

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date :

1st March 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Ms Eloise Kiernan
Tel No: 020 8379 3830

Ward:
Winchmore Hill

Ref: 17/05295/FUL

Category: Full Application

LOCATION: Focus House, 497 Green Lanes, N13 4BP,

PROPOSAL: Detached building at rear for office use ancillary to existing property.

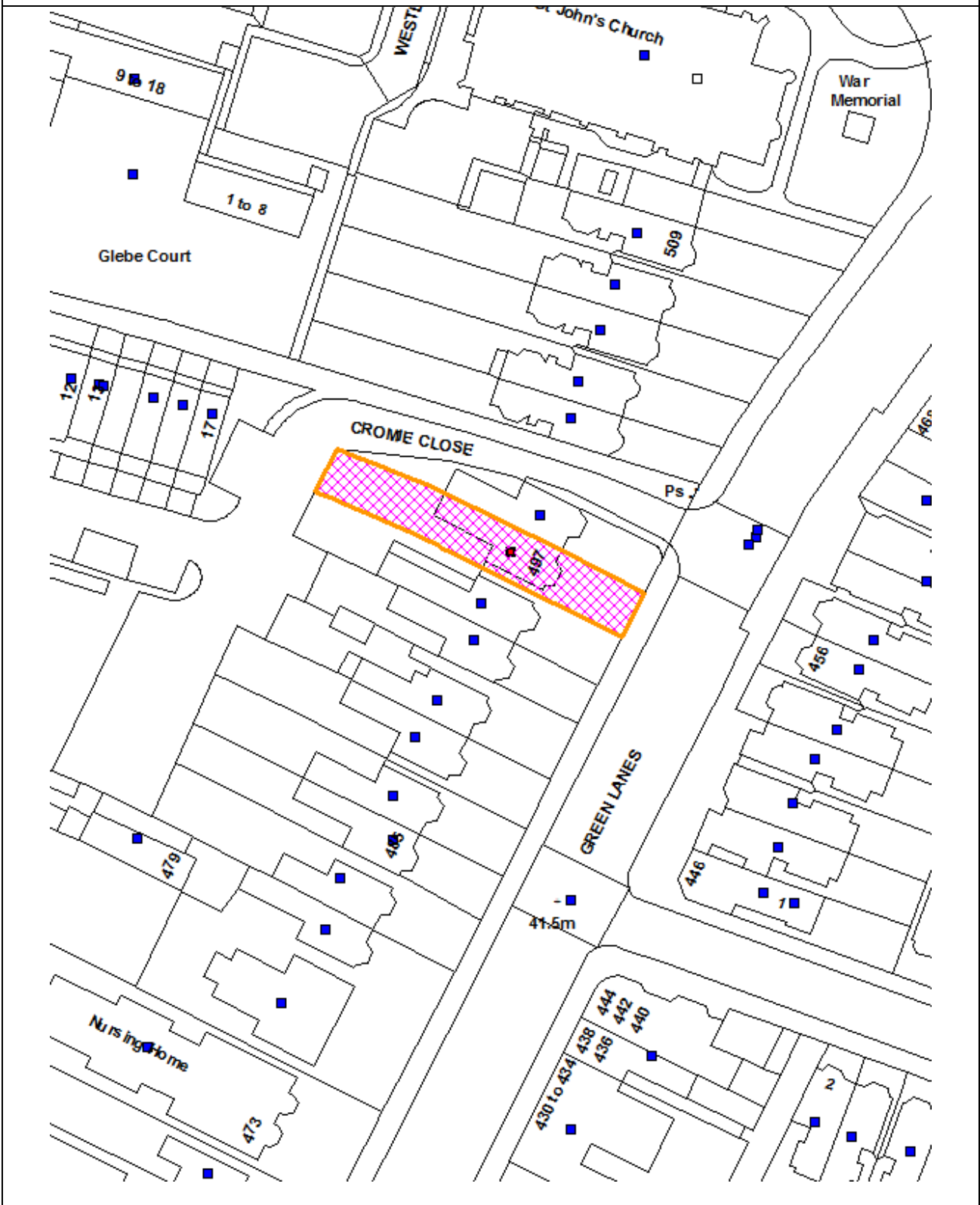
Applicant Name & Address:
Goldeneye Estates Limited
Focus House
497 Green Lanes
N13 4BP

Agent Name & Address:
Mr David Barnard
4 Barber Close
Winchmore Hill
London
N21 1BE

RECOMMENDATION: Granted with conditions

Note for Members:

Ref: 17/05295/FUL LOCATION: Focus House, 497 Green Lanes, N13 4BP,



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Scale 1:750

North



1. **Site and surroundings**

- 1.1 The application site comprises a two-storey building which is situated on the western side of Green Lanes, just south of the junction with Bourne Hill and Hedge Lane. Additionally, Cromie Close abuts the site to the north.
- 1.2 The surrounding area predominantly comprises a mix of retail and commercial uses at ground floor, with some residential accommodation above.
- 1.3 The site is not in a conservation area nor is it a listed building.

