

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 25<sup>th</sup> November 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:**

Grange

Ref: 14/03667/RE4

Category: LBE - Dev by LA

**LOCATION:** Bowles Green, Town Park, 1 Cecil Road, Enfield

**PROPOSAL:** Change of use of existing bowls club to A3 to allow extension of existing cafe including ancillary use of bowling green and demolition of conservatory.

**Applicant Name & Address:**

Ms Nicky Fiedler  
Bowles Green  
Town Park  
1 Cecil Road  
Enfield  
EN2 6LE

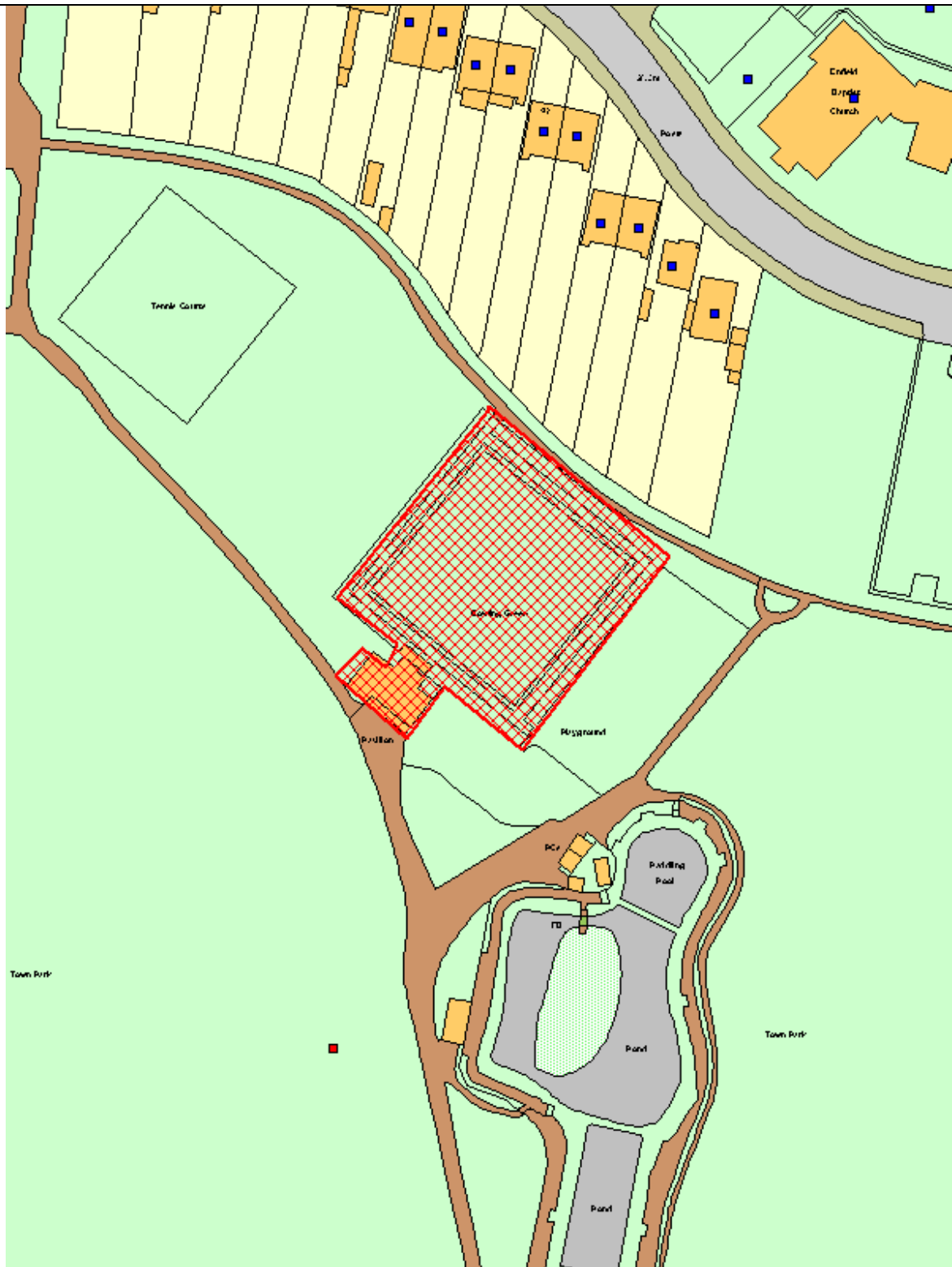
**Agent Name & Address:**

Mr Colin Finlayson  
Bowles Green  
Town Park  
1 Cecil Road  
Enfield  
EN2 6LE

**RECOMMENDATION:**

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to conditions.

Ref: 14/03667/RE4 LOCATION: Bowles Green, Town Park, 1 Cecil Road, Enfield



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:1250



## **1. Site and Surroundings**

- 1.1. The Bowls club is located in Town Park which is located to the southern side of residential dwellings in Cecil Road and within the Enfield Town Conservation Area.
- 1.2. The application site comprises an existing single storey building with conservatory extension which is currently divided between a bowls club (including clubhouse, changing rooms and toilet) and a café to the south eastern side. The café (including a kitchen, toilet and servery) occupies a floor area of 36.89 square metres. The bowls club is currently vacant and only the café element of the building is used.
- 1.3. The existing café is ancillary to the use of Town Park and the opening hours coincide with the existing opening hours of the park (Monday to Saturday 08:00 – 21:00 and Sunday and bank holidays 09:00 – 21:00)
- 1.4. The café employs 1 full time and 1 part time staff members.
- 1.5. No on-site car parking is provided.

