From:	Tracy Hickson on behalf of Planning Support
To:	Vicki Page
Subject:	FW: 23/03349/FUL Planning Application at Public House 295 Green Lanes London N13 4XS [SEC=OFFICIAL]
Date:	09 November 2023 09:18:16
Attachments:	Screenshot 2023-11-08 at 12.53.54.png Screenshot 2023-11-08 at 12.49.42.png

Classification: OFFICIAL

Hi There,

Please see the email below.

Regards

Tracy Hickson
Technical Support Officer, Place
Development Management – Planning, Enforcement & Land Charges
Enfield Council
Silver Street
Enfield
EN1 3XY

Visit: https://www.gov.uk/coronavirus

Website: www.enfield.gov.uk

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Have your say – Have you recently applied for planning permission?
We are currently asking customers to provide feedback on their experience of applying for planning permission. We are committed to improving how we deliver our service and your comments will help to provide the right service for our customers. The survey will only take a few minutes of your time *Give us your feedback*

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From: Amy Fleet <amyfleet@paularcherdesign.co.uk>
Sent: 08 November 2023 15:33
To: Planning Support <planning.support@enfield.gov.uk>

Subject: Re: 23/03349/FUL Planning Application at Public House 295 Green Lanes London N13 4XS

Hi Planning team,

Thank you for your email. The reports required will be sent before the 27th of November.
The letter mentions that the GIA on the application form and CIL form 1 still do not match. Please could you clarify what does not align? I have attached a screenshot of the GIA on the application form and the CIL form.

For the CIL form
The existing GIA is 360.2 with its use classed as A4 - drinking establishments.
The proposal has 190.4 sqm to be classed as A4 - drinking establishments this means the gross internal area to be lost by change of use is 169.8 (as put on the CIL form).
The total GIA proposed is 1046 - this is the GIA of everything.
The net additional gross internal area (which is the total GIA (1046) - GIA lost by change of use (169.8)) is 876.2

For the application form
The existing GIA with class A4 - drinking establishments is 360.2
The GIA lost (due to change of use) is 169.8 - (as put on the CIL form)
The GIA gained for this class is 0 but 190.4 of the original 360.2 will remain in class A4 - drinking establishments.

For class C1 - hotels and halls of residence
The existing GIA is 0
Therefore the GIA lost is 0
The GIA gained is 855.6

The totals are
Existing GIA - 360.2
GIA lost (inc change of use) - 169.8
GIA gained is 855.6 - this is gained by change of use
855.6 + 190.4 (GIA of A4 - drinking establishments retained) is 1046 which is what is on the CIL form.

Please can you direct me should I have misunderstood one of the sections? Or to what does not match up?

I look forward to hearing from you.

Kind Regards,

Amy Fleet

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999.
View more information on the collection of this additional data and assistance with providing an accurate response.

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Use Class:
OTHER

Other (Please specify):
A4 - Drinking establishments

Existing gross internal floor area (square metres):
360.2

Gross internal floor area lost (including by change of use) (square metres):
169.8

Gross internal floor area gained (including change of use) (square metres):
0

Use Class:
C1 - Hotels and halls of residence

Existing gross internal floor area (square metres):
0

Gross internal floor area lost (including by change of use) (square metres):
0

Gross internal floor area gained (including change of use) (square metres):
855.6

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
	360.2	169.8	855.6

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL.
If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☒

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development?**

Yes ☒ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv)Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential	360.2	169.8	1046	876.2
Grand total				

On Mon, 6 Nov 2023 at 16:00, <planning.support@enfield.gov.uk> wrote:

> Please see attached documents
> [Campaign] <https://enfield-council.msgfocus.com/k/Enfield-Council/sign_up>

Follow us on Facebook<https://www.facebook.com/pages/Enfield-Council/252946378095154> Twitter<https://twitter.com/EnfieldCouncil> www.enfield.gov.uk<http://www.enfield.gov.uk>

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Kind Regards

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