2. **Proposal**

- 2.1 The applicant seeks full planning permission for the erection of detached building at rear for office use ancillary to existing property.
- 2.2 The building would be constructed of brickwork with felt roof and upvc windows.

3. **Relevant Planning Decisions**

- 3.1 TP/81/1268 - Single storey extension - granted 22.01.1982
- 3.2 P14-01024PRJ - Conversion of premises from B1a office use to 2 self-contained residential units - prior approval not required 28.04.2014
- 3.3 15/00936/FUL - Change of use from offices (B1) to residential care home for 7 service users, including rear extensions and dormer window - granted with conditions 22.06.2016
- 3.4 16/03460/FUL - Erection of a part single, part first/second floor rear extension, rear dormer to provide additional office accommodation - refused and dismissed at appeal 07.10.2016

4. **Consultation**

4.1 Statutory and Non- Statutory Consultation

4.1.1 None

4.2 Public Responses

- 4.2.1 Letters were sent to 11 adjoining and nearby residents on 12 December 2017. No responses were received.
- 4.2.2 Additionally, Cllr Erin Celebi has expressed an interest in the site.

5. **Relevant Policy**

5.1 Development Management Document

DMD12 Outbuildings
DMD37 Achieving High Quality and Design-Led Development
DMD45 Parking

DMD68 Noise

5.2 Core Strategy

CP30 Maintaining and improving the quality of the built and open environment

CP32 Pollution

5.3 London Plan

6.13 Parking

7.4 Local character

5.4 Other Policy

National Planning Policy Framework
National Planning Practice Guidance

6. **Analysis**

6.1 Character and Appearance

6.1.1 The surrounding area is largely characterised by a mix of retail and commercial uses at ground floor, with some residential accommodation above and are predominantly two storeys' in height. The adjoining property, no 499 has a two-storey outrigger, which is approximately 2m deeper than the existing building line at the property in question. Additionally, a number of the commercial units within this parade have substantial rear extensions.

6.1.2 Policy DMD 37 of the Development Management Document stipulates that development should be appropriate to its context and have appropriate regard to its surroundings. Policy DMD 12 relates to outbuildings and states the following:

6.1.3 Proposals for outbuildings will only be permitted if all of the following criteria are met:

- a. The building must be ancillary to the use as a residential dwelling;
- b. The design should have regard to topography;
- c. It should not normally project forward of the front building line;
- d. Maintain an adequate distance from the dwelling and be of an appropriate height and bulk so as not to adversely impact on the character of the local area and amenities of neighbouring properties;
- e. The size, scale and siting of the development must not have an unacceptable impact on the adjoining properties in line with relevant criteria in DMD 8 'General Standards for New Residential Development'.

6.1.4 The street scene at this part of Green Lanes largely serves commercial premises at ground floor level with extensive rear extensions and/or outbuildings. It is therefore considered that the overall scale, height and bulk would be akin to the existing character of the local area, having regard to policies DMD12 and DMD37 of the DMD, CP30 of the Core Strategy and 7.4 of the London Plan.

6.2 Neighbouring Amenities

- 6.2.1 The proposed outbuilding to serve office accommodation would have a height of 2m on the common boundary, extending to 2.4m in maximum height and located approximately 3 metres from the rear outrigger.
- 6.2.2 The attached property, no 499 Green Lanes remains in residential occupation and features no ground floor windows within the rear outrigger. It is therefore considered that given the proposed height and separation, the proposed outbuilding would not be dominant or give rise to unacceptable loss of sunlight/daylight or outlook to the occupiers of the residential property at no. 499 Green Lanes.
- 6.2.3 In regards to impact on no. 495 Green Lanes, the ground floor of the building is used for commercial purposes with substantial extensions to the rear elevation and thus it is not considered that the proposed outbuilding would have any further impacts of the amenities of the commercial premises, or residential properties at upper levels.
- 6.2.4 The proposed accommodation would remain in office use ancillary to the existing commercial use at site and thus would not give rise to increased noise and disturbance to residential amenities, having regard to policies CP32 of the Core Strategy and DMD68 of the DMD.