## **2 Proposal**

- 2.1 The application proposes the change of use of the existing vacant bowls club to provide an extension to the existing café use (use class A3). The extended café would have a total floor area of 115.75 square metres. The plans show seating for 68 people seated at 17 tables within the building.
- 2.2 The proposal also includes the ancillary use of the bowls green to be used in association with the café use.
- 2.3 The applicant has confirmed that the café would be used solely as an ancillary function to the park and would only operate during park opening hours and for the use of park users.
- 2.4 The proposed café would employ 2 full-time and 4 part-time members of staff.
- 2.5 It is noted that this application originally included provision of steps and an access ramp to provide disabled access to the north western side of the building. However, this aspect of the proposal has been removed from the scheme and the application is for the removal of the existing conservatory and the change of use of the building only.

## **3 Relevant Planning Decisions**

- 3.1 There is no planning history directly related to the current planning application.

## **4 Consultations**

- 4.1 **Statutory and non-statutory consultees**

### Traffic and Transportation

- 4.1.2 Confirm no objections subject to conditions to secure details of cycle parking and details of refuse and recycling enclosure.

### Environmental Health

- 4.1.3 Environmental Health Officers confirm that there are no objections as the change of use is unlikely to have a negative environmental impact.

### Conservation Advisory Group

- 4.1.4 Object to the proposed disabled access arrangement due to the proposed dominance of the materials and design. This aspect of the proposal has been removed from the scheme.

## **4.2 Public response**

- 4.2.1 Letters were sent to 13 adjoining and nearby residents. In addition a notice has been displayed on site and in the local press. No responses have been received in relation to the proposal.
- 4.2.2 Dennis Stacey, Chair of the Council's Conservation Advisory Group (CAG) advises that along with Enfield Town Conservation Area Study Group he is concerned at the brutal architecture forming the disabled access at the rear of the building and objects to the proposed development on this basis. This element has now been removed from the planning application.

## **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 and has now successfully been through examination. It is expected that the document will be adopted at full Council in November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry significant weight.
- 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 London Plan

Policy 3.16 Social infrastructure  
Policy 3.19 Sports Facilities  
Policy 5.3 Sustainable design and construction  
Policy 5.4 Retrofitting  
Policy 5.8 Innovative energy technologies  
Policy 5.13 Sustainable drainage  
Policy 6.3 Assessing the effects of development on transport capacity  
Policy 6.9 Cycling  
Policy 6.10 Walking  
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 7.4 Local character  
Policy 7.8 Heritage assets and archaeology  
Policy 7.15 Reducing noise and enhancing soundscape

#### 5.5 Enfield Plan Core Strategy

CP9: Supporting community cohesion  
CP11: Recreation, leisure, culture and arts  
CP13 Promoting Economic Prosperity  
CP20: Sustainable energy use and energy infrastructure  
CP24: The road network  
CP25: Pedestrians and cyclists  
CP30: Maintaining and improving the quality of the built and open environment  
CP31: Built and landscape heritage  
CP32: Pollution

#### 5.6 UDP

(II)GD3 Aesthetics and functional design  
(II)GD6 Traffic  
(II)GD8 Site access and servicing  
(II) C30 Quality of development in Conservation Areas  
(II)C31 Quality of development in Conservation Areas

#### 5.7 Submission Version DMD

DMD37 High Quality and Design Led Development  
DMD44 Preserving and Enhancing Heritage Assets  
DMD45 Parking Standards and Layout

#### 5.8 Other relevant policy/guidance

National Planning Policy Framework  
Enfield Town Conservation Area Character Appraisal

## 6 Analysis

6.2 The key planning considerations related to this proposal are the impact of the proposed development on the character and appearance of the Conservation

Area, the level of traffic generation arising from the proposed development and the impact upon residential amenity.

## 6.2 Principle

- 6.2.1 The proposed change of use from a vacant bowls club to provide an extension to the existing café is acceptable in principle. The proposed enlarged café would provide an ancillary function to the existing park and would provide an enhanced experience for park users.
- 6.2.2 Therefore having regard to the existing use and site context, the proposal is considered acceptable in principle.

## 6.3 Impact on Character of Surrounding Area

- 6.3.1 The proposed development has been amended from the scheme originally submitted and a proposed access ramp and steps originally proposed have been removed from the scheme.
- 6.3.2 The development is therefore for the change of use of the existing building and the removal of an existing conservatory extension. No other external alterations are proposed to the building. The removal of the existing conservatory will not harm the external appearance of the building and will in fact enhance the appearance of the building by allowing a greater view of the attractive original structure.
- 6.3.3 In light of the above, the development would not harm the character or appearance of the Enfield Town Conservation Area.

## 6.4 Use

- 6.4.1 A café facility is already established on the site and the bowls club is currently vacant. The proposed development would result in the significant enlargement of the existing café. However, it would be used to provide an ancillary function to the existing park and would not be used to provide independent functions which are not associated with the park use. Therefore, the enlarged café would be to provide an enhanced facility for park users and would not encourage independent, large groups of visitors. Given this, the proposal would not result in an unacceptable intensification or inappropriate use of the site.
- 6.4.2 The information provided with this application in relation to the use of the existing bowls green is not detailed other than it would be used to provide ancillary accommodation for the café to provide outdoor seating for café users. The intensity of use of this area is not known as it will depend on the intentions of the leaseholder. However, subject to the development remaining ancillary to the use of the park and not for independent functions, this is considered acceptable. This will be addressed by condition.

## 6.5 Impact on Neighbouring Properties

- 6.5.1 The siting of the café is such that there are no immediately neighbouring residential properties and therefore there will not be an unacceptable impact on neighbouring occupiers in terms of noise and disturbance.

6.5.2 The Council's Environmental Health Department has been consulted on the application and has raised no objection to the scheme. They argue that the development is unlikely to have a negative environmental impact. In particular there are no issues regarding noise, contaminated land, air quality or nuisance.

