall etc, act 1996" are complied with prior to any works commencing on site.



LOCATION PLAN



DETAILED PLANNING

MAPLE HOUSE HIGH STREET
POTTERS BAR HERTFORDSHIRE EN6 5BS

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WWW.DETAILED-PLANNING.CO.UK

CLIENT

Mr Robert Wright

SITE

Ferry Hill Farm, Ferry Hill, Barnet, EN4 0PZ

DRAWING TITLE

Location Plan

DRAWINGS STATUS

Planning

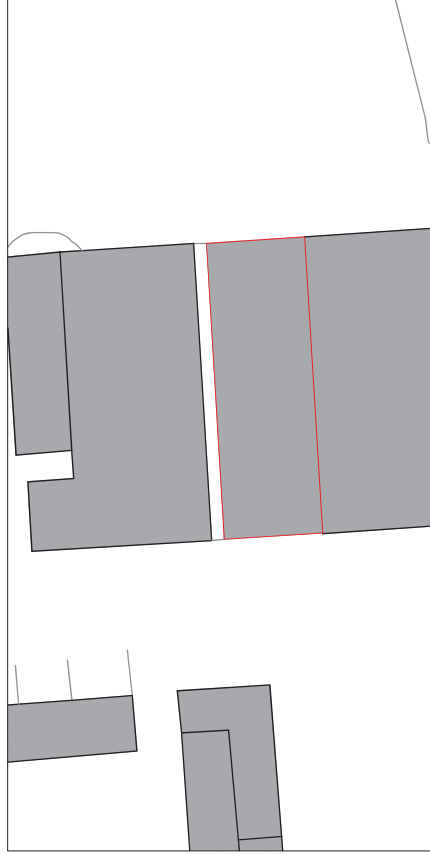
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BLOCK PLAN



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CLIENT

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SITE

Ferry Hill Farm, Ferry Hill, Barnet, EN4 0PZ

DRAWING TITLE

Block Plan

DRAWINGS STATUS

Planning

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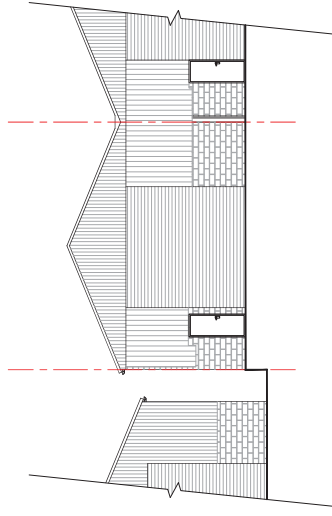
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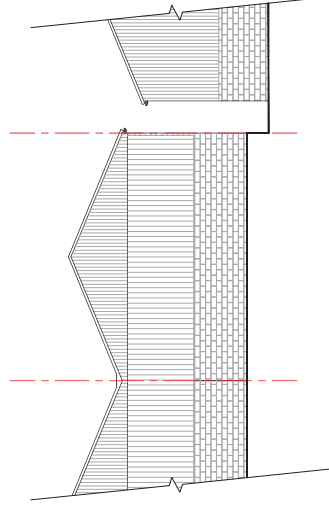
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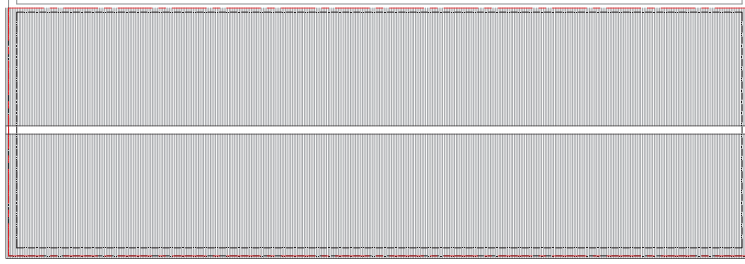
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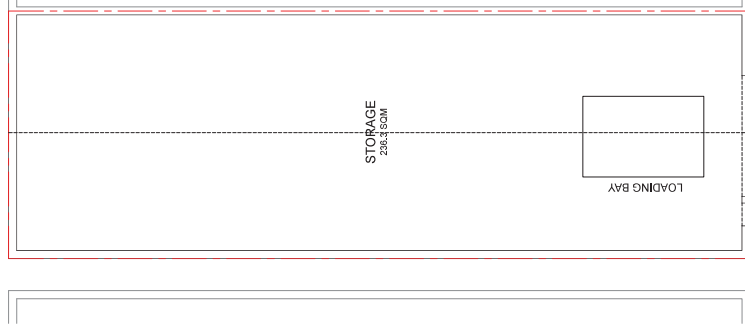
FRONT ELEVATION
AS CURRENT



REAR ELEVATION
AS CURRENT



ROOF PLAN
AS CURRENT



GROUND FLOOR PLAN
AS CURRENT



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CLIENT

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SITE

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DRAWING TITLE

Plans and Elevations

DRAWINGS STATUS

Planning

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