6.3 Traffic and Transportation

- 6.3.1 The application site is located on Green Lanes, which is a classified road and within a PTAL of 2/3 with moderate links to public transport.
- 6.3.2 The applicant has confirmed that the site could accommodate up to four vehicles and there is a large area of hardstanding to the front of the site with a dropped kerb. It is therefore considered that the proposed parking arrangements are acceptable to serve the increased office accommodation.
- 6.3.3 No details are given relating to cycle storage, however there is a space on the site to accommodate this and therefore details could be secured by an appropriate condition, should the scheme be granted, having regard to Policy DMD45 of the DMD and 6.9 of the London Plan.
- 6.3.4 No details are given relating to refuse storage, however there is a hardstanding to the front of the site, which could accommodate and therefore details could be secured by an appropriate condition, should the scheme be granted, having regard to Policy DMD47 of the DMD.

6.4 S106 and Community Infrastructure Levy (CIL)

- 6.4.1 As of the 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 sum. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

6.4.2 In this instance the development would not be liable for CIL as the extensions to serve office accommodation are less than 100 sq.m.

7. **Conclusion**

7.1 In conclusion, the proposed scheme is appropriately designed and would not be detrimental to residential amenities.

8. **Recommendation**

8.1 In light of the above, it is therefore recommended 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) Matching materials

The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4) Refuse 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) No additional fenestration

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall

be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

6) Cycle parking

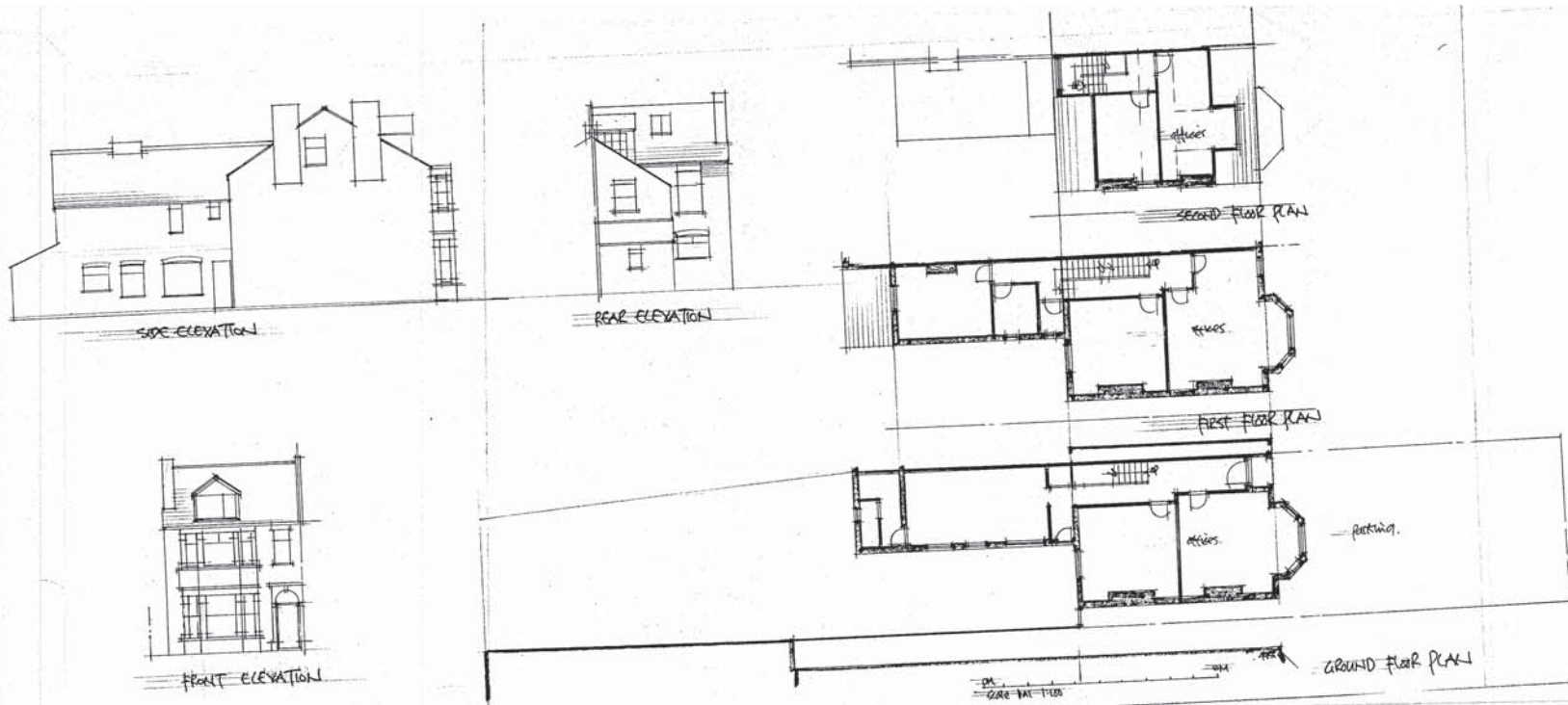
The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

