

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date:** 17<sup>th</sup> March 2022

**Report of**  
Executive Director –  
Place

**Contact Officer:**  
Andy Higham  
Dino Ustic

**Ward:**  
Ponders End

**Ref:** 22/00004/RE4

**Category:** LBE - Dev by LA

**LOCATION:** Carpark, 291 High Street, EN3 4DN,

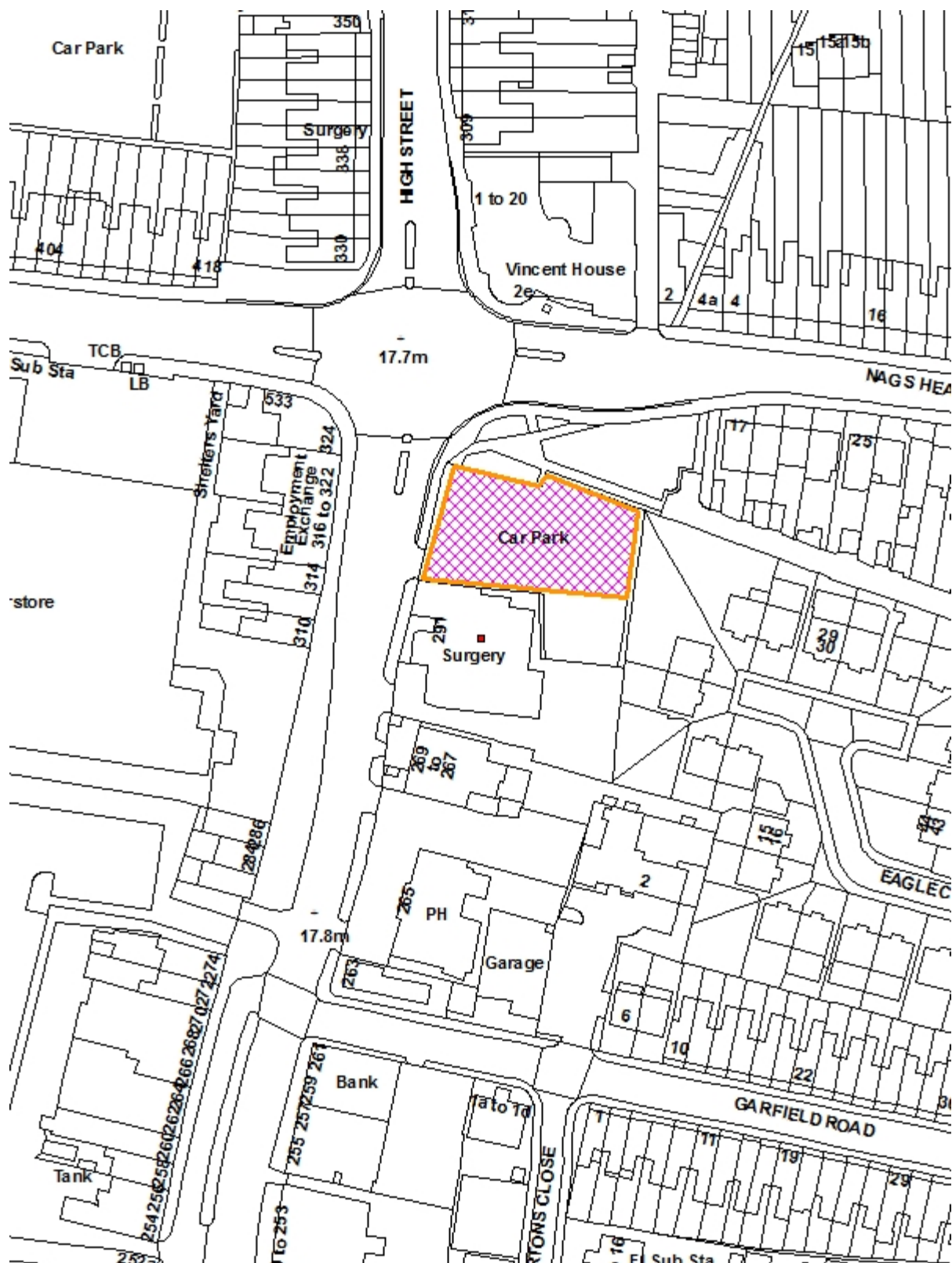
**PROPOSAL:** Continued use of 1 temporary building for multi-purpose community use.

