

# PLANNING GRANTED



Mr Elie Osborne  
86-90 Paul Street  
3rd Floor  
London  
EC2A 4NE

Please reply to: Mr Robert Singleton  
Email: [planning.decisions@enfield.gov.uk](mailto:planning.decisions@enfield.gov.uk)  
My ref: 16/02820/FUL  
Date: 17 August 2016

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

**LOCATION:** 891 Green Lanes London N21 2QP  
**REFERENCE:** 16/02820/FUL  
**PROPOSAL:** Conversion part of ground floor and first floor from offices (B1) to a gymnasium/ personal training centre (D2) with ancillary offices and alterations to fenestration at front.

**ENFIELD COUNCIL**, as the Local Planning Authority, give you notice that the application, as described above, is **GRANTED**, 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 development shall be implemented in accordance with the recommendations of the Noise Impact Assessment Report ref: R/NIA/1/160614 dated 16th June 2016 as well as the associated internal layout designed to minimise noise generated within the building associated with the proposed use to ensure the sound generated from the premises is not audible from the nearest residential properties and shall be retained as such thereafter.

Reason: To ensure that the use of the premises does not prejudice the amenities of the public or the occupiers of nearby premises due to noise pollution.

3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any amending Order, the premises shall only be used as a gymnasium and shall not be used for any other purpose within Use Class D2 or for any other purpose.

Ian Davis  
Director - Environment  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY

Phone: 020 8379 1000  
Website: [www.enfield.gov.uk](http://www.enfield.gov.uk)



Reason: To prevent the introduction of a use that would give rise to conditions prejudicial to the character of the area, amenities of local residents and the free flow and safety of vehicles using the adjoining highways.

4 The development hereby approved shall not be occupied by any more than 15 customers with associated staff complement at any one time.

Reason: To ensure that the use of the premises does not prejudice the amenities of the public or the occupiers of nearby premises due to noise pollution.

5 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.

6 Development shall not commence until details of any internal sound system have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure sound amplification does not adversely impact upon the amenities of occupiers of adjoining and nearby residential properties.

7 That for the purposes hereby approved, the premises shall not open for business outside the hours of 0630 to 2200 hrs Monday to Thursday, 0630 to 2100 hrs Friday, 0830 to 1700 hrs Saturday and 0900 to 1700 Sundays, and at no other time whatsoever; and all activity associated with the use shall cease within 1 hour of the closing time specified above.

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

8 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.

Dated: 17 August 2016

Authorised on behalf of:

Mr A Higham  
Head of Development Management  
Development Management,

London Borough Enfield,  
PO Box 53, Civic Centre,  
Silver Street, Enfield,  
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer  
robert.singleton@enfield.gov.uk.

#### List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
R/NIA/1/160614		Supporting Information
A-0G-00		Drawing
A-0G-01	B	Drawing
4D03	2	Drawing
A-76-00		Drawing

#### Additional Information

#### Notes

1. In accordance with the Town and Country (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, any conditions attached to this permission that require discharge by the Local Planning Authority will be **subject to a fee**. A schedule of fees charged is available on the Planning page of the Council's website at: [http://www.enfield.gov.uk/downloads/download/459/planning\\_fees\\_and\\_charges](http://www.enfield.gov.uk/downloads/download/459/planning_fees_and_charges)
2. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out below.
3. This decision does not purport to convey any approval or consent which may be required under any bye-laws or under any enactment other than the Town and Country Planning Act 1990.
4. This decision does not convey any approval or consent under the **Building Regulations** which may be required before starting the development hereby granted permission. Advice on whether an application under the Building Regulations is required is available from the Council's Building Control Service on our website at [www.enfield.gov.uk](http://www.enfield.gov.uk) or by emailing Building Control at [building.control@enfield.gov.uk](mailto:building.control@enfield.gov.uk).

#### Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act, 1990, within six months from the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority at [planning.decisions@enfield.gov.uk](mailto:planning.decisions@enfield.gov.uk).**
2. If an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
  - 28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
  - 28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchaser notice requiring that Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act, 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which

such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.