



Fox Lane & District Residents' Association

www.foxlane.net

For the attention of
The Planning Officer:
Planning.decisions@enfield.gov.uk

20 March 2018

Dear Sir/Madam

**Ref: 17/03634/FUL Fox Public House, 413 Green Lanes N13 4JD Revisions to
Planning Application**

I am writing on behalf of the above association to register our concerns over the revised planning application for the Fox Public House. Apart from the provision of some new flats that are categorised as 'affordable' the revised plans show no improvement on the original plans. While we welcome the refurbishment of the pub our concerns are as follows:

The Pub

- The Fox Public house is registered as an Asset of Community Value and it is important that it provides a large function space suitable to host community events such as the Talkies cinema, music clubs and dance classes etc. but the revised drawing does not show any space/shared space allocated for such use. The space allocated for customers in the pub is the same as in the earlier application and it seems unlikely that the manager of the pub would be able to close off an area for such events during the evening or at weekends when community groups might want to use the space. Without this function space the Fox loses a lot of its value to the community.
- There is no allocation for parking for pub customers and this will make it less attractive for local families wanting to have a meal at this 'family friendly' pub as the only car park at Lodge Drive is a considerable distance away.
- No provision for a pub garden which would help to make it more attractive for families with children.

The New Residential Building

- The new building will now have five floors and as such will totally dominate the pub itself and detract from its carefully restored façade. This will be pronounced from the main viewpoints on both Green Lanes and Fox Lane.
- The position of this block of flats is very intrusive as the building line is still directly onto the pavement whereas it needs to be set back from the pavement with shrubs/ green area in front to soften its appearance. All the other residential buildings in Fox Lane are set back from the road.

- The actual design of the building with its large, modern windows and two floors protruding from the roof space is very unsympathetic next to the pub and out of character with the nearby houses in Fox Lane.
- Parking. There are now 54 flats but only 39 parking spaces allocated and no spaces allocated for the retail unit. Local residents are concerned that their roads will become more congested with parking by residents of the flats.
- There is an acute shortage of school places in this area and two of the doctors' surgeries have closed in the last year while the additional number of flats in the revised plan will make the problem worse.

Please will you acknowledge receipt of this letter and take account of our comments in your decisions about the revised plans.

Yours sincerely

Mrs Susan Younger
Committee member
Fox Lane and District Residents Association