

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 28 March 2017

Report of:
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Kevin Tohill
Eloise Kiernan Tel: 020 8379 2531

Ward: Bush Hill Park

Ref: 17/00001/FUL

Category: Minor

LOCATION: 928 Green Lanes, London N21 2AD

PROPOSAL: Change of use from hairdressers (class A1) to micropub (class A4).

Applicant Name & Address:

Mr Richard Reeve
26 Lavender Road
Enfield
EN2 0ST

Agent Name & Address:

As applicant

RECOMMENDATION:

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

Note for Members:

This application would normally be dealt with via delegated authority, but has been brought to Planning Committee at the request of Councillor Neville.

Ref: 17/00001/FUL LOCATION: 928 Green Lanes, London, N21 2AD,



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1. Site and surroundings

- 1.1 The application site comprises a two storey end-of-terrace within a parade, which serves for commercial purposes at ground floor level and residential above. The parade is sited on the eastern side of Green Lanes within close proximity to the junction with Ridge Avenue and Green Dragon Lane.
- 1.2 The street scene features predominantly residential properties, however the unit falls within a small parade and there are additional residential properties, which have been converted into commercial properties such as doctors, dentists etc. within the vicinity of the site.
- 1.3 The site is not listed or sited within a Conservation Area; however it is sited within the Large Local Centre of Winchmore Hill (Green Dragon).

2. Proposal

- 2.1 The applicant seeks full planning permission for the change of use from hairdressers (A1) to micropub (A4).
- 2.2 The proposed opening hours are 11:00-23:00 hrs Monday to Sunday, including bank holidays and with one full time and one part time member of staff.

3. Relevant Planning Decisions:

- 3.1 16/05635/PREAPP - Change of use from hairdressers (A1) to micro pub (A4) (Pre-application advice given)

4. Consultation

4.1 Statutory and Non Statutory Consultees

Thames Water - No comments received.

Environmental Health - No objections raised.

Traffic and Transportation - No objections subject to conditions.

Commercial Waste - No comments

4.2 Public Response

Letters were sent to 80 adjoining and nearby residents on 26 January 2016. Eight objections were received, which raised the following matters:

- Inadequate parking;
- Increase in traffic;

- Loss of parking;
- Increased congestion;
- Noise nuisance to surrounding properties at Bush Hill and Grange Park Avenue;
- Existing noise from snooker club and taxi firm;
- Loss of privacy;
- Out of keeping with character of the area;
- The premises are too small to accommodate 30 patrons and is not comparable to the previously lost Green Dragon PH, which was detached with its own off street parking; and
- Too many food and drink establishments as whole, this contrary to policy DMD32 of the DMD.

Additionally, twelve letters of support were also received.

5. Relevant Policy

5.1 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.2 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.

5.3 Development Management Document

DMD28:	Large Local Centres, Small Local Centres and Local Parades
DMD32:	Managing the Impact of Food and Drink Establishments
DMD34:	Evening Economy
DMD36:	Social Clubs
DMD37:	Achieving High Quality and Design-Led Development
DMD45:	Parking
DMD68:	Noise

5.4 Core Strategy

CP17:	Town Centres
CP18:	Delivering shopping provision across Enfield
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP30:	Maintaining and improving the quality of the built and open environment
CP32:	Pollution

5.5 London Plan

6.13:	Parking
7.4:	Local character

7.15: Reducing Noise and Enhancing Townscapes

5.6 Other Policy

National Planning Policy Framework
National Planning Practice Guidance

6. Analysis

6.1 Principle of Development

6.1.1 The site is located in the Winchmore Hill (Green Dragon) Large Local Centre. Policy CP18 of the Core Strategy states that in local centres, a range of facilities and uses will be encouraged consistent with their scale and function in the hierarchy to meet peoples' day to day needs whilst preserving the predominance of retail uses within the centres.

6.1.2 Policy DMD28 of the Development Management Document states that a change of use from retail (A1) to non-retail on the ground floor will only be permitted subject to specific criteria. This states that the role and function of the centre remains predominantly retail and the proportion of A1 shop units must be no less than 50% of the total number of commercial units within defined centres, and there must be no less than 50% of A1 uses within any one parade.

6.1.3 A site survey was completed and of the 14 units at Masons Parade, 8 are in A1 use, which equates to a total of 57% of A1 uses. This would be reduced to 50% with the loss of the existing A1 unit (hairdressers). The 50% retention of the A1 frontage would therefore not be compromised, and notwithstanding this, it was noted that the proposed use would be compatible with the parade.

