



**PLANNING COMMITTEE**

Thursday, 30th April, 2009 at 7.30 pm  
Venue: Conference Room  
The Civic Centre, Silver Street,  
Enfield, Middlesex, EN1 3XA

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**MEMBERS**

Councillors : Alan Barker (Chairman), Henry Pipe (Vice-Chairman),  
Chaudhury Anwar MBE, Jayne Buckland, Andreas Constantinides, Don Delman,  
Annette Dreblow, Peter Fallart, Jonas Hall, Ahmet Hasan, Chris Joannides, Dino  
Lemonides, Donald McGowan, Kieran McGregor, Anne-Marie Pearce, Toby Simon  
and Terence Smith

**N.B. Members of the public are advised that the order of business on  
the agenda may be altered at the discretion of the Committee.**

**Any member of the public interested in attending the meeting should  
ensure that they arrive promptly at 7.15pm.**

**AGENDA – PART 1**

- 1. WELCOME AND LEGAL STATEMENT**
- 2. APOLOGIES FOR ABSENCE**
- 3. DECLARATION OF INTERESTS (Pages 1 - 2)**

Members of the Planning Committee are invited to identify any personal or  
prejudicial interests relevant to items on the agenda. Please refer to the  
guidance note attached to the agenda.

- 4. MINUTES (Pages 3 - 12)**

To receive the minutes of the meeting held on Thursday 26 March 2009.

**5. MINUTES OF PLANNING PANEL (Pages 13 - 22)**

To receive the minutes of the Planning Panel meeting held on Thursday 26 February 2009.

**6. REPORT OF THE INTERIM ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (Pages 23 - 88)**

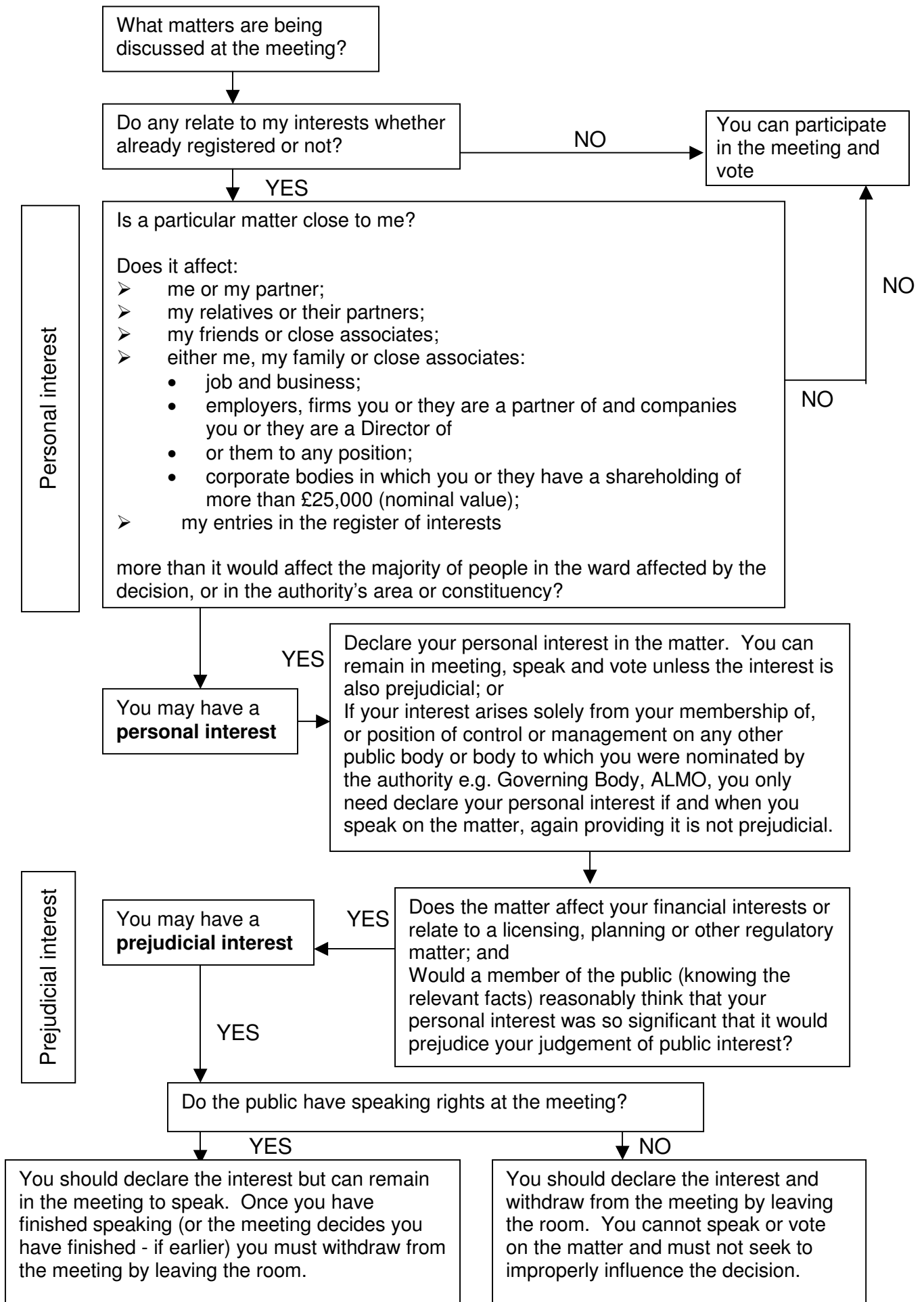
6.1 Applications dealt with under delegated powers.  
(A copy is available in the Members' Library)

6.2 Planning applications and applications to display advertisements.

6.3 Appeal information.  
Section 1: New Town Planning Application Appeals  
Section 2: Decisions on Town Planning Application Appeals

**7. EXCLUSION OF THE PRESS AND PUBLIC**

If necessary, to consider passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for any items of business moved to part 2 of the agenda on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).  
(There is no part 2 agenda)

**DECLARING INTERESTS FLOWCHART - QUESTIONS TO ASK YOURSELF**

**Note:** If in any doubt about a potential interest, members are asked to seek advice from Democratic Services in advance of the meeting.