**Applicant Name & Address:** Regeneration  
Department Enfield  
Council  
Civic Centre  
Silver Street  
Enfield  
EN1 3XD

**Agent Name & Address:**  
James Collister  
Civic Centre  
Silver Street  
Enfield  
EN1 3XD

### RECOMMENDATION:

1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to conditions:
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.



## **1.0 Note for Members**

- 1.1 Although an application of this nature would normally be determined under delegated authority, because the application is submitted by the Council, in accordance with the approved scheme of delegation, it is reported to the Planning Committee for determination.

## **2. Recommendation**

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to the following condition(s):

1. This permission is granted for a limited period expiring five years from the decision date when the use hereby permitted shall be discontinued and the building hereby permitted removed and the land reinstated.

Reason: To permit the use of the site, whilst appropriate redevelopment plans are brought forward for the whole of the site.

2. The development hereby permitted shall be carried out and maintained in accordance with the following approved plans and documents:

- Drw No: 19/0079/P103 Rev A
- Drw No: 19/0079/P102 Rev C
- Drw No: Thames Water Sewer Plan dated 13/08/18
- Drw No: 19/0079/P101 Rev A
- Drw No: 18695 Ponders End Parking Demand
- Tree Proacted Plan 2018/191/100/0002 dated October 2018
- BSI Standards Publication BS 5837:2012

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development should be carried out and maintained in accordance with the submitted and approved Tree Protection Plan ref. no. 2018/191/100/0002 and Trees in Relation to Design and Construction - Recommendations.

Reason: To protect existing planting during construction

4. Deliveries of construction and demolition materials to and from the site by road shall take place between 08:00 - 18:00 Monday to Friday & 08:00 - 13:00 on Saturday and at no other time except with the prior written approval of the Local Planning Authority.

Reason: To reduce the likelihood of a noise nuisance occurring during delivery times.

5. The premises shall only be open for business and working between the hours of Monday - Saturday 8:00 - 23:00 and Sunday and Bank Holidays 9:00 - 23:00.

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

6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any amending Order, the floor space to be provided as part of the development, including the Library and community facilities (Use F2) shall only be used for these respective purposes and for no other purposes unless otherwise agreed by the Local Planning Authority.

Reason: Having regard to interests of amenity, design quality, impact on adjoining sites, traffic generation and the level of car parking available to support the development and the need to provide a mixed and balanced community.

7. Prior to first occupation of the development, the parking shall be laid out in accordance with approved plan ref. no 19/0079/P002 Rev C.

Reason: To ensure that the development provides adequate parking at all stages of the development and there is no adverse impact on on-street parking or the smooth operation of the surrounding local highway network in line with DMD 45 and London Plan policies.

- 2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

### **3. Site and Surroundings**

- 3.1 The application site measures around 993sqm and comprises a Council owned car park known as the Eagle House Car Park on the northern end of Ponders End High Street. The site lies to the south east of the junction with Ponders End High Street, Nags Head Road and Southbury Road. The car park comprises 27 car parking bays including 3 disabled parking bays.
- 3.2 The application site is located within the Ponders End Large Local Centre and the Ponders End Place Shaping Priority Area. The site is identified as a development opportunity in the North Enfield Area Action Plan.
- 3.3 Immediately to the north of the site is an area of public realm consisting of grass verges and large mature trees. The immediate prevailing character of the area is mixed use with residential and commercial premises.

### **4. Proposal**

- 4.1 The proposal seeks planning permission for the continued use of 1 temporary building for multi-purpose community use.

### **5. Relevant Planning History:**

- 5.1 18/03965/RE4 - Reconfiguration of car park involving installation of 2 temporary buildings for multi-purpose community use. Granted with conditions. 19.12.2018.
- 5.2 18/03966/RE4 - Reconfiguration of car park involving installation of 1 temporary building for multi-purpose community use. Granted with conditions. 19.12.2018.

- 5.3 16/03937/RE4 – Change of use from offices (B1) to public health treatment facility (D1). – Approved 09.11.2016. A parking layout plan was approved under this planning permission that designated 7 car parking spaces within the Eagle House car park and three within Vincent House.
- 5.4 PA/10/0013 - Installation of a telecommunications monopole to a maximum height of 11.8 metres and 2 equipment cabinets at base. Refused. 16.07.2010.
- 5.5 AD/98/0087 - Internally illuminated fascia sign. Granted with conditions. 17.09.1998.