## 6.6 Highway and Parking Considerations

6.6.1 No changes are proposed to the car parking and access arrangements. As with the existing café no on site car parking is proposed. The Council's Traffic and Transportation Department have advised that as the increased floor space will not result in a significant increase in staff or visitor numbers this is acceptable and consistent with DMD policy 45 and the car parking standards set out in London Plan policy 6.13.

6.6.2 Traffic and Transportation also note that no cycle parking has been proposed. Such parking is required to encourage sustainable travel and to ensure consistency with London Plan policy 6.9 and DMD policy 45. In light of this a condition is recommended to achieve at least one secured and undercover cycle parking space for staff and two spaces for visitors.

6.6.3 In addition, no details of refuse storage have been provided. Plans should be submitted demonstrating how refuse will be stored in accordance with DMD 8. This will be secured by condition.

6.6.4 It is noted that a disabled access ramp originally proposed has been removed from the scheme and the café will be accessed via the existing access point. Whilst the design and materials of the disabled access originally proposed were objected to by Officers and CAG, the principle of providing a disabled access is accepted and would be achievable subject to appropriate design and materials. Should this be required this would be subject to a separate planning application.

## 6.7 CIL

6.7.1 As of April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm.

6.7.2 The development is not CIL Liable.

## **7 Conclusion**

7.1 Having regard to all the above, the proposal is considered acceptable and would preserve the character and appearance of the Conservation Area, would not harm the amenities of the occupiers of nearby residential properties and would not harm the safety or free flow of traffic on the adjoining highway. Accordingly, the development is considered acceptable.

## **8 Recommendation**

8.1 That planning permission be deemed to be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the following conditions:

1. 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. The café (including the café and bowling green) hereby approved shall only be used to provide an ancillary function to Town Park and shall not be used as an independent function facility.

Reason: In order to safeguard the amenities of the occupiers of nearby residential properties; to ensure the development meets adopted car parking standards and preserves highway safety; to protect the character of the existing park and Conservation Area

3. 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.

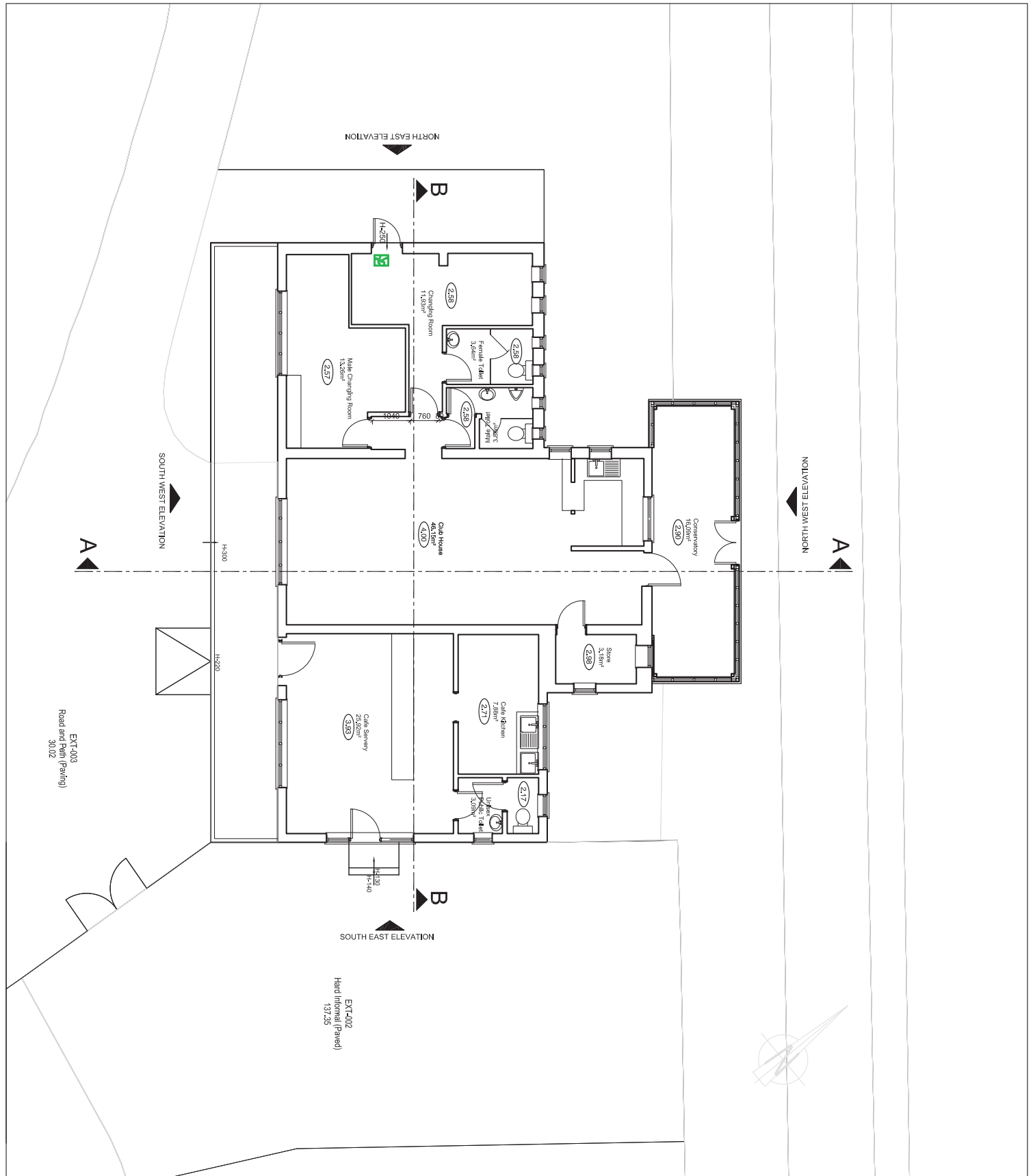
4. The development shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

5. 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.