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**PLANNING COMMITTEE - 26.3.2009****MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON THURSDAY, 26 MARCH 2009****COUNCILLORS**

**PRESENT** Alan Barker, Henry Pipe, Chaudhury Anwar MBE, Dogan Delman, Annette Dreblow, Peter Fallart, Ahmet Hasan, Chris Joannides, Donald McGowan, Toby Simon and Terence Smith

**ABSENT** Jayne Buckland, Andreas Constantinides, Jonas Hall, Dino Lemonides, Kieran McGregor and Anne-Marie Pearce

**OFFICERS:** Bob Ayton (Schools Organisation & Development), Nathalie Boateng (Legal), Bob Griffiths (Interim Asst Director, Planning and Environmental Protection), Andy Higham (Area Planning Manager), David Snell (Area Planning Manager), Ransford Stewart (Borough Planning Officer), David B Taylor (Transportation Planning) and Mike Brown (Team Leader - Conservation) Jane Creer (Secretary) and Ann Redondo (Secretary)

**Also Attending:** Councillors Ertan Hurer and Martin Prescott.  
Approximately 7 members of the public, applicants, agents and their representatives.  
Dennis Stacey, Chairman of the Conservation Advisory Group.

**926****WELCOME AND LEGAL STATEMENT**

The Chairman welcomed attendees to the Planning Committee and introduced Nathalie Boateng, Legal representative, who read a statement regarding the order and conduct of the meeting.

**927****APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Jayne Buckland, Andreas Constantinides, Jonas Hall, Dino Lemonides, Kieran McGregor and Anne-Marie Pearce. Apologies for lateness were received from Councillors Chris Joannides and Terence Smith.

**928****DECLARATION OF INTERESTS**

NOTED Councillor Pipe declared a personal interest in application TP/08/2234 (Southgate School, Sussex Way, Barnet, EN4 0BL) as he was an LEA Governor of the school.

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**929  
MINUTES**

**AGREED** that the minutes of the meeting held on 24 February 2009 be confirmed as a correct record.

**930  
LOCAL DEVELOPMENT FRAMEWORK - NORTH EAST ENFIELD AREA  
ACTION PLAN PREFERRED OPTIONS REPORT (REPORT NO. 226)**

RECEIVED the report of the Director of Place Shaping and Enterprise.

NOTED

1. Councillor Simon's request that officers please notify the relevant Area Forum secretary in advance of future LDF report consultation periods, so that they may be included in an appropriate agenda and a presentation received at the local Area Forum.

2. Planning Committee noted that views on the North East Enfield Area Action Plan Preferred Options Report were currently being sought from a wide range of Enfield's residents and organisations.

**931  
REPORT OF THE INTERIM ASSISTANT DIRECTOR, PLANNING AND  
ENVIRONMENTAL PROTECTION**

RECEIVED the report of the Interim Assistant Director, Planning and Environmental Protection (report no. 225).

**932  
APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY**

NOTED that a copy of those applications dealt with under delegated powers was available in the Members' Library and via the Council's website.

**933  
ORDER OF AGENDA**

**AGREED** that the order of the agenda be varied to accommodate the members of the public in attendance at the meeting. The minutes follow the order of the meeting.

**934  
TP/08/1209 - KING EASTON GARDEN CENTRE, 69, STATION ROAD,  
LONDON, N21 3NB**

NOTED

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1. Receipt of an additional objection from Winchmore Hill Residents' Association, requesting conditions to safeguard the rear access pathway at Compton Terrace and the hedgerow and trees, and additional landscaping.
2. Network Rail had no objection in principle.
3. The deputation of Mrs Audrey Kirby, local resident of Compton Terrace, including:
  - a. Neighbouring residents had no objection to the development of the site in general, but this proposal was considered disappointing, poorly conceived and over developed, without understanding or respect for the character of the Conservation Area.
  - b. The proposal squeezed in the maximum number of units into a very small site, which was too narrow to accommodate so many buildings.
  - c. Provision for parking on the site was insufficient and there was concern about the location of the entrance to the car park.
  - d. The large shop was not needed in the area and would be an inappropriate visual intrusion in the Conservation Area.
  - e. There was no provision for customer parking or delivery vehicles to the flats or commercial area, and this area was busy at all times of day.
4. The deputation of Mr Anthony Pearson, local resident of Roseville, including:
  - a. He was speaking on behalf of the 10 residents of Roseville, who owned the freehold, who were not against development of the site, but had submitted detailed objections to this application.
  - b. Their principal objection was to the proposed removal of 30% of the mature hedge and trees at the northern end of the site, and their retention should be of paramount importance.
  - c. Building to the site boundary was very unusual in a residential area.
  - d. They would not enter an agreement with the developers for rights to access gutters etc for maintenance.
  - e. The retail unit was not considered appropriate.
  - f. They would remove their objections provided no part of the hedge was removed and the retail unit was reduced by a storey.
5. The arrival at the meeting of Councillors Chris Joannides and Terence Smith who, not having been present for the entire item, were not permitted to vote in respect of this application.
6. The statement of Councillor Ertan Hurer, Winchmore Hill ward councillor, including:
  - a. Development on this site should be smaller scale and less cramped.
  - b. Amenity space levels and parking provision were inadequate, and UDP standards were not met.
  - c. There was no provision for visitor parking, and it was questioned whether the development would be outside the Controlled Parking Zone.
  - d. Objection to the retail unit, which was likely to be serviced from the front leading to commercial vehicles blocking the road.