## **6. Consultation**

6.1 Consultation period: 21 days: 14.01.12.2022 – 07.02.2022

### **6.2 Public**

6.2.1 The application was advertised by neighbour notification letters to 136 adjoining occupiers. No objection comments or letters of support have been received.

### **6.3 Internal**

6.3.1 Environmental Health:

No objection as there is unlikely to be a negative environmental impact. In particular, there are no concerns regarding air quality, noise or contaminated land.

6.3.2 Transportation:

No objection to the existing temporary planning permission being extended for a further 5 years.

### **6.4 External**

6.4.1 None

## **7. Relevant Policy**

7.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

### **London Plan (2021)**

7.2 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

Policy GG1 Building Strong and Inclusive communities

Policy G7 Trees and woodlands

Policy SD6 Town centres  
 Policy SD8 Town Centres: Development Principles & Development Plan Documents  
 Policy S1 Developing London's Social Infrastructure  
 Policy D2 Delivering good design  
 Policy D3 Inclusive design  
 Policy SI12 Flood risk management  
 Policy TR2 Healthy Streets  
 Policy T3 Transport capacity, connectivity and safeguarding  
 Policy T4 Assessing and mitigating transport impacts  
 Policy T5 Cycling  
 Policy T6 Car Parking

### Core Strategy (2010)

- 7.3 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

CP11 - Recreation, Leisure, Culture and Arts  
 CP17 – Town Centres  
 Core Policy 20 - Sustainable energy use and energy infrastructure  
 CP21 - Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure  
 CP22 – Delivering Sustainable Waste Management  
 Core Policy 24 - The Road Network  
 Core Policy 25 – Pedestrians and Cyclists  
 Core Policy 28 - Managing Flood Risk through Development  
 Core Policy 29 - Flood management infrastructure  
 Core Policy 30 - Maintaining and Improving the Quality of the Built and Open Environment  
 Core Policy 32 – Pollution  
 Core Policy 36 – Biodiversity  
 Core Policy 40 – North East Enfield  
 Core Policy 41 – Ponders End  
 Core Policy 46 – Infrastructure Contribution

### Development Management Document (2014)

- 7.4 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD10 – Distancing  
 DMD16 – Provision of New Community Facilities

DMD28 – Large Local Centres, Small Local Centres and Local Parades  
 DMD34 – Evening Economy  
 DMD37 - Achieving High Quality and Design-Led Development  
 DMD45 - Parking Standards and Layout  
 DMD47 - Access, New Roads and Servicing  
 DMD 48 - Transport assessments, travel plans, servicing & delivery plans  
 DMD57 - Responsible Sourcing of Materials, Waste Minimisation and Green Procurement  
 DMD58 - Water Efficiency  
 DMD59 - Avoiding and Reducing Flood Risk  
 DMD61 - Managing Surface Water  
 DMD64 - Pollution control and assessment  
 DMD68 - Noise  
 DMD69 - Light Pollution  
 DMD79 - Ecological Enhancements  
 DMD80 - Trees on development sites  
 DMD81 - Landscaping

## 7.5 Other Policy

National Planning Policy Framework  
 National Planning Practice Guidance

## 8. **Analysis**

### Character, Design and Appearance

- 8.1 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. Policy DMD37 sets out criteria for achieving high quality and design led development. The application site is in an area that forms a gateway to Ponders End High Street and is a highly prominent location. Development onto the high street needs to create positive and active frontages and with the introduction of a new building to accommodate community uses including a library this will be achieved.
- 8.2 Given the temporary nature of the building and the range of buildings with varying designs and external finishes along Ponders End High Street it is not considered that the proposed development would result in any significant harm to the visual amenity within the street scene in the short term. However, it needs to perform a temporary function and will not prejudice the longer term aspirations for the site and are therefore acceptable on that basis.

### Impact on Residential Amenity

- 8.3 Any new development should not impact on the residential amenity of neighbouring residents. Policy CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity.
- 8.4 To maintain a sense of privacy, avoid overshadowing and ensure adequate

amounts of sunlight are available for new and existing developments; Policy DMD10 requires new development to maintain certain distances between buildings, unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/ sunlight or privacy for the proposed or surrounding development.