6.1.4 Additionally, policy DMD32 relates to food and drink establishments and states that these uses are acceptable in town centres and local centres subject to satisfying a number of criteria:

- a. There must be no adverse effects to the character, role, function, vitality and viability of the shopping centre and the local area;
- b. There is no detrimental effect to the amenity of neighbouring residents;
- c. There is no detrimental effect on the local environmental quality as a result of noise, vibration and odours;
- d. Access, servicing and parking arrangements for the proposal do not result in an adverse impact on the safety of pedestrians and traffic flows or cause unacceptable increases to traffic and parking;
- e. The proposal does not result in clustering of restaurants, drinking establishments and hot food takeaway (A3/A4/A5) units. Permission will be refused for any proposed A3/A4/A5 unit that would be located adjacent to an existing or proposed A3/A4/A5 unit. There should be a minimum of two non A3/A4/A5 units, or at least 10 metres, between the units, whichever is greater; and
- f. There should be no loss of active street frontage.

- 6.1.5 The proposed unit would maintain an acceptable retail frontage and level of A1 units to satisfy criteria a and e. The proposed use would not be detrimental to residential amenities as noted in paragraph 6.3 of this report to satisfy criteria b and c. All highway matters have been addressed in section 6.4 of this report and are considered acceptable subject to conditions. The final consideration relates to the clustering of establishments. It was noted that there is a snooker club within the vicinity of the site, which also operates with a license as a drinking establishment. However given that these premises are located to the rear of the site and do not form part of the parade, officers consider the relationship is acceptable, having regard to policy DMD32 of the Development Management Document.
- 6.1.4 Following compliance with the above policy tests, officers considered that the proposed change of use would not compromise the existing vitality and viability of existing A1 uses within the Local Centre, and would not give rise to a cluster of micro pubs, having regard to policies DMD28 and DMD33 of the Development Management Document and CP17 and CP18 of the Core Strategy.

6.2 Character and Appearance

- 6.2.1 The submitted plans illustrate that the external appearance from the front elevation in regards to shopfront, glazing and door would remain as existing, however an appropriate condition could be attached to retain an active frontage at ground floor level. As such, officers consider that the overall appearance would integrate satisfactorily within the existing Local Centre and would not be detrimental to visual amenities, having regard to policies DMD37 of the Development Management Document and CP30 of the Core Strategy.

6.3 Impact on Neighbouring Amenities

- 6.3.1 The nearest residential properties are sited at upper levels of the existing parade of shops and in adjacent residential streets. However, given its siting within the Winchmore Hill (Green Dragon) Large Local Centre, and the proposed opening hours, which could be secured by an appropriate condition, together with the small scale of the existing premises and proposed internal layout it is considered that an A4 use would not be detrimental to the amenities of adjacent occupiers, having regard to DMD28 of the Development Management Document.
- 6.3.2 Environmental Health has raised no objections in relation to issues of noise, contaminated land, air quality or nuisance.

6.4 Traffic and Transportation

Trip Generation and Parking

- 6.4.1 The proposed change of use would give rise to an increased number of trips compared to the existing use, which would be during the evening when resident parking demand is at its highest, however given the focus is on encouraging local patrons and the proximity to local bus stops, it is

considered that the increase would not be substantial to warrant a refusal. Additionally, it was noted that provision would be made for staff parking, which would militate against additional on-street demand and there are also parking bays in close proximity which would be accessible by patrons, having regard to policy 6.13 of the London Plan and DMD45 of the DMD.

- 6.4.2 The plans demonstrate cycle parking to the rear of the site; details of numbers and type have not been included but could be secured by an appropriate condition, should permission be granted.

Refuse Storage

- 6.4.3 The details for refuse have not been annotated, however these details could be secured by an appropriate condition, having regard to Policy DMD8 of the Development Management Document.

Cycle Parking

- 6.4.4 The site would benefit from direct access to a Cycle Enfield Route and therefore it is considered that two short stay cycle parking spaces should be provided on site, which could be secured by an appropriate condition. However, if the site could not accommodate this then there is the potential for on-street provision, which could be secured subject to an appropriate contribution.

Deliveries and Servicing

- 6.4.5 The applicant has not submitted details to confirm deliveries and servicing, however it is noted that there is an access road at the end of the parade, which provides access to the rear of the site and therefore deliveries and servicing could take place to the rear. This could be secured by an appropriate condition for clarity, should permission be granted.

6.5 CIL contributions

- 6.5.1 The proposed development would not be liable for a CIL contribution.

7. **Conclusion**

- 7.1 The proposed change of use would not be detrimental to the vitality and viability of the Winchmore Hill (Green Dragon) Large Local Centre. The proposed change of use would not have any detrimental impacts on neighbouring amenities in regards to nuisance or highway safety.