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- e. The development would be out of character and inappropriate in the Conservation Area.
7. The statement of Councillor Martin Prescott, Winchmore Hill ward councillor, including:
- a. He disagreed with the officers' reasons to grant permission.
  - b. The contribution to housing stock did not justify cramming in this development.
  - c. The proposed development would clearly detract from the character and appearance of the surrounding area.
  - d. This development would restrict the amenities of surrounding properties and would cause loss of privacy.
  - e. There were already parking problems in the area and visitors to the development would inevitably make these worse.
8. The response of Mr Makasis of GML Architects, the Agent, including:
- a. Negotiations with the Council had been going on for a considerable time, with positive pre-application discussions and site visits and two presentations to Conservation Advisory Group (CAG).
  - b. All major recommendations had been incorporated, including setting the shop back and including traditional pitched roofs and a more traditional palette, and reducing the height.
  - c. Councillors had made a site visit in January and there had been subsequent amendments to exclude the rear garden of no. 6, Compton Terrace, to allow refuse collection from Compton Road, and to retain the hedge and enclosed right of way.
  - d. The housing density was within guidelines and lower than other parts of the borough.
  - e. Great support had been received from CAG.
  - f. The triangular house would be an effective gateway to the site.
  - g. The shop was a requirement of the Planning Authority, and extended the public realm in front.
  - h. Amenity space provision was above guidelines and there would be roof terraces, landscaping and balconies.
9. Concerns expressed by Councillor Barker regarding density, overcrowding, lack of amenity space, overlooking, refuse collections and appropriateness in the area.
10. Support expressed by Councillor Simon for the interesting design and contribution of good quality appropriately sized housing at not too high a density, and that the amenity space was likely to be highly useable.
11. Councillor Dreblow's concerns that current parking and traffic problems in the area would be exacerbated by visitors and shop customers, and about the hedge, building to the boundary, and effect on the Conservation Area.
12. Dennis Stacey, CAG Chairman, confirmed that the Group was pleased with this amended design of the buildings at each end and, acknowledging

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that this was a thin, narrow site with fragmented amenity space, felt that the proposals reflected the surrounding Conservation Area.

13. Councillor McGowan's support for the efforts made by the developer to respond to objections.

14. Advice of the Planning Officer in response to Members' queries that there was not an obligation for retail unit provision, that he was not aware of any previous planning condition relating to retention of the hedge, clarification of living space sizes, and that conditions could be added in relation to parking permits.

15. A majority of the Planning Committee did not support the Planning officers' recommendation that planning permission be granted.

**AGREED** that planning permission be refused for the following reasons:

The proposed development, by reason of its scale, height, massing, siting, layout, site coverage, and lack of amenity space, results in an intrusive and discordant form of development and would represent an over-development of the site, which is considered detrimental to the character and appearance of the surrounding area and would neither preserve nor enhance the special character or appearance of the Winchmore Hill Green Conservation Area within which it is located. This would be contrary to Policies (I) GD1, (I) GD2, (II) GD3, (I) C1, (II) C28 and (II) C30 of the Unitary Development Plan as well as Policy 4B.8 of the London Plan.

The proposed development, by reason of its size, height and siting on the boundary, would give rise to conditions through overlooking, a loss of outlook and greater sense of enclosure that would adversely affect the residential amenities enjoyed by the occupiers of adjacent residential properties. This is contrary to Policies (I) GD1, (I) GD2, (II) GD3 and (II) H8 of the Unitary Development Plan as well as Policy 4B.8 of the London Plan.

The proposed development, due to the inadequate provision of parking for the development and servicing for the proposed retail unit, would give rise to on street parking and servicing in the surrounding area and with particular regard to the servicing of the retail unit on Station Road, due to the width of the highway and proximity to Winchmore Hill station, the development would result in conditions prejudicial to the free flow and safety of traffic. This would be contrary to Policies (II) GD6 and (II) GD8 of the Unitary Development Plan.

**935**

**LBE/08/0027 - HIGHFIELD PRIMARY SCHOOL, HIGHFIELD ROAD, LONDON, N21 3HE**

NOTED

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1. Receipt of an additional letter of objection, including concerns in relation to inadequate consultation, especially as work had commenced, effects on on-street parking, and loss of parking spaces.
2. Additional conditions in relation to highways matters.

**AGREED** that in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be granted subject to the conditions set out in the report and additional conditions below, for the reasons set out in the report.

Additional Conditions

1. Prior to the occupation of the development hereby approved details of the redundant points of access and reinstatement of the verges to make good the footway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained.