- 8.5 The new buildings would be single story and therefore would not result in any significant opportunity for overlooking or loss of light to any neighbouring residential properties. The Qube which would be the building closest to the eastern boundary would be set in from this boundary in excess of 22 metres and with its single story nature and flat roof would not appear dominant in relation to the building sited to the south of the application site.
- 8.6 In terms of noise the Environmental Health Officer has been consulted and has raised no objection to the proposal. Due to the proposed use of the building there is unlikely to be unacceptable levels of noise generated. However, to ensure that there is no significant harm to residential amenity a condition restricting hour of use to Monday – Saturday 8:00 – 23:00 and Sunday and Bank Holidays 9:00 – 23:00 would be attached to any grant of planning permission.

#### Traffic and Transportation

- 8.7 Due to the temporary nature of the proposal and the cycle parking to be provided on the site, which would be in accordance with the London Plan, no concerns have been raised by the Traffic and Transportation department.
- 8.8 All new development should make appropriate provision for waste storage, sorting and recycling, and adequate access for waste collection. Waste originally raised concerns with the location of the bin store which was sited along the northern boundary. This was because the refuse collectors would not be able to park on Nags Head Road to collect the refuse as the vehicle would be left unattended while the bins are collected. In addition, the maximum distance from the highway for bins to be collected is 10 metres, the original location of the bin store exceeded this distance. The bin store has now been relocated to the south of the Qube which is within the 10m range to collect bins

#### Flooding

- 8.9 The application site is not located within a flood zone. The proposal will comprise a single story buildings that would be located on the site for a temporary period. The SuDS Officer comments are relevant from the previous granted application on the proposal were no concerns were raised. No changes from the previous scheme as now proposed with regard to flooding. Thus, the proposed development would not result in a significant increase in the opportunity of flooding in the area.

#### Trees

- 8.10 The trees on the northern boundary that fall outside of the site provide significant amenity, screening and biodiversity benefits. The previously approved plan has been provided that shows tree protection measures to be installed. The proposal would not result in any significant impact to existing trees within the vicinity of the site. This would be in accordance with Policy DMD80 of the DMD which seeks to protect trees of significant amenity or biodiversity value.



- 8.11 A condition would be attached to any permission to ensure that the development is undertaken in line with the details submitted to ensure that the trees to be retained are adequately protected and the local environment is enhanced.

## **9. Community Infrastructure Levy**

- 9.1 The scheme would not be liable to the Enfield CIL as it is a community use.

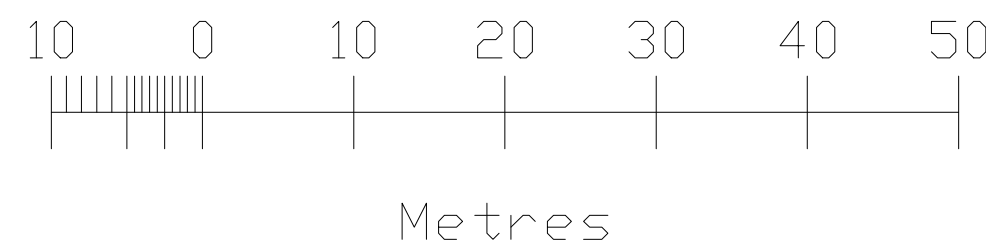
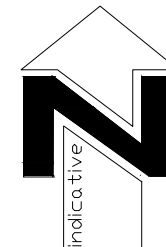
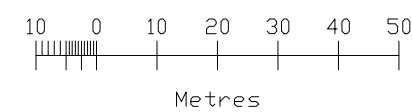
## **10. Public Sector Equalities Duty**

- 10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

## **11. Conclusion**

- 11.1 The application seeks permission for a continued temporary 5-year period. The proposed development would not result in harm to the character of the area or residential amenity, nor give rise to a marked increase in car parking in the local area such that it would be detrimental to local traffic conditions or highway safety. On this basis the development is supported.





## NOTES

This drawing and all the information shown is the property of Stage LLP and shall not be copied in whole, or in part, or used for any other purpose without written permission of the company.

All figured dimensions are to take precedence over scaled dimensions. Dimensions are to be checked on site. Any discrepancies must be reported to the Designer for verification prior to commencement of the affected works.

If this Auto CAD drawing is being read by any system other than Auto Cad it shall be checked against an original hard copy printed by Stage LLP. Stage LLP cannot accept liability for omissions.

The original measured survey was undertaken by ??????????????????????