7) Ancillary Office Only

The proposed outbuilding hereby approved shall be occupied as further office accommodation ancillary to the existing ground floor B1 use at 497 Green Lanes and shall not be subdivided and/or 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 residential amenities.

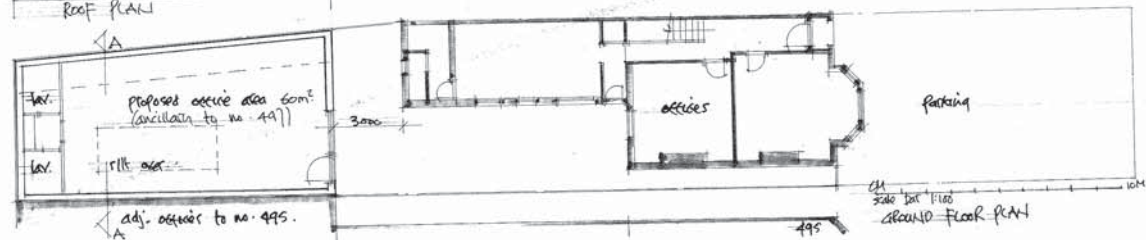
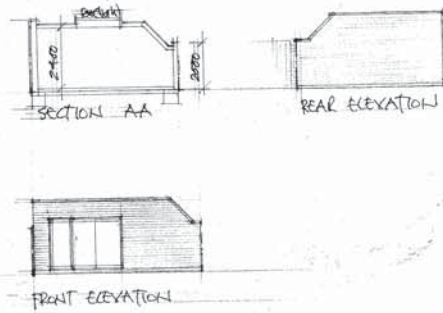
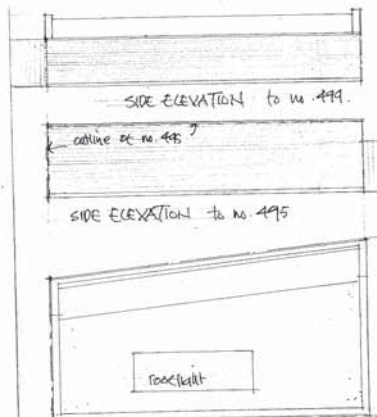
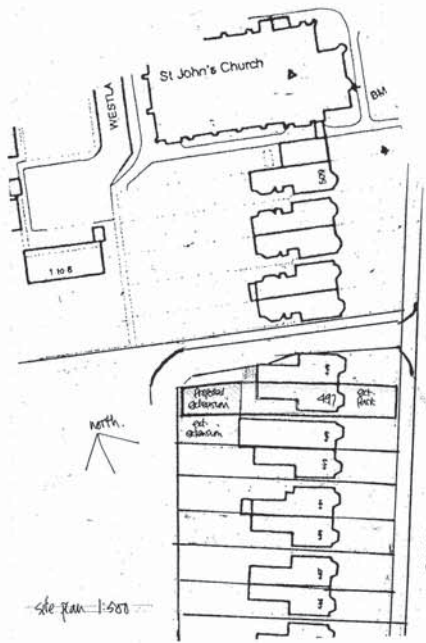


497 GREEN LANES, N15

existing:
 plans + elevations:

| | | | |
|----------|-------|-------------|------|
| scale: | 1:100 | job: | 3331 |
| date: | 10-10 | drawn: | dl |
| checked: | | desig. no.: | |

DAVID BARNARD
 Town Planning Consultant + Building Designer
 4 Barber Close, London, N21 1BE
 Tel: 020 8245 1563



notes:
1. external finishes to match existing.

497 GREEN LANES, N13

Proposed office building ancillary to existing offices:
plans, elevations + section:

| | |
|--------------|------------|
| scale: 1:100 | job: 3331 |
| date: 11.17 | drawn: DA |
| client: | dwg. no: 7 |

DAVID BARNARD
Town Planning Consultant + Building Designer
4 Barber Close, London, N21 1BE
Tel: 020 8245 1583

Notes:

- 1. External finishes to match existing.