Reason: In the interests of highway safety and to improve the visual amenities of the street scene.

2. Prior to commencement of development details of the new traffic calming measure, removal of the old traffic calming measure and making good of the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the development hereby approved and permanently retained thereafter.

Reason: To provide access to /egress from the site such as to preserve the interests of highway amenity and pedestrian and vehicular safety.

3. That development shall not commence on site until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain: (i) photographic condition survey of the roads and footways leading to the site of construction, (ii) details of construction access and vehicle routing to the site, (iii) arrangements for vehicle servicing and turning areas, (iv) arrangements for the parking of contractors vehicles, (v) arrangements for wheel cleaning, (vi) arrangements for the storage of materials, and (vii) hours of work. The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads and to minimise disruption to neighbouring properties.

**936**

**LBE/09/0001 - FORMONT CENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT**

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NOTED the Planning Officer's clarification that LBE/09/0001 and LBE/09/0003 were different schemes, which could not be implemented together.

**AGREED** that planning permission be granted, subject to the conditions set out in the report, for the reasons set out in the report.

**937**

**LBE/09/0002 - FORMONT CENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT**

**AGREED** that planning permission be granted subject to the condition set out in the report, for the reasons set out in the report.

**938**

**LBE/09/0003 - FORMONT CENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT**

**AGREED** that planning permission be granted subject to the conditions set out in the report, for the reasons set out in the report.

**939**

**TP/08/1793 - FORMER AQUATIC CENTRE AND, PART OF 144, THEOBALDS PARK ROAD, CREWS HILL, ENFIELD, EN2 9DH**

NOTED

1. The receipt of a petition containing 143 signatures and 27 letters in support of the application.
2. An amendment to the recommendation to delete the wording "a Deed of Variation".

**AGREED** that subject to the completion of a legal agreement to secure highway improvement works for road safety measures at the juncture of Theobalds Park Road and Cattlegate Road and to ensure that the remnants of the fire damaged building is removed prior to the commencement of construction of the proposed Visitor Centre, planning permission be granted subject to the conditions set out in the report, for the reasons set out in the report.

**940**

**TP/08/2101 - 42, HIGH STREET, LONDON, N14 6EB**

NOTED

1. The applicant had withdrawn the planning application.
2. The matter would be referred to Planning Enforcement to investigate the need for action against any breach of planning control.

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941

**TP/08/2234 - SOUTHGATE SCHOOL, SUSSEX WAY, BARNET, EN4 0BL**

**AGREED** that planning permission be granted, subject to the condition set out in the report, for the reasons set out in the report.

942

**TP/09/0051 - ST JOHN AND ST JAMES C OF E PRIMARY SCHOOL, AND PART OF ST JAMES PUBLIC OPEN SPACE, GROVE STREET, LONDON, N18 2TL**

NOTED

1. A number of additional conditions further to discussions.

**AGREED** that planning permission be granted, subject to the conditions set out in the report and additional conditions below, for the reasons set out in the report.

Additional Conditions

1. The new pedestrian entrance to the school in the northwest corner of the site, shall be open and available for use by children and parents at the beginning and end of the school day and maintained as such thereafter.

Reason: In the interests of ensuring convenient pedestrian accessibility.

2. Prior to the occupation of the development hereby approved, details of the redundant points of access and reinstatement of the verges to make good the footway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained.

Reason: In the interests of highway safety and the visual amenities of the street scene.

3. The development hereby approved shall not be occupied until a mechanism to secure the introduction of parking controls in Grove Street has been submitted to and approved by the Local Planning Authority. The approved parking controls shall be implemented thereafter, in accordance with an agreed timescale.

Reason: In the interests of highway safety.

4. The development hereby approved, shall not be occupied until such time as a Travel Plan produced in accordance with the TfL publication "What a School Travel Plan should contain" has been submitted to and approved by the Local Planning Authority. The travel plan shall thereafter be implemented and adhered to.

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Reasons: In the interests of promoting reduced dependency on car related journey and to ensure traffic generated by the development is minimised.

5. Details of improvements to the pedestrian routes to the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the development hereby approved and permanently retained thereafter.

Reason: To provide access to /egress from the site such as to preserve the interests of highway amenity and pedestrian and vehicular safety.

6. The development hereby approved shall not be occupied until such time as an Order made under the Highways Act is in place in respect of the stopping up and diversion of the public footpath affected by the approved scheme and the alternative footpath has been constructed in accordance with details to be submitted to the Local Planning Authority and made available for public use.

Reason: In the interests of pedestrian accessibility and in the wider interests of maintaining the public highway and adequate pedestrian permeability within the local area.

7. That development shall not commence on site until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain: (i) photographic condition survey of the roads and footways leading to the site of construction, (ii) details of construction access and vehicle routing to the site, (iii) arrangements for vehicle servicing and turning areas, (iv) arrangements for the parking of contractors vehicles, (v) arrangements for wheel cleaning, (vi) arrangements for the storage of materials, and (vii) hours of work. The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads and to minimise disruption to neighbouring properties.

**943**

**TOWN PLANNING APPEALS**

NOTED the information on town planning application appeals received from 06/02/2009 to 06/03/2009.