Rev	Notes	Date	

CAD File No. 22104\_173.dwg  
 Consultant: 00000001.dwg  
 Project: 00000001.dwg  
 Job No: 00000001.dwg  
 Date: 22/04/2014  
 Scale: 1:100 @ A3

**STATUS**  
**REFURBISH CAFE**

**CLIENT**  
**ENFIELD LBE COUNCIL**

**JOB TITLE**  
**Repairs/maintenance & security works to Enfield Town Park Cafe**







**DRAWING TITLE**  
**Existing Floor Plan**

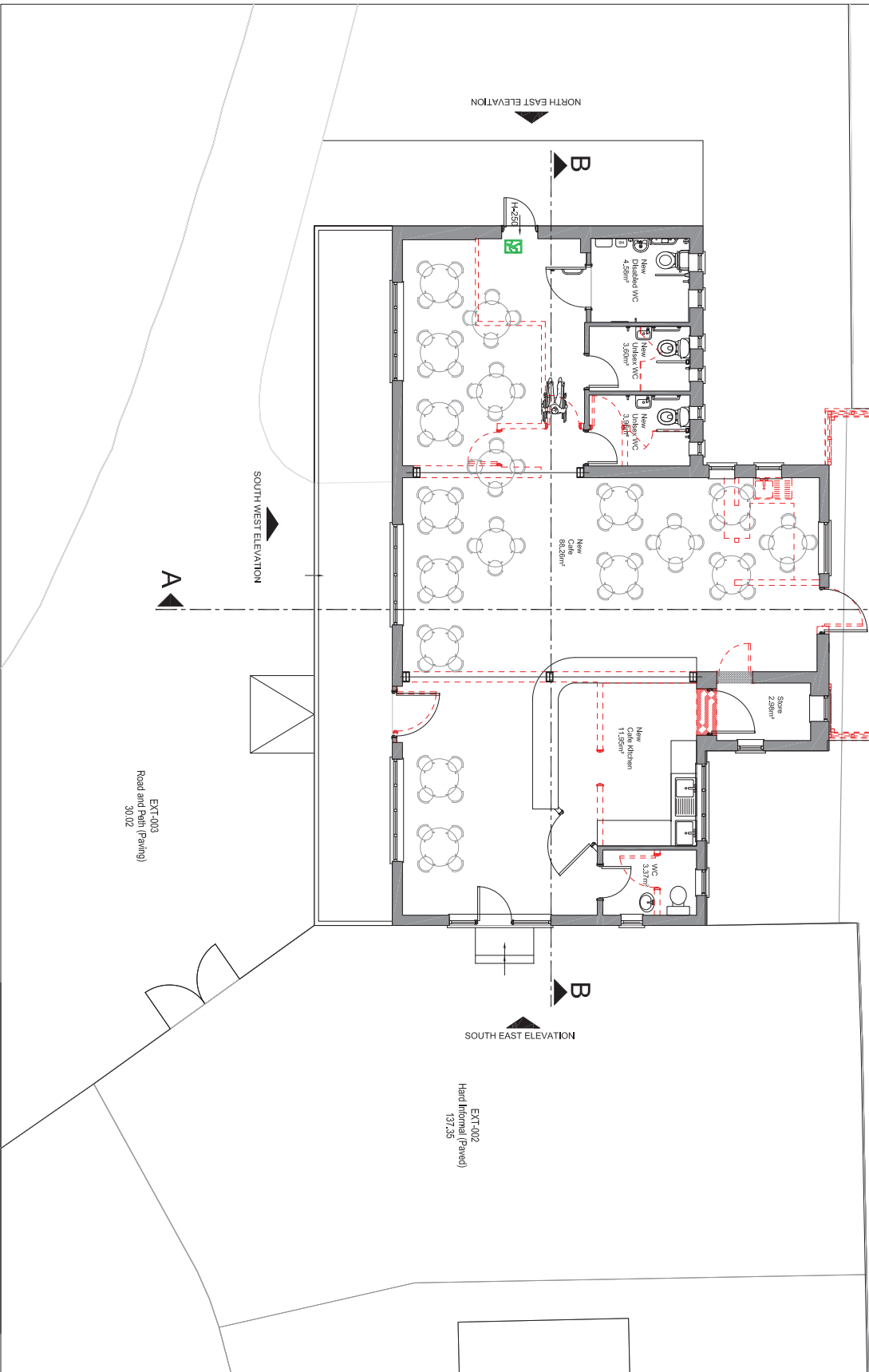
**ENFIELD Council**  
 Corporate  
 Maintenance &  
 Construction  
 1111  
 1111  
 1111

CORPORATE MAINTENANCE & CONSTRUCTION	DRAWN	DATE	RIBA WORKSTAGE
ARCHITECT'S O.S.	IT	22/04/2014	
SCALE 1:100 @ A3	CHECKED		
DRAWING NO. MLL542/004173 - 01			



**KEY:**

-  Existing Walls
-  Proposed Walls
-  Demolished Walls
-  Altro Vinyl
-  Carpet
-  Barrier Mat