8. **Recommendation:**

- 8.1 That planning permission be **granted** with the following attached conditions:

1. Time limit

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.

2. 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.

3. Opening Hours

The premises shall only be open for business between the hours of 11:00 - 23:00 Monday - Sunday (including bank holidays).

Reason: To safeguard the amenities of the occupiers of adjoining and nearby residential properties.

4. Refuse storage and recycling

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. Window display

The use shall not commence until the shop front of the premises is provided with a window display which shall be maintained.

Reason: To safeguard the appearance of the street scene.

6. 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.

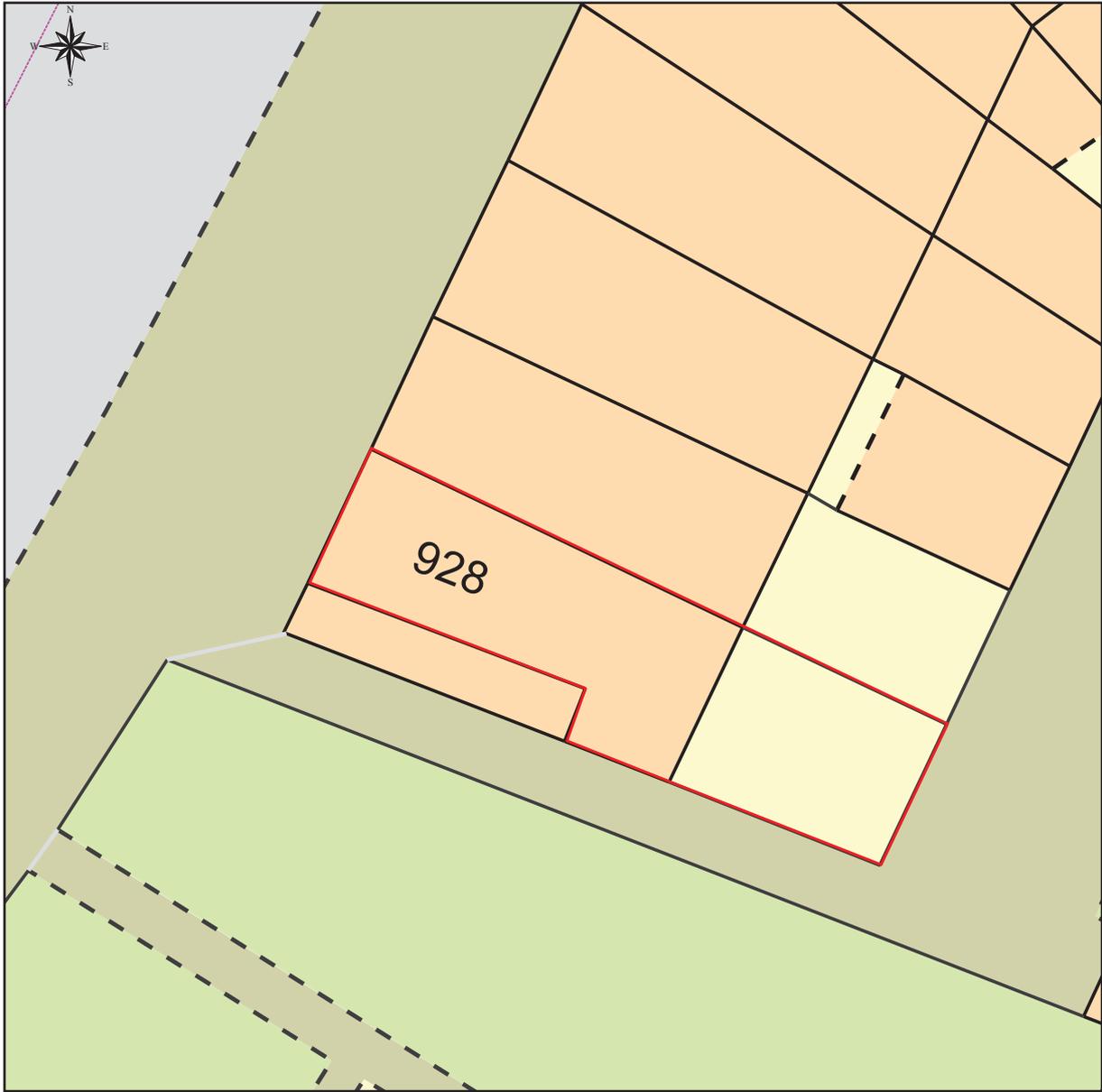
Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

7. Deliveries and servicing

The development shall not commence until details for the loading/unloading, parking and turning of delivery, service and construction vehicles have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent obstruction on the adjoining highways and to safeguard the amenities of surrounding occupiers.