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**PLANNING PANEL - 26.2.2009****MINUTES OF THE MEETING OF THE PLANNING PANEL  
HELD ON THURSDAY, 26 FEBRUARY 2009****COUNCILLORS**

**PRESENT** Alan Barker, Andreas Constantinides, Jonas Hall, Chris Joannides, Dino Lemonides, Henry Pipe and Toby Simon

**OFFICERS:** Julian Jackson (Head of Development Control), Andy Higham (Area Planning Manager) and Steve Jaggard (Transportation Planning) Jane Creer (Secretary) and Ann Redondo (Secretary)

**Also Attending:** Applicant / Agent Representatives:  
David Byrne (Principal, Southgate College)  
Mary Power (Savills PLC – Planning Consultants)  
Stephen Blowers (Dyer - Architects)  
Tanya Ring (Dyer - Architects)  
Tim Smith (Structa – Transport Consultants)  
Ward Councillors:  
Councillor Robert Hayward (Southgate Ward Councillor)  
Councillor Edward Smith (Southgate Ward Councillor)  
Councillor Terence Smith (Southgate Ward Councillor)  
Member of Parliament:  
David Burrowes MP (Enfield Southgate Constituency)  
And approximately 100 members of the public

**1****OPENING**

The Chairman welcomed all attendees to the Planning Panel meeting. He explained that the purpose of this meeting was a fact-finding exercise for the Planning Committee, seven representatives of which were here tonight. The Panel Members, the applicant and agents, and the officers from the Council's Planning Department introduced themselves.

**2****OFFICER'S SUMMARY OF THE PLANNING ISSUES**

Julian Jackson, Head of Development Control, clarified that the purpose of a Planning Panel meeting was not to determine the application. A decision on the application would be made by the full Planning Committee at a later date. This Planning Panel would give local residents and interested parties the opportunity to raise questions directly with the applicant and agents. Planning Panel meetings were held in relation to complex major planning applications in the borough, and the Council welcomed attendees' feedback on the process and appreciated it if people could take the time to fill in a short evaluation form and hand it to officers at the end of the meeting.

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**3****PRESENTATION BY THE APPLICANT / AGENT**

3.1 David Byrne, Southgate College Principal, advised that the current accommodation was holding back the college. The buildings were inefficient for a modern learning environment, not just for 16-19 year-olds but also for older students and evening class participants. The college also needed to be able to compete. Plans had been drawn up with a design team and he believed they had proposed a scheme that worked.

3.2 Further details were provided by Stephen Blowers, the main design architect, illustrated by projected plans and drawings, including:

- It would be important to build the new campus while keeping the old campus running, so it would be done in phases, with a restricted amount of demolition at the beginning.
- The college was looking to take ownership of the land occupied currently by the public library. During construction, the library facilities could be moved temporarily. A replacement public library was included in the scheme, but if the Council found alternative accommodation for a library in Southgate, that element would be removed.
- The college wanted a greater presence in the High Street and ability for the public to enter and to access the hair and beauty salons and the restaurant.
- Phase 1 would be a building next to the Post Office with a public library on the ground floor. This would be completed before the construction of the rest of the college.
- The main tall block in the college would be retained but clad with more modern materials and made more sustainable.
- Public consultation had taken place in December 2008 and concerns raised had been picked up and changes made to the scheme. The block nearest the High Street cottages had been reduced in height and the building line had been moved so as to be in line with the cottages.
- English Heritage had also made similar comments and the mass and height of the buildings close to the cottages had been amended to soften the college appearance at that location.
- Access was a key issue. The aim was to facilitate a dispersal strategy to remove the pressure at the junctions. Advice from highway consultants was that there was plenty of capacity, but the applicant wanted a solution that would work for everybody so a number of options were being looked at.
- The majority of staff arrived at the college between 7.00 to 9.00 am and they could be permitted to enter via Ashfield Parade during those hours.
- Three options relating to access would be included in the application put to the Planning Committee to allow them to decide which was best.
- Green space within the college was proposed to be increased from 1900 m<sup>2</sup> to 1975 m<sup>2</sup> plus an 800 m<sup>2</sup> public square and there would be greenery from the High Street to the front doors.

3.3 In summary, David Byrne reported that the present college buildings were very costly to maintain and needed to be more sustainable and to offer full disabled access. The college wanted to be more successful and to be a major

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contributor to the local and wider London economy, and to make a significant difference to all of their learners.

**4**

**QUESTIONS BY PANEL MEMBERS**

4.1 Councillor Pipe asked about the relationship between the proposed development and the houses and listed buildings in High Street, and how it would be ensured that visual intrusion would be kept to a minimum.

Stephen Blowers advised that the library block would be brought back to the building line of the cottages, and at 2 storeys would not be much higher than the cottages. Also, once the trees were mature they would add to the frontage.

4.2 Councillor Constantinides asked about the adequacy of solutions to manage traffic movements and about sufficient car parking for staff.

Tim Smith confirmed that the college currently provided 272 car parking spaces and it was proposed to reduce the number of spaces, which would reduce the total traffic generated by the site. The college was preparing a travel plan to make itself more sustainable and that would also reduce the numbers travelling by car. The college redevelopment would not generate more traffic but the cars would be dispersed through more entrances.

4.3 Councillor Hall asked about timescales for the construction and what reassurance could be given to local residents about resulting disruption.

Mary Power clarified that the scheme would be done in phases and would be fully complete in 2013. During the construction, the college must stay open and teach normally. It was unavoidable there would be some impact, but the Council would impose strict conditions to limit hours when construction work would be allowed, and agree a construction methodology plan. The college wanted to maintain a good working relationship with the local community and would ensure there were contact points for people to raise any concerns directly with them.