Rev	Notes	Date
A	Revised & updated Ramp outlined	07/11/2014

**STATUS**  
**REFURBISH CAFE**

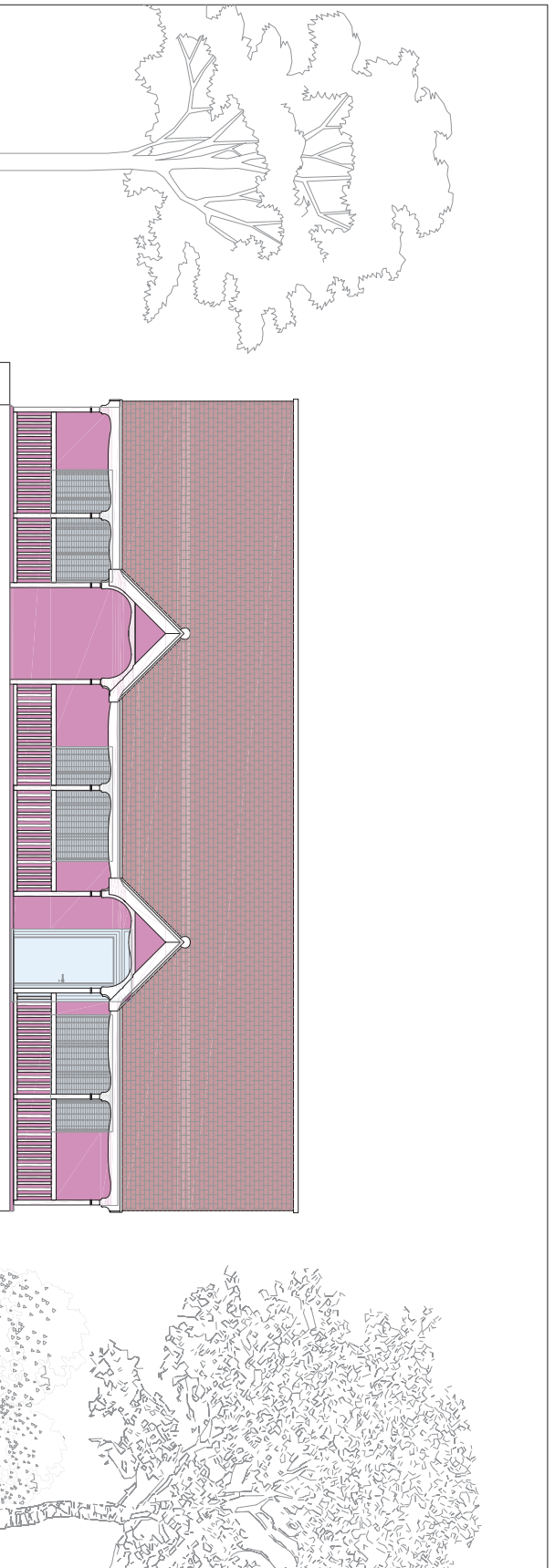
**CLIENT**  
**ENFIELD LBE COUNCIL**

**JOB TITLE**  
**Repairs/maintenance & security works to Enfield Town Park Cafe**

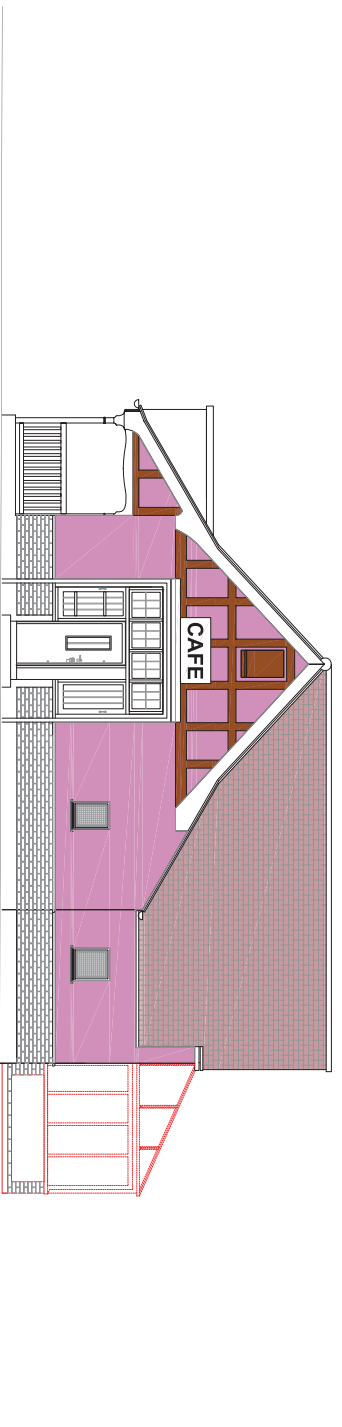
**DRAWING TITLE**  
**Proposed Floor Plan**



<b>CORPORATE MAINTENANCE &amp; CONSTRUCTION TEAM</b>	<b>London Borough of Enfield</b> Corporate Maintenance & Construction Team 11th Floor Enfield Town Hall 11 Roper Street Enfield, London N4 3DQ
<b>ARCHITECT'S S.O.</b>	<b>DATE</b>
TD	22/04/2014
<b>SCALE</b>	<b>CHECKED</b>
1:100 @ A3	RBN WORKSTAGE
<b>DRAWING NO.</b>	<b>REVISION</b>
ML542/004173 - 05	A