497 GREEN LANES, N13

Proposed office building ancillary to existing offices.

plans, elevations + section.

scale: 1:100

job: 3331

date: 11.17

drawn: DV

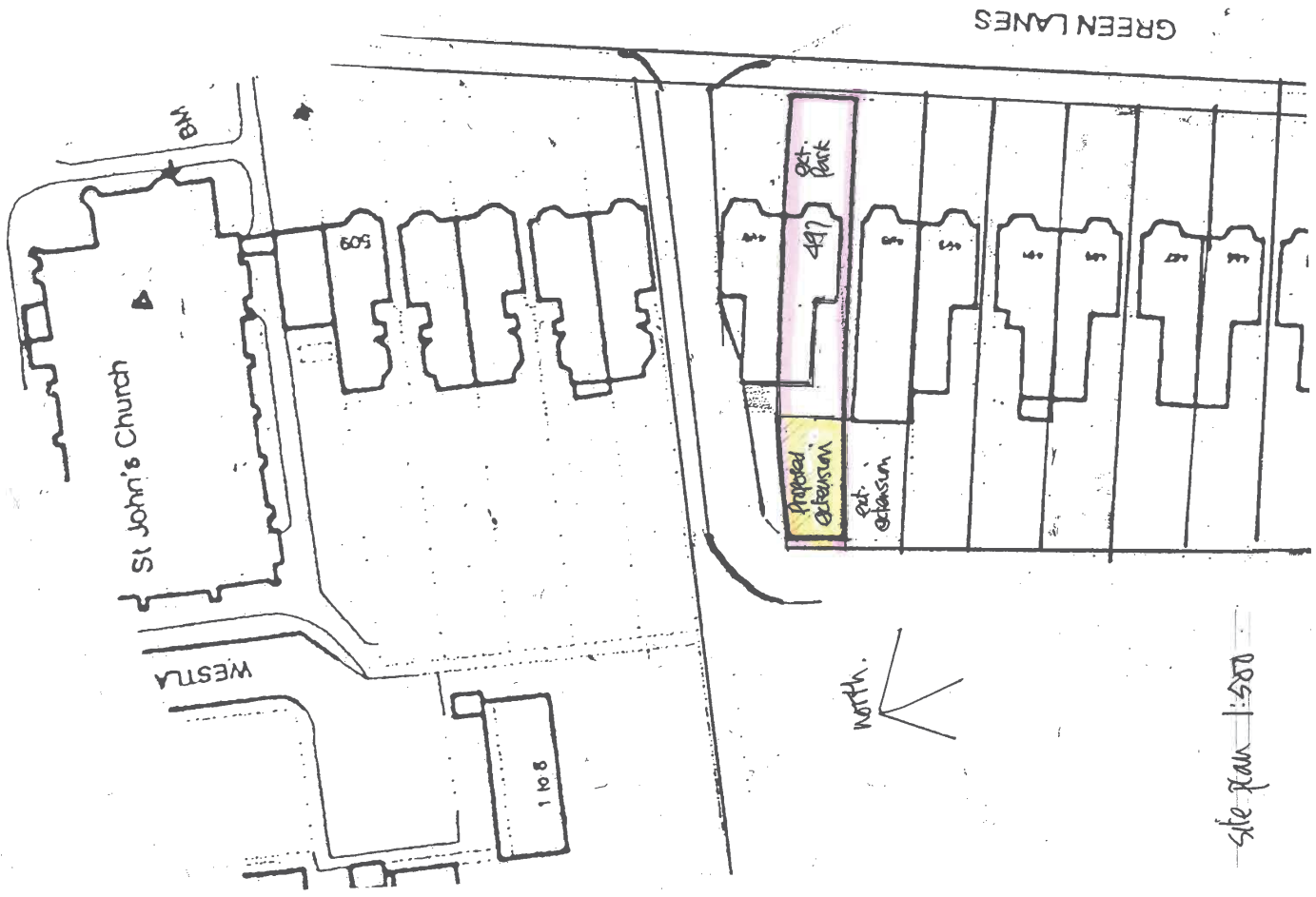
client:

DAVID BARNARD
Town Planning Consultant + Building Designer

4 Barber Close, London, N21 1BE
Tel: 020 8245 1583



block plan scale 1:250



site plan 1:500

GREEN LANES

10M