**5**

**QUESTIONS BY WARD COUNCILLORS AND MPS**

5.1 Councillor E Smith commented on the local consensus that Southgate College had not always been considered a good neighbour in the past and asked if this development would improve the behaviour or calibre of students likely to come to the college in the future.

David Byrne responded that a great deal of good work went on in the college, and particularly since he had become the new Principal he and his management team had made efforts to meet individuals with concerns and would continue to do so. He believed that Southgate College students had not always felt welcomed in the local area, and that there was little for students

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within the college at the moment. This development would raise standards of accommodation and by improving the internal environment students would be kept engaged throughout the day. Entry requirements would be on a par with other beacon colleges. Students causing anti-social behaviour were dealt with, and in some cases expelled. He also wanted to work with other authorities, including Ashmole School and the local police, to agree a Southgate plan.

5.2 Councillor R Hayward read a statement from David Burrowes, MP for Enfield Southgate, who sent his apologies for late arrival at the meeting. The MP had been contacted by a number of constituents about the application. He did support the principle of redevelopment; however there was a need to be sensitive to nearby properties. New buildings should be appropriate in size, and in keeping with the character of Southgate. He was pleased that revisions had been made to the plans in recognition of many of the concerns raised.

5.3 Councillor R Hayward commented that he hoped that the Planning Committee would take the decision that Blagdens Lane should not be used as an access to the college. He also wished to raise concerns that the car parking provision would be inadequate, that students would be coming in from outside Enfield, that students gathered to smoke in Blagdens Lane and the surrounding area, disappointment that a public library was proposed within the college rather than in Chase Side, and worries that it would take a long time for the site to look good and mature trees should be put in at the beginning.

David Byrne stated that since his arrival in January, residents would have seen a dedicated officer patrolling and a decrease in numbers of students loitering in the area. Littering was not purely linked to Southgate College students and he wanted to meet with local businesses etc to come up with wider litter plans. He would also be happy to meet with anyone concerned about anti-social behaviour, and he had forums ongoing with residents. Car parking provision was being deliberately reduced and he was looking at charging policies and introducing a cycling policy. He explained that the funding methodology was capping student recruitment and there would be only moderate increases in student numbers; no more than a 2% increase year on year. He would pass the comments regarding the trees back to the design team.

**6**

**OPEN SESSION - QUESTIONS AND VIEWS FROM THE FLOOR**

6.1 The Chairman invited attendees to put forward their comments and questions, but these should please be kept to planning issues. Andy Higham explained that issues material to the consideration of the planning application included: intensification of use, impact on the amenities of neighbouring homes and setting of listed buildings, access and traffic issues, etc.

The comments and questions and responses received are grouped into themes below.

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**6.2 Size and Scale and Appearance of the Development**

- a. A number of residents supported the principle of redevelopment of the college, but questioned the scale and height of buildings, particularly the proposed 4 and 6-storey blocks. It was also understood that English Heritage had concerns about the looming nature of the development.
- b. Mary Power confirmed that the front block would not be as high as first proposed, as a compromise on the High Street. The rear building behind the listed cottages was no nearer to them than present buildings. The proposals were considered the most appropriate and efficient use of the site. If an alternative location was found for the public library there may be an opportunity to look at reducing the scale of the buildings to the rear of the site.
- c. A resident of Burleigh Gardens and member of the Southgate Community Anchor Group raised concerns about the aesthetics and looming scale of the proposed development. He wished the buildings could be more attractive to look at, and more cutting edge architecturally.
- d. Stephen Blowers responded that this was an outline application only at this stage, regarding general layout and massing, and the team were still developing the architecture detail, materials, etc.
- e. A resident of a listed building next to Southgate College felt that the proposed development would have a massive effect. The front 2-storey building would also have plant machinery on the roof and would be quite imposing and close, while the rear buildings would be increased in mass and height so that his cottage would feel surrounded. This was not the right form of redevelopment and the design should be more sympathetic to Southgate.
- f. A resident highlighted that the college was close to two Conservation Areas and to a number of listed buildings. She felt the proposed buildings would be overbearing and would overlook private gardens and houses, and would not be in keeping with the area. She also had concerns about how the front part would be kept secure at night and possibilities that young people could gather there after dark and make the area feel unsafe for people coming back from the Tube station in the evening.
- g. Mary Power reiterated that new buildings would be no closer to residents than currently, though they would be higher. The existing 6-storey building would remain and it was considered that proposed developments would have no greater impact.
- h. David Byrne welcomed the open space provision in front of the college and wanted to work with the local community to make the best use of it. It was also in the college's interest to protect its own estate. Behind the green space would be a lockable gate, which would be sympathetic to the street scene, and the college would be shut down at the close of business and at weekends. There would be a smart card system for the car park as well as a

**PLANNING PANEL - 26.2.2009**

gated frontage and these strategies would be employed for Ashfield Parade as well.