SOUTH WEST ELEVATION

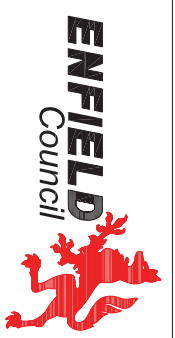


SOUTH EAST ELEVATION

Rev	Notes	Date
A	Revised & updated ramp outline	07.17.2014

**CLIENT**  
 ENFIELD LBE COUNCIL  
**JOB TITLE**  
 Repairs/maintenance & security works to Enfield Town Park Cafe

**DRAWING TITLE**  
 Proposed South West Elevation & South East Elevation



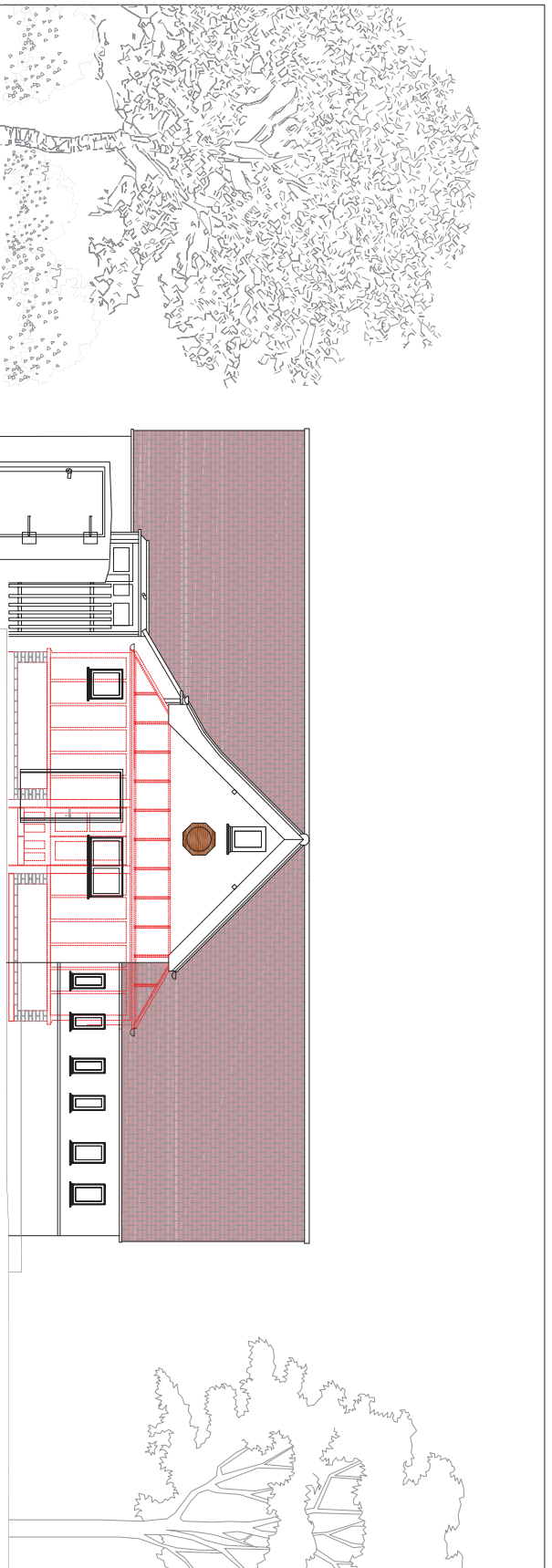
**ENFIELD**  
 Council

**CORPORATE MAINTENANCE & CONSTRUCTION TEAM**  
 11000 Enfield Way, Enfield, London EN1 2JG  
 Tel: 020 829 8400  
 Fax: 020 829 8400  
 Email: [enfield@enfield.gov.uk](mailto:enfield@enfield.gov.uk)

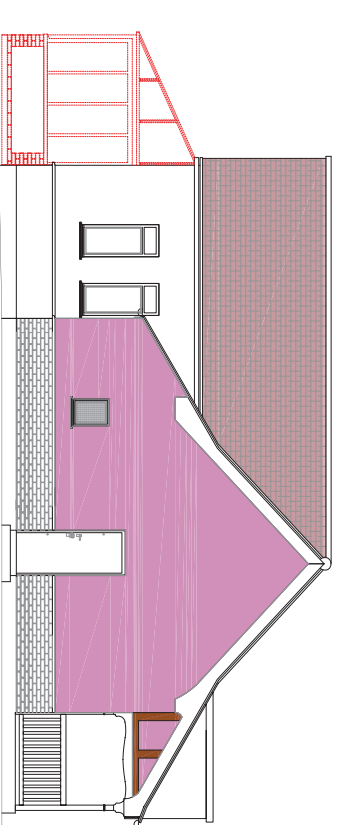
Approved by:  
 [Signature Line]  
 Date: 22/04/2014

**SCALE**  
 1:100 @ A3  
**DRAWING NO.**  
 M/L542/004173 - 06

**REVISION**  
 A



NORTH WEST ELEVATION



NORTH EAST ELEVATION

Rev	Notes	Date
A	Revised & updated ramp outlined	07/11/2014

**STATUS**  
**REFURBISH CAFE**

**CLIENT**  
**ENFIELD LBE COUNCIL**

**JOB TITLE**  
**Repairs/maintenance & security works to Enfield Town Park Cafe**

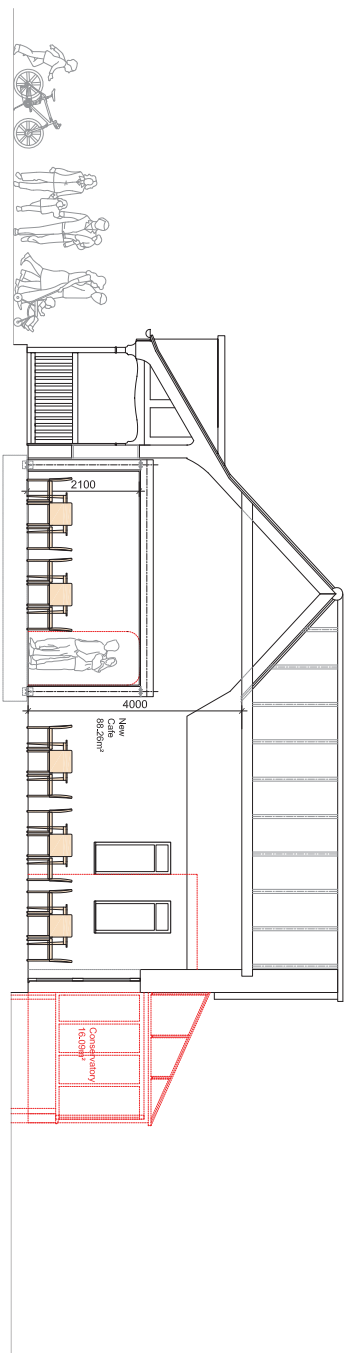
**DRAWING TITLE**  
**Proposed North West Elevation & North East Elevation**

