

Enfield Local Plan Regulation 18 - Representation.

1-3 Gentlemans Row, Enfield EN2 6PT
13 September 2021 | Public

Introduction

This Representation has been prepared by Knight Frank LLP on behalf of the London Borough of Enfield ('LBE') in relation to 1-3 Gentlemans Row, Enfield, EN2 6PT ('the site').

This Representation builds on the site information and redline submitted to the LBE Call for Sites exercise in early 2021. As outlined in the latest Housing and Economic Land Availability Assessment (2021), the site source reference is **CFS228**.

LBE (the landowner) support the preparation of the new LBE Local Plan, and this Representation provides a summary of the site and proposals, and high-level comments on the draft Local Plan (Regulation 18). Our objective is to help the Council produce a sound Local Plan. We expect that all our suggestions are addressed as part of the Local Plan (Regulation 19).

We would be happy to discuss any matters with the Council and work in a collaborative manner to bring the site forward for future development.

The Site

The site measures 0.25 hectares in size and currently comprises corporate offices, a marriage ceremony room and registry office. No. 1 Gentleman's Row is a Grade II listed building. The site is also located within Enfield Town Centre and Enfield Town conservation area. The surrounding area is characterised by a range of uses includes residential accommodation and commercial / retail uses. The site achieves a Public Transport Accessibility Level ('PTAL') of 6a and is located 400m east of Enfield Chase Railway Station.

Landowner Proposals

The site is proposed for the continuation of its current use for the short to medium term. In terms of future development, the existing uses would require relocation.

Comments on draft Local Plan

We support the vision and objectives for the Borough. The Council's HELAA concludes that the site is not developable within the next 15 years. However, we consider that proposals could be sensitively designed to respect the listed building on site and the wider Enfield Town conservation area. We suggest the Council review this site as we consider the site is developable in the longer term and therefore could come forward as part of the new Local Plan.

Case for Development

Development of the site for a hotel and housing would help support the Council's Vision and Strategic Objectives (draft Local Plan Chapter 2) and contribute towards achieving the housing target (draft Policy H1).

The site is previously developed land, with an excellent public transport accessibility rate. Development would achieve sustainable patterns of development (in accordance with NPPF Para. 11). The site is developable (in accordance with the NPPF). It is available for development (in the plan period) and any relevant legal matters are currently being reviewed. Development is achievable and the location is suitable for development.