**6.3 Traffic and Access Arrangements**

- a. A resident of Burleigh Parade raised concerns about any increase in traffic to a proposed entrance in Ashfield Parade, as this was a very narrow road with a narrow pavement and garages to the side. Other residents added that the traffic issues there were worsening and the Council should look at the overall situation and make improvements. Attendees also believed that if the roundabout and Chase Side were improved for traffic there would not be congestion problems around the college.
- b. Tim Smith confirmed that the college currently used Ashfield Parade as an exit, and a number of access options were being considered.
- c. Residents were concerned that Blagdens Lane also had very narrow pavements.
- d. Tim Smith advised that a Blagdens Lane entrance was being considered as a vehicular access only, not pedestrian.
- e. A resident of Blagdens Lane pointed out that there were residential flats opposite the proposed entrance and had concerns that the college was being increased in scale yet parking was being reduced. There was restricted parking around Blagdens Lane and people would use the forecourt of the flats to park illegally in residents' spaces.
- f. Tim Smith responded that the college was looking to promote public transport, cycling and car sharing, and that there would be no student parking on the campus. They were also looking at alternatives of using High Street and Ashfield Parade to enter the site.

**6.4 Alternative Suggestions for Redevelopment**

- a. Residents asked why the college could not rather build over the car park at the rear of the site. A number of attendees asserted that it was feasible to build over a Tube line and would be worth the cost.
- b. Mary Power advised that the presence of the London Underground lines restricted the depth of foundations in that area and that safety legislation must not be infringed. There was also a need to consider proximity to residents' boundaries on the Barnet side.
- c. Stephen Blowers confirmed that their structural engineers advised a restriction to no more than 2-storey buildings above the Tube line. Such building would also be so expensive that it would not be allowed by the funding body, the Learning and Skills Council. There was also a phasing explanation why they were not proposing building on the car park, and it was

**PLANNING PANEL - 26.2.2009**

important to have a front-facing element to the development to make the college more integrated in the town and welcoming to the public.

- d. Residents suggested using the Minchenden site for car parking.
- e. Mary Power stated that it was the ethos of the application to ensure that the college could sustain itself on one site, and would eventually dispose of the Minchenden site to achieve value. It would be important to introduce sustainable transport choices and seek to reduce car use, in line with national and local policy.

**6.5 Public Library**

- a. Councillor E Smith expressed his concerns at the proposal to incorporate the public library within the new development. Council policy was to build new libraries in shopping centres and main streets, and the Council had made a commitment that the public library would be moved to Chase Side subject to finding suitable premises.
- b. Mary Power clarified that the present college contract bound them to accommodate an alternative facility to ensure the public library was not lost to the local community, and if a new library site was found, the college proposals would be amended.
- c. Residents also raised concerns that the public library would be demolished first, and how long it would be closed.

**6.6 Cost**

- a. A resident asked what was the budget for the project, and where the money was coming from.
- b. David Byrne advised that procedures were set out in very strict terms by the Learning and Skills Council. Money had to be borrowed under current government guidelines and the college would be expected to realise any assets that could contribute to the scheme. The bulk of the money would come from the taxpayer via the Learning and Skills Council, which would decide on the scheme and allocate funds. It was not possible to give an exact cost but the outline estimate was around £80 million. The college was required to undertake a cost plan to be verified by the Learning and Skills Council and national committee.
- c. A resident commented that the scheme seemed to involve a lot of money and work for a relatively small increase in student numbers.
- d. David Byrne emphasised the importance of quality not quantity, plus the rules would not permit the college to grow in a major way. They wanted to improve the resources for their learners, and to improve the street scene.

**6.7 Students**

**PLANNING PANEL - 26.2.2009**

- a. A resident pointed out that, according to the Office of National Statistics, from 2010 to 2020 there was expected to be a decline in the size of the student age group.
- b. David Byrne advised that Southgate College belonged to the 14-19 strategy partnership within Enfield, which planned cross-borough provision and courses, and they wanted to excel in the training offered and to attract students from around Enfield.
- c. A resident of Blagdens Close commented that students were often hanging around surrounding streets in the mornings, and pavements were congested. She felt the main objective should be a student campus to provide amenities for them, and questioned the need for an interface with residents, who would prefer the car park in front and buildings at the back. Other attendees also felt that bringing the college buildings to the front would increase congestion by students who could be intimidating in large groups.
- d. David Byrne responded that vocational training was fundamental to the college's work and it was important to give students a realistic working environment. Students had contributed to discussions about what they wanted to see in the redevelopment for future generations and would have a chance to be involved in building their own environment. The majority of students did not smoke, and they were concerned about sustainability. There would be a smoking area within the college site and a better and more comfortable environment inside for all the students.
- e. Stephen Blowers confirmed that there would be green external space before the college entrance and some way back from the pavement. There would also be an atrium at the central heart of the college as an interactive environment for the students, incorporating a refectory and internet cafes so he did not believe there would be congestion on the pavements.

**6.8 Legal Issues**

- a. A resident of Blagdens Close commented that she had been in correspondence with Council Planning officers a number of years ago in relation to 'White Ladies' in Blagdens Lane and recalled a clause stating that Southgate College could not be entered from Blagdens Lane. She also recalled the difficulties faced by residents during the construction of new flats in Blagdens Close.
- b. Andy Higham agreed to look at the permissions and conditions and any legal agreements. He was aware of construction access concerns. He would take into account all objections on file.

**7**

**CLOSE OF MEETING**

**PLANNING PANEL - 26.2.2009**

7.1 The Chairman reminded attendees that the consultation period for this application ran until 6/3/09 and comments should be sent to the Council Planning Department, Civic Centre, Silver Street, Enfield, EN1 3XE or email address: [Development.control@enfield.gov.uk](mailto:Development.control@enfield.gov.uk).