**ENFIELD Council**

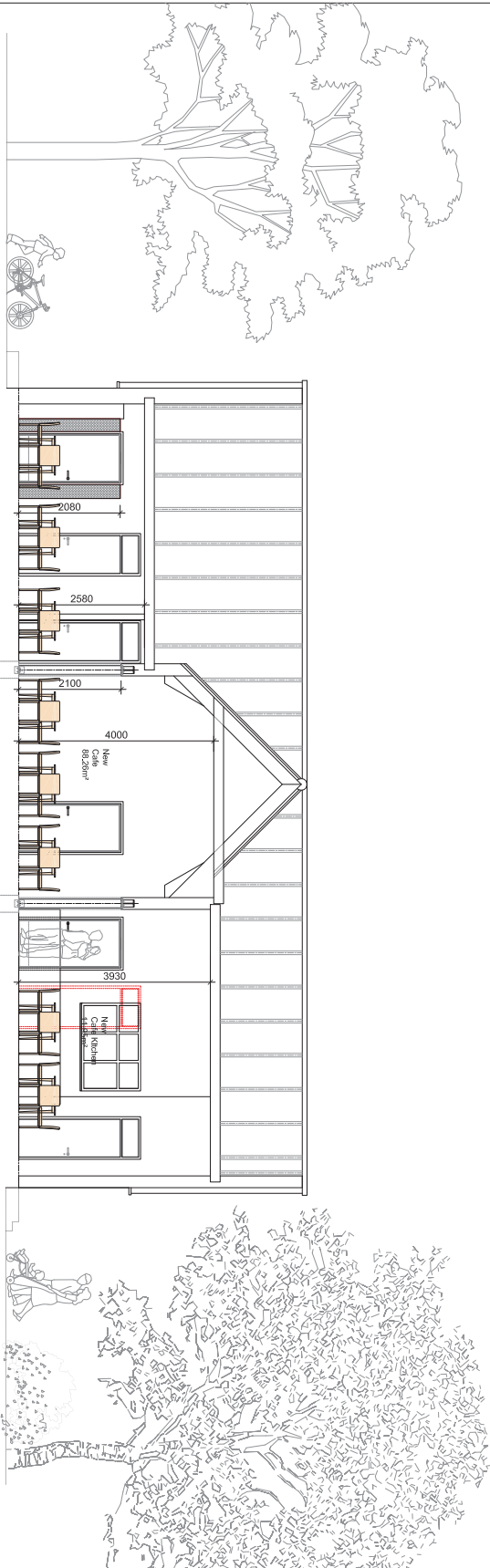
**CORPORATE MAINTENANCE & CONSTRUCTION TEAM**

London Borough of Enfield  
 Corporate Maintenance & Construction Team  
 11th Floor  
 Enfield Town Hall  
 11 Roper Street  
 Enfield, Middlesex EN2 6JN  
 Tel: 020 899 6100 Fax: 020 899 6000  
 Email: [enfield@enfield.gov.uk](mailto:enfield@enfield.gov.uk)

ARCHITECT'S I.D.	DATE
TD	22/04/2014
SCALE	CHECKED
1:100 @ A3	RBA WORKSTAGE
DRAWING NO.	REVISION
ML542/004173 - 07	A



SECTION A-A



SECTION B-B

A	Revised & updated ramp outlined	07.11.2014

Rev Notes Date

STATUS

REFURBISH CAFE

CLIENT

ENFIELD LBE COUNCIL

JOB TITLE

Repairs/maintenance & security works to Enfield Town Park Cafe

DRAWING TITLE

Proposed Section A-A & Section B-B



**CORPORATE MAINTENANCE & CONSTRUCTION TEAM**  
 London Borough of Enfield  
 11 Waterlooville Way, London N4 3JW  
 T: 0203 8534 5000  
 F: 0203 8534 5001  
 E: [corporate.maintenance@enfield.gov.uk](mailto:corporate.maintenance@enfield.gov.uk)

Contract: 1484/2013 - 1484/2014  
 Date: 04/06/2014  
 Scale: 1:100 @ A3  
 Drawing No: ML542/004173 - 08  
 Revision: A



Rev	Notes	Date

**STATUS**  
**REFURBISH CAFE**

**CLIENT**  
**ENFIELD LBE COUNCIL**

**JOB TITLE**  
**Repairs/maintenance & security works to Enfield Town Park Cafe**

**DRAWING TITLE**  
**Site Plan**  
**Existing Town Park Cafe**



**CORPORATE MAINTENANCE & CONSTRUCTION**  
 London Borough of Enfield  
 Corporate Maintenance & Construction  
 11th Floor  
 100 Victoria Road  
 Enfield, London N4 3DF  
 Tel: 020 899 6400 Fax: 020 899 6800  
 Email: [enfield@enfield.gov.uk](mailto:enfield@enfield.gov.uk)  
 Website: [www.enfield.gov.uk](http://www.enfield.gov.uk)

ARCHITECT: S.O.  
 DRAWN: IT  
 CHECKED: RBW  
 DATE: 03/05/2014  
 SCALE: 1:2500 @ A3  
 DRAWING NO.: M/L542/004173 - 10  
 REVISION:



Rev	Notes	Date
A	Revised & updated ramp outlined	07/11/2014

CDM File No.   
CONTRACT DOCUMENTS ARE SUBJECT TO THE STANDARD CONDITIONS OF CONTRACT FOR BUILDING AND CONSTRUCTION PROJECTS WHICH ARE AVAILABLE FROM THE INSTITUTION OF BUILDING SERVICES ENGINEERS