Rev	Date	Description	Drn
A	07/12/18	Amended to reflect bin store relocation	JL



DRAFT ISSUE



[www.stace.co.uk](http://www.stace.co.uk)

**Client**

Enfield Council

## Project

## Qube Relocation

### Eagles House Car Park

Ponders End

**Drawing Title**

## Site Location Plan

### & Block Plan

Scale

1:12

Date \_\_\_\_\_

---

Drawing No.

Rev

A



## EXISTING SITE PHOTOS



### NOTES

This drawing and all the information shown is the property of Stace LLP and shall not be written in whole, or in part, or used for any other purpose without written permission of the company.

All figured dimensions are to take precedence over scaled dimensions. All dimensions are to be checked on site. Any discrepancies must be reported to the Designer for verification prior to commencement of the affected works.

If this Auto CAD drawing is being read by any system other than Auto CAD it should be checked against an original hard copy printed by Stace LLP. Stace LLP cannot accept liability for omissions.

The original measured survey was undertaken by??

Rev	Date	Description	Drn
A	08/11/18	Annotations and drainage added	JL
B	28/11/18	Drainage run amended	JL
C	07/12/18	Bin store relocated, Sheffield bike stands and PED machine added	JL

### Annotation key:

RWP Rain Water Pipes  
B.I.G Back Inlet Gully  
IC Inspection Chamber  
MH Man Hole  
G Gully

### Line-type key:

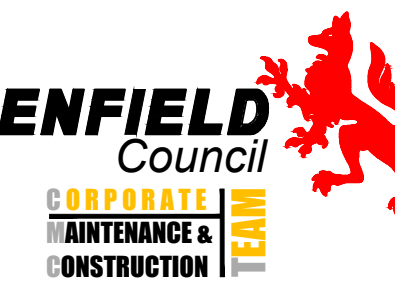
Existing - to be retained

Proposed new run

### Line colour key:

Surface Water


Foul Water



**ENFIELD**  
Council

CORPORATE  
MAINTENANCE &  
CONSTRUCTION TEAM

DRAFT ISSUE



**stace**  
construction and  
property consultants

[www.stace.co.uk](http://www.stace.co.uk)