Location Plan of n21 2ad



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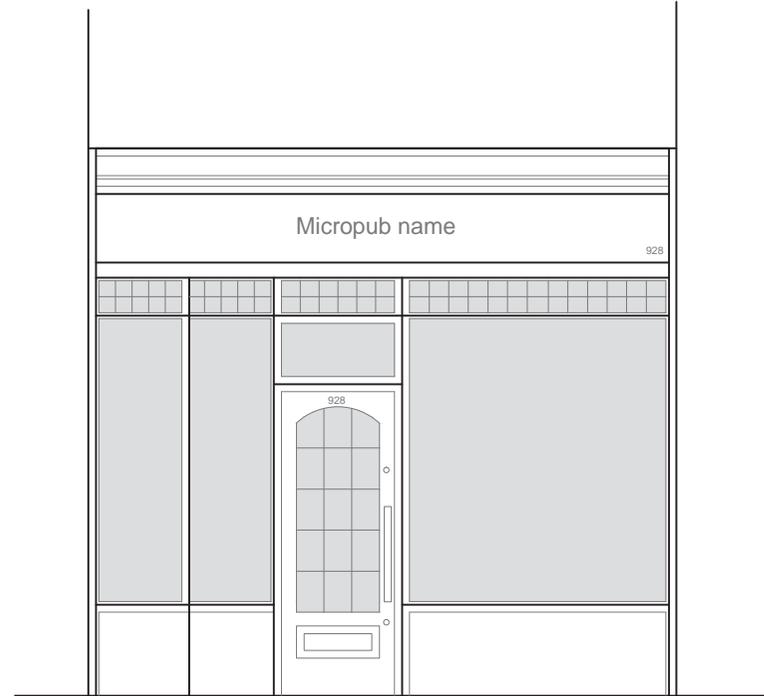
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928 Green Lanes, N21 2AD



