

PLANNING REFUSAL



Mr David Mills
3 Mays Cottages
Platt Common
Platt
Sevenoaks
Kent
TN15 8JX
United Kingdom

Please reply to: Ms Eloise Kiernan
Email: Development.control@enfield.gov.uk
My ref: 14/02743/FUL
Date: 2 September 2014

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: Land Adjacent To 5 Bourne Hill London N13 4DA
REFERENCE: 14/02743/FUL
PROPOSAL: Change of use from a storage yard to hand car wash facility with canopy to car wash area, relocation of existing vehicle access, installation of bi-fold gate to site exit and clear perspex spray screen to existing fence.

ENFIELD COUNCIL, as the Local Planning Authority, **GIVE YOU NOTICE** that the application, as described above, is **REFUSED** for the following **REASONS(S)**:-

01. The change of use of the car park to a hand car wash, due to the potentially frequent comings and goings of vehicles and by virtue of the general noise and activity created by the proposed use would adversely affect the residential amenities of adjoining and nearby occupiers, contrary to policies CP30 and CP32 of the Core Strategy, DMD68 of the Development Management Document (Submission Version), 7.15 of the London Plan (incorporating REMA), as well as the objectives of the NPPF.

02. The proposed development due to the lack of on-site turning space and car parking would result in unsafe vehicle manoeuvres on Bourne Hill, prejudicial to the free flow and safety traffic and contrary to Policies (II) GD6, and (II) GD8 of the Unitary Development Plan, Policy 45 of the Submission Version Development Management Document, and Policy 6.13 of The London Plan.

Dated:

Authorised on behalf of:

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

Phone: 020 8379 1000
Website: www.enfield.gov.uk

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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 eloise.kiernan@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Site plans	SITE LOCATION
Plans - Existing	M69/E01 EXISTING SITE LAYOUT
Plans - Proposed	M69/P03 C PROPOSED LAYOUT

Additional Information

Notes

1. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out below.

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)). 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. 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 development.control@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.