Client

**Enfield Council**

Project

**Qube Relocation**

**Eagles House Car Park**

**Ponders End**

Drawing Title

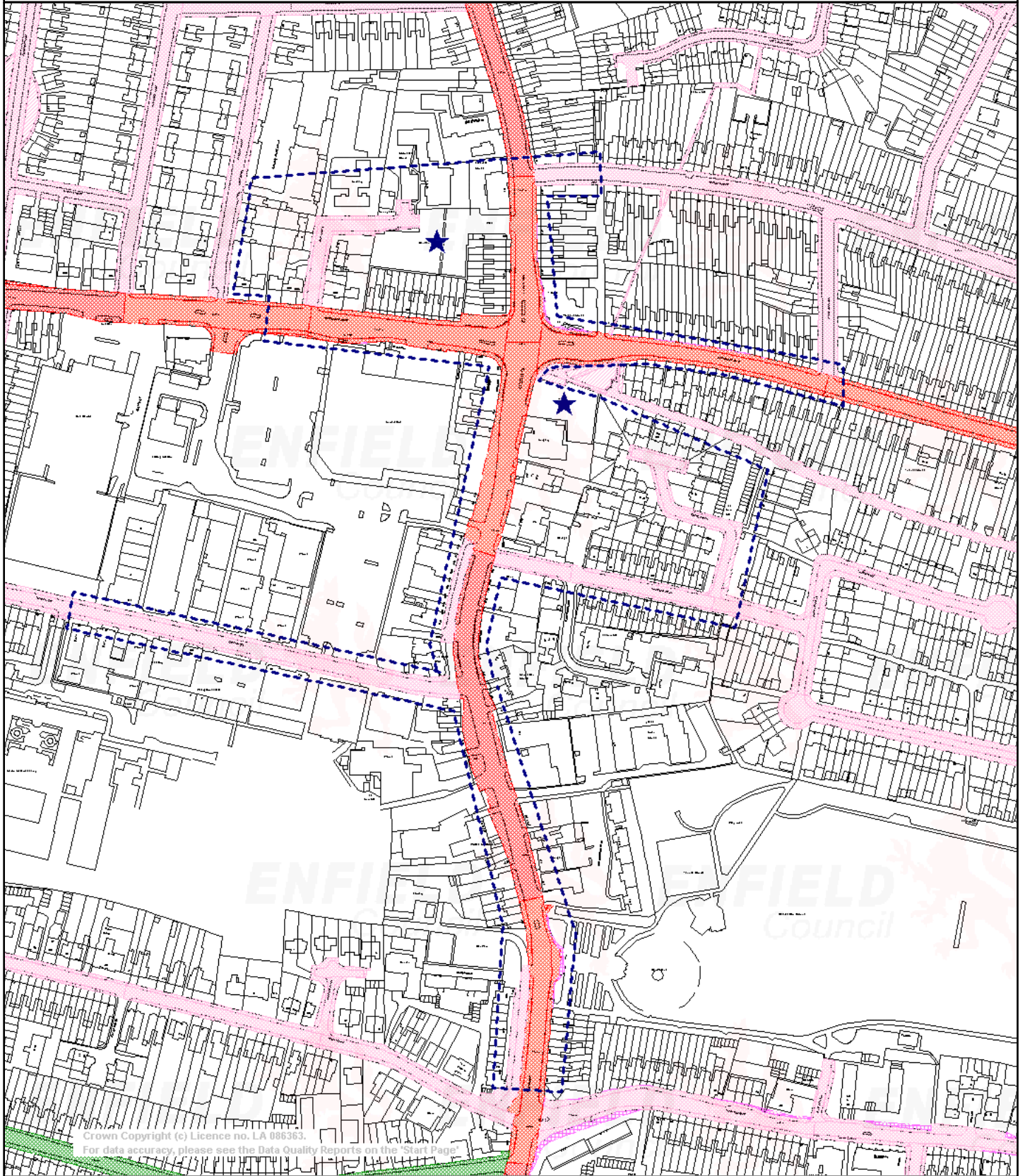
**Proposed Site Plan**

**& Elevations**

Scale	Sheet Size
<b>1:200 &amp; 1:100</b>	<b>A1</b>
Date	Drawn by
<b>07/12/18</b>	<b>WW / JL</b>
Drawing No.	Rev
<b>19/0079/P102</b>	<b>C</b>