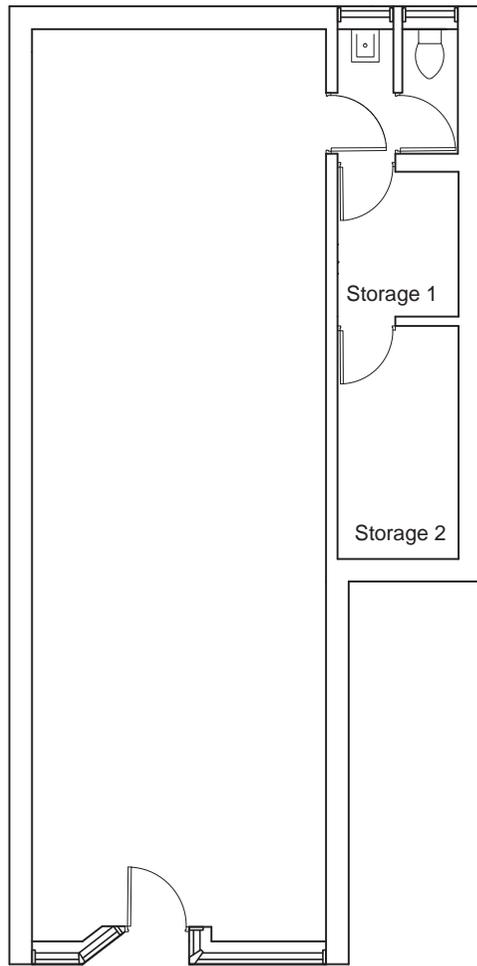
Existing Front Elevation



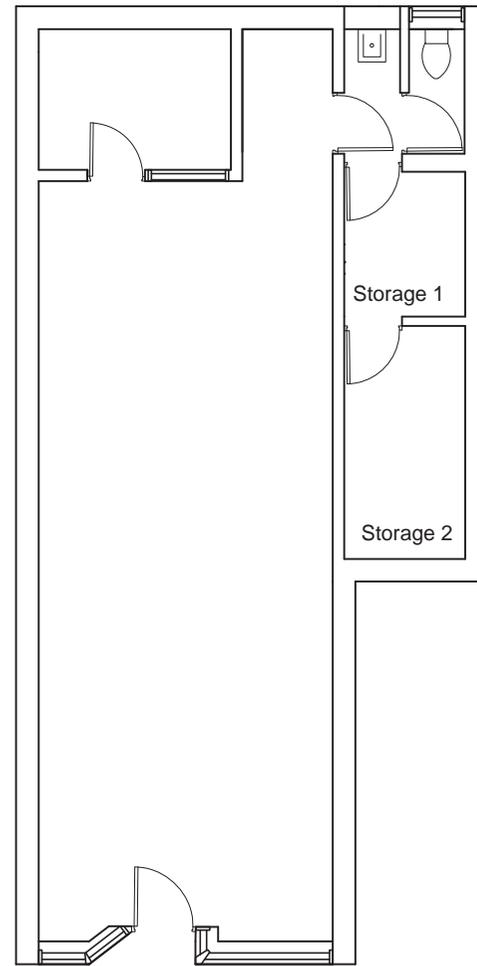
Proposed Front Elevation



928 Green Lanes, N21 2AD



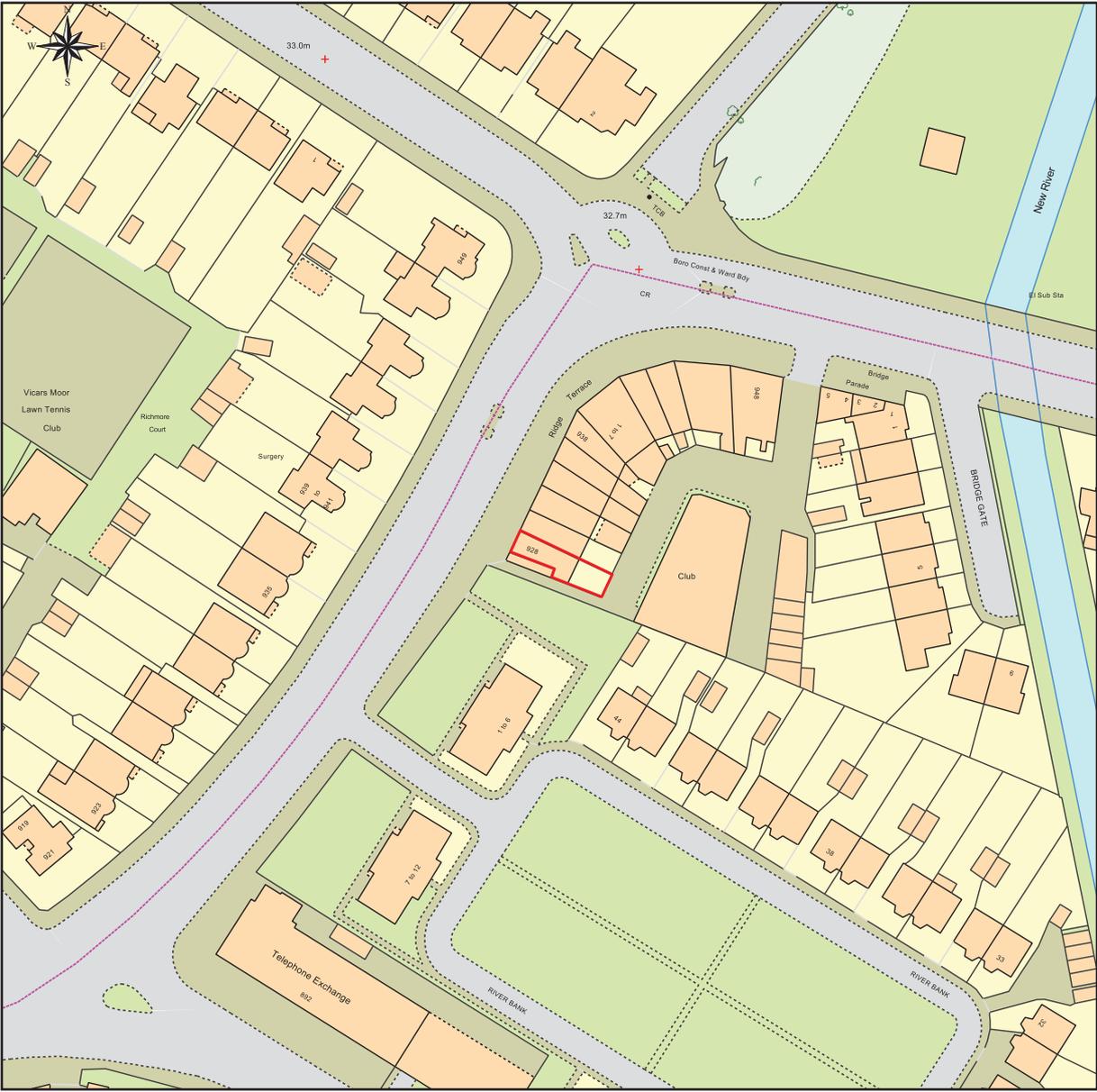
Existing Floor Plan



Proposed Floor Plan



Location Plan of N21 2ad



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