**STATUS**  
**REFURBISH CAFE**

**CLIENT**  
**ENFIELD LBE COUNCIL**

**JOB TITLE**  
**Repairs/maintenance & security works to Enfield Town Park Cafe**

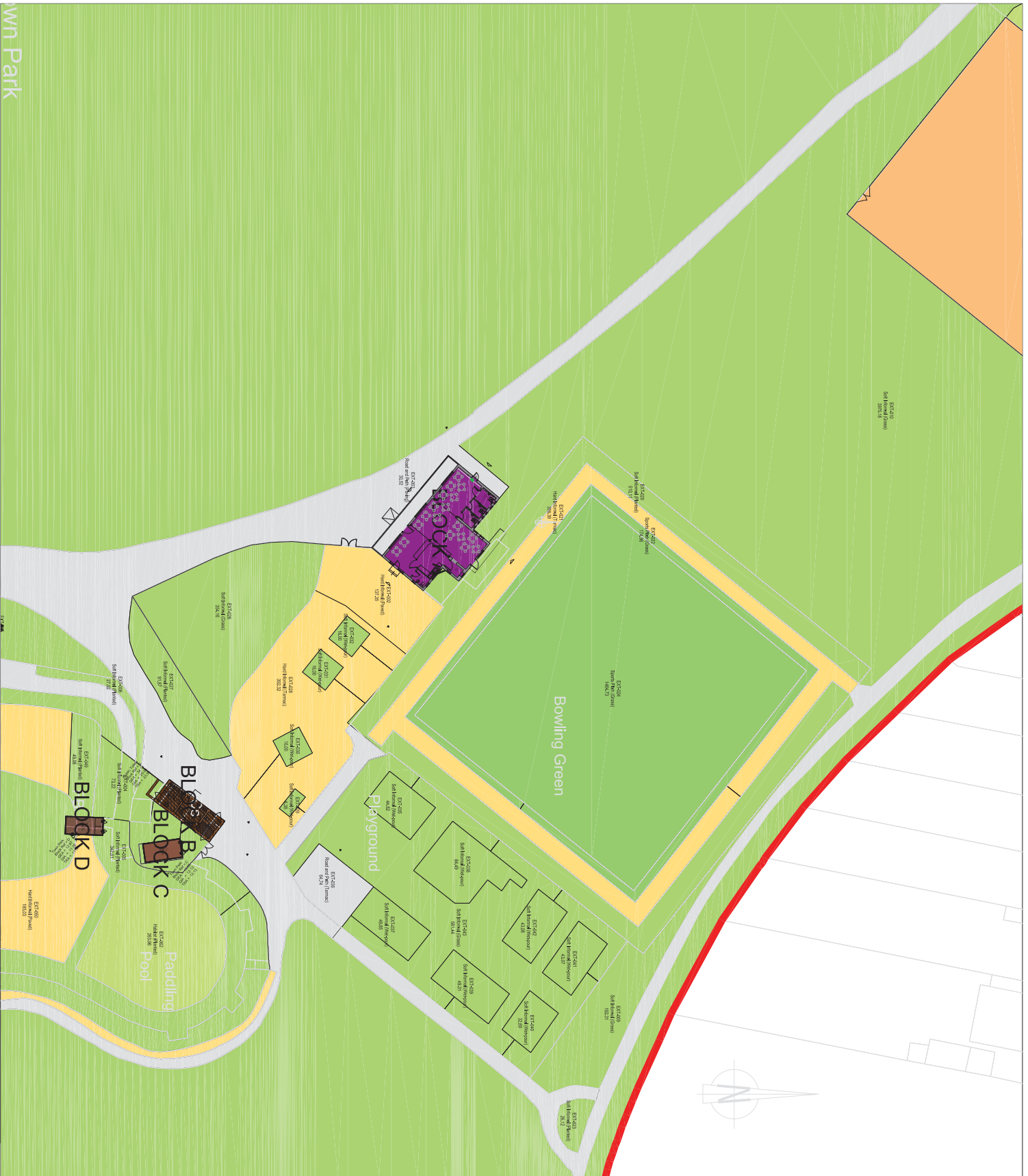
**DRAWING TITLE**  
**Site Plan  
 Proposed Town Park Cafe**



**CORPORATE MAINTENANCE & CONSTRUCTION**

London Borough of Enfield  
 Corporate Maintenance & Construction  
 11th Floor  
 100 Broadwater Green  
 Enfield, London N11 1AA  
 Tel: 020 894 8400 Fax: 020 894 8401  
 Email: [enfield@enfield.gov.uk](mailto:enfield@enfield.gov.uk)

ARCHITECT: S.O. DATE: 03/05/2014  
 DRAWN: IT CHECKED: RBW WORKSTAGE  
 SCALE: 1:2500 @ A3  
 DRAWING NO. MLE42/004173 - 11  
 REVISION: A



Rev	Notes	Date
A	Revised & updated ramp outlined	07.11.2014

**STATUS**  
**REFURBISH CAFE**

**CLIENT**  
**ENFIELD LBE COUNCIL**

**JOB TITLE**  
**Repairs/maintenance & security works to Enfield Town Park Cafe**

**DRAWING TITLE**  
**Block Plan Proposed Town Park Cafe**

**ENFIELD Council**

London Borough of Enfield  
 Corporate Management & Control  
 15, Watlington Way, Enfield, London N11 2JG  
 Tel: 020 8291 4000 Fax: 020 8291 4000  
 www.enfield.gov.uk

<b>CORPORATE MAINTENANCE &amp; CONSTRUCTION</b>	London Borough of Enfield Corporate Management & Control 15, Watlington Way, Enfield, London N11 2JG Tel: 020 8291 4000 Fax: 020 8291 4000 www.enfield.gov.uk
ARCHITECT / S.O.	DATE
TD	03/05/2014
SCALE	CHECKED
1:500 @ A3	RIBA WORKSTAGE
DRAWING NO.	REVISION
ML542/004173 - 12	A