

Planning & environment – Robin’s update for Committee 14 January 2021

PLANNING ISSUES

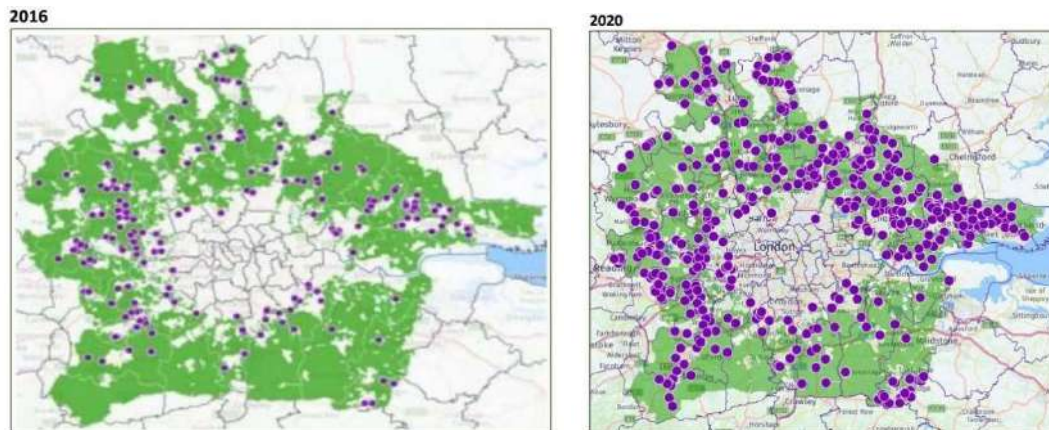
Planning Reforms

The government has launched a consultation about Permitted Development Rights to change of use from Class E (Commercial, Business & Services) to Class C3 (Residential)

London Green Belt Council

1. Report: *Safe Under Us? The Shrinking of London’s Local Countryside*
 - 2016 – 123,000 homes proposed on 203 Green Belt sites
 - 2020 – 223,000 homes proposed on 632 Green Belt sites

Most of the proposed homes are 4/5-bedroom; few will be affordable.



Conservation Areas

2. **Area Advisory Committee** – Council has stopped sending a planning officer to CAAC meetings. Unfortunate consequences for the CAAC are that
 - (1) it is no longer automatically notified of planning applications in CAs;
 - (2) its comments and queries are no longer relayed directly to the development control or enforcement teams.
3. **70 High Street** – Still waiting to know if the owner would appeal against a demolition order.
4. **1 Sunset View** – Owner has appealed against 4 Enforcement Notices. BSoc and others have lodged representations supporting the Council.

1 Sunset View – spot the differences!



TfL

5. **High Barnet & Cockfosters Station developments** – Applications may be submitted in January
6. **Arnos Grove Station housing development** – Refused due to housing mix, loss of car parking and impact on Grade II station.

RECENT CASEWORK (SELECTION)

Planning permission refused

7. **Victoria Quarter** (652 homes) – Developers' appeal to Mayor of London rejected.
8. **Telecom hubs, High Street** – We had objected to these zombies.



9. **41 Wood Street** – We had objected to the poor design of this new house in the garden of a Locally Listed Building in the Wood Street CA.
10. **Former Arkley Riding School site, Hedgerow Lane** (4 houses on Green Belt) – We had objected to creeping suburbanisation of the GB and loss of biodiversity.

Withdrawn

11. **50 Moxon Street** – Application for a co-working and co-living scheme in former office block..

Planning applications approved

12. **111 Hadley Road** (block of 4 flats replacing family house) – We had objected.

Planning decisions awaited

13. **Whalebones Estate** (in CA) – refused and Developer has appealed to Mayor of London decision expected end of January
14. **54A High Street** (in CA) – frame probably 1330-1362 but still awaiting dendrochronology report would be oldest in London
15. **83 High Street (former Victoria Bakery) & 8 Union Street** (3 flats, 2 on backland) – we have no comment as no visual impact on High Street.
16. **151-153 High Street (former car showroom)** (in CA) – We supported this improved scheme for flats and retail.
17. **202 High Street (former car showroom)** (in CA) Developer wants 4 shops and 6flats/mews houses – We have objected because they have pushed to get the maximum on the site, there is no amenity space and it does not fit in with the Conservation Area.



18. **206 High Street (former Savoro)** (in CA) – Change of Use from hotel to 11 flats. No comment.
19. **39 Wood Street** (in CA) – Proposed garden studio: is this in character with the CA?



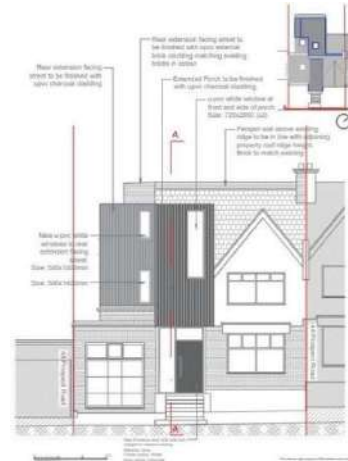
20. **83 Wood Street** (in CA) – We objected to this proposed semi-basement ‘studio’.

21. **17 Park Road** (15 flats on bottom 2 floors of villa) We objected to the owner’s 9th attempt to cram former offices with sub-standard units. This is Permitted Development under recent government planning relaxations so may be unable to refuse.



L – 17 Park Rd
 Basement plan

R – 46 Prospect Rd
 Plan (top R) &
 Street elevation



22. **46 Prospect Road** – 46 Prospect Road – Objected to this 3 storey front, side and rear extension. If permission is refused the owner has threatened both G. Massey (of BRA) & RB.

23. **33 Lyonsdown Road** (20 flats) – We objected to this 5-storey block replacing a Locally Listed Victorian villa.



24. **Western half of Meadow Works site, Pricklers Hill** (8 3-storey houses) – We supported these new family homes and gardens.



25. **Gas peaking plant, Partingdale Lane** (in GB) – We objected to this abuse of the Green Belt.

26. **Electricity battery, Partingdale Lane** (in GB) – Ditto.

News from Enfield

27. **Space to Build** – 2018 CPRE study demonstrated that all Enfield Council's housing needs could be met by building on existing brownfield sites.

28. **Town centre** – There is currently a proposal to build several multi storey buildings in the middle of the Town Centre. It was agreed that BSoc should show solidarity with the Enfield Society by objecting if and when the proposal progresses.

PALACE SQUARE CAMPAIGN