## Qube Ponders End Parking Surveys Extent 220818





(c) Crown copyright and database rights 2018 Ordnance Survey 100019345

Date: 13/08/18

Scale: 1:1515

Map Centre: 535239.4,196228.4

Data updated: 11/07/18

Wastewater Plan A4

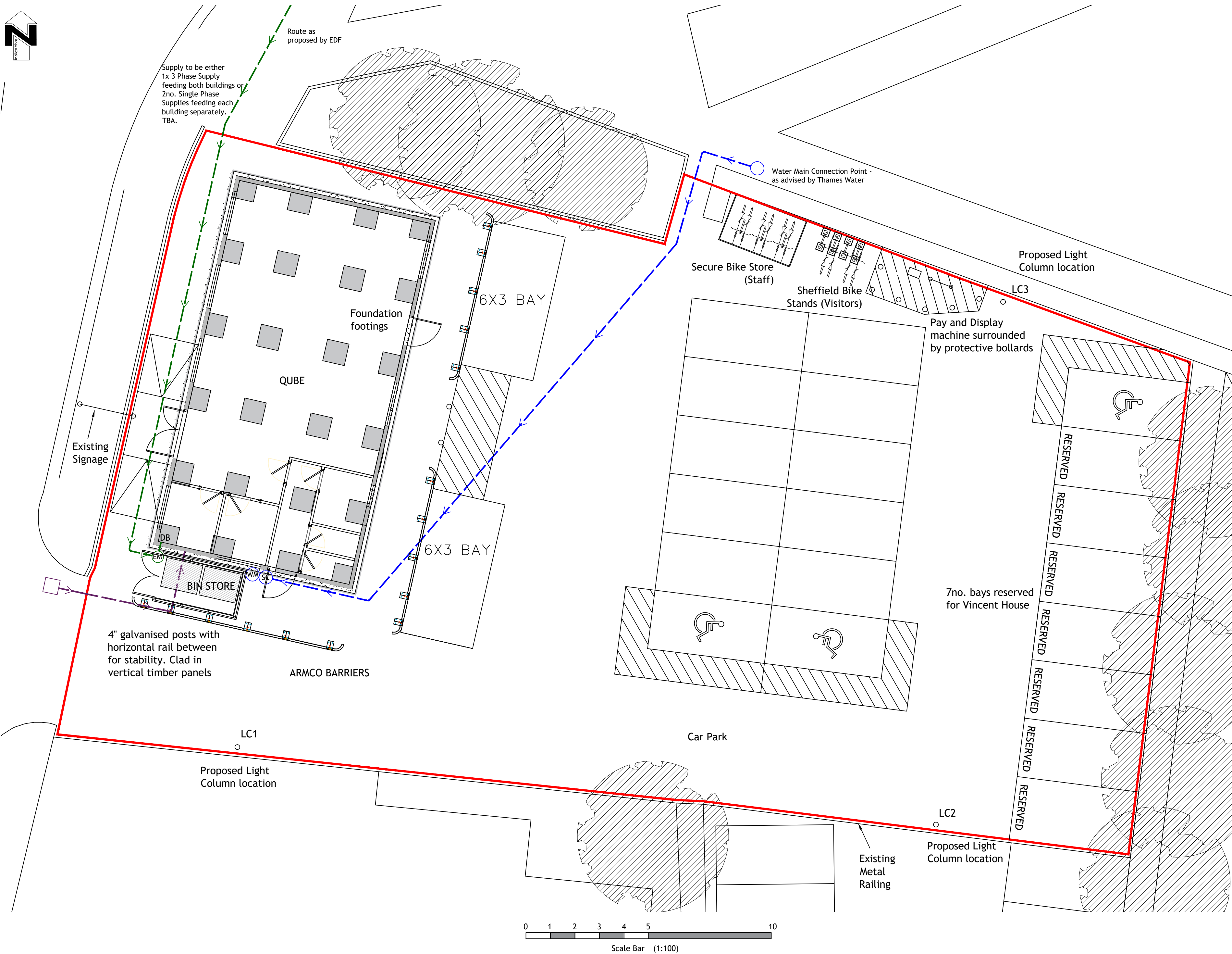
This plan is produced by Thames Water Utilities Ltd (c) Crown copyright and database rights 2018 Ordnance Survey 100019345. This map is to be used for the purposes of viewing the location of Thames Water plant only. Any other uses of the map data or further copies are not permitted. The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. This information is valid for the date printed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

Foul Sewer	Orange line	Foul Manhole	Orange circle
Surface Sewer	Blue line	Surface Manhole	Blue circle
Combined Sewer	Red line	Combined Manhole	Red circle
Abandoned Sewer	Light orange line	Abandoned Manhole	Light orange circle
Pressure Main	Purple line	Other Manhole	Purple circle
Private Asset (Colour denotes effluent type)	Dashed line	End Item	Black circle
Proposed Asset (Colour denotes effluent type)	Dotted line	S104 Boundary	Green outline

lynden.reed@enfield.gov.uk







**NOTES**

This drawing and all the information shown is the property of Stace LLP and shall not be copied in whole, or in part, or used for any other purpose without written permission of the company.

All figured dimensions are to take precedence over scaled dimensions. All dimensions are to be checked on site. Any discrepancies must be reported to the Designer for verification prior to commencement of the affected works.

If this Auto CAD drawing is being read by any system other than Auto CAD it should be checked against an original hard copy printed by Stace LLP. Stace LLP cannot accept liability for omissions.

The original measured survey was prepared by????????????????????

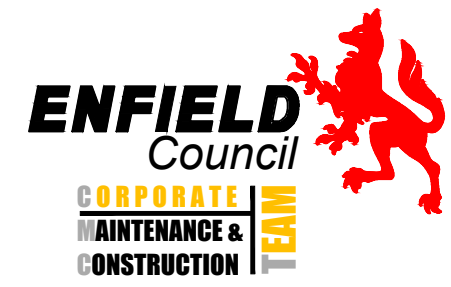
Rev	Date	Description	Drn
A	06/12/18	Bin store relocated, P&D machine, bike stands and reserved bays added	JL

**Annotation key:**

SC	Stop Cock
WM	Water Meter
EM	Electricity Meter
DB	Distribution Board
LC	Lamp Column

**Line colour key:**

—	Electrical Main
—	Comms Intake
—	Incoming water main



Planning



[www.stace.co.uk](http://www.stace.co.uk)

Client

Enfield Council

Project

Qube Relocation

Eagles House Car Park

Ponders End

Drawing Title

Indicative Proposed Utilities

Scale	Sheet Size
1:100	A2
Date	Drawn by
06/12//2018	JL
Drawing No.	Rev
19/0079/P103	A