7.2 Andy Higham confirmed that all who wrote in would be notified of the Planning Committee date and any consultation on revised access proposals.

7.3 The Chairman thanked David Byrne for his offer to meet with anyone concerned about behaviour of students on or off campus.

7.4 The Chairman thanked everyone for their comments and questions: these would be fed back into the system. It was likely that the application would be determined at the Planning Committee meeting scheduled for 30/4/09, 7.30 pm at Enfield Civic Centre.

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**MUNICIPAL YEAR 2008/2009 - REPORT NO. 245**

**COMMITTEE:**  
PLANNING COMMITTEE  
30.04.2009

**REPORT OF:**  
Interim Asst. Director, Planning  
and Environmental Protection

**Contact Officer:**  
David Snell Tel: 020 8379 3838  
Andy Higham Tel: 020 8379 3848

AGENDA - PART 1	ITEM 6
SUBJECT -  MISCELLANEOUS MATTERS	

## **6.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS** INF

6.1.1 In accordance with delegated powers, 262 applications were determined between 12/03/2009 and 16/04/2009, of which 177 were granted and 85 refused.

6.1.2 A Schedule of Decisions is available in the Members' Library.

### Background Papers

To be found on files indicated in Schedule.

## **6.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS** DEC

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

### Background Papers

- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the Unitary Development Plan (UDP).
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

### **6.3 APPEAL INFORMATION**

INF

The Schedule attached to the report lists information on town planning application appeals received between 07/03/2009 and 10/04/2009 and also contains information on decisions taken during this period.

LIST OF APPLICATIONS  
TO BE DETERMINED  
BY THE PLANNING COMMITTEE  
ON: 30<sup>th</sup> APRIL 2009

APPLICATION: LBE/09/0006      RECOMMENDATION: Granted Subject to  
Conditions

WARD: Haselbury

Location: MILLFIELD THEATRE, SILVER STREET, LONDON, N18 1NB

PAGE No: 28

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APPLICATION: TP/01/1012/VAR4      RECOMMENDATION: Granted Subject to  
Conditions

WARD: Palmers Green

Location: 316-322, GREEN LANES, LONDON, N13 5TW

PAGE No: 35

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APPLICATION: TP/09/0207      RECOMMENDATION: Refusal

WARD: Winchmore Hill

Location: Garages adjacent to 2 Fox Lane, and land, Rear Of, 2-32, Caversham  
Avenue, London, N13

PAGE No: 41

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APPLICATION: TP/09/0423      RECOMMENDATION: Refusal

WARD: Palmers Green

Location: 90-120, GREEN LANES, LONDON, N13 5UP

PAGE No: 52

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LBE/09/0006



**Application Number:** LBE/09/0006  
**Date of Registration:** 12th March 2009

**Ward:** Haselbury

**Contact:** Rob Singleton 3837

**Location:** MILLFIELD THEATRE, SILVER STREET, LONDON, N18 1NB

**Proposal:** Construction of a new entrance with canopy to former library to provide ancillary theatre accommodation.

**Applicant Name & Address:**

Ms Lorraine Cox, LB of Enfield Cultural Services  
9th floor  
Civic Centre  
Silver Street  
Enfield  
EN1 3XJ

**Agent Name & Address:**

Mr Andrew Shepherd, Ingleton Wood  
10, Lake Meadows Business Park  
Woodbrook Crescent  
Billericay  
Essex  
CM12 0EQ

**Recommendation:** That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to the following conditions:

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C41 Details of External Lighting
5. C51A Time Limited Permission

**Site and Surroundings**

The site comprises Millfield Theatre, incorporating the former library premises and is bounded by residential development to the east, the A406 North Circular Road to the south and west, and Silver Street to the north. The main existing vehicle and pedestrian access to the building is from Silver Street, with primary access limited to an entrance in the north elevation.

The premises, although not listed, are within the curtilage of Millfield House: a Grade II\* Listed Building. It should also be noted that the adjacent Gate House and boundary wall are also listed.

## **Amplification of Proposal**

Permission is sought for the formation of a new entrance to the east elevation of the former library building incorporating canopy. Associated changes to the fenestration in the south elevation include a new staff entrance and removal of a fire escape.

It is noted that the proposed scheme forms part of a wider intention convert the former library to a bar/bistro/function area. However, this will form part of a separate application and is not covered by the assessment of this approval.

## **Relevant Planning History**

LBE/85/0008 – Theatre and Library – Approved subject to conditions (21/04/86)

## **Consultations**

### Public

Consultation letters were sent to 3 neighbouring properties and no written representations have been received.

### Internal

Traffic and Transportation raise no objections to the proposal.

### External

English Heritage have not responded. Any reply will be reported at the meeting.

## **Relevant Policies**

### London Plan

- |       |   |
|-------|---|
| 3A.17 | Addressing the needs of London's diverse population |
| 4B.5  | Creating an inclusive environment                   |
| 4B.8  | Respect local context and communities               |

### Unitary Development Plan

- |         |   |
|---------|---|
| (I)EO1  | Equal opportunities   |
| (I)GD1  | Regard to surroundings  |
| (I)GD2  | Development to improve the environment  |
| (II)GD3 | Aesthetic and functional design   |
| (II)GD6 | Traffic generation  |
| (II)GD8 | Access & servicing  |
| (II)T13 | Access to existing highways   |
| (II)T16 | Pedestrian and disabled access  |
| (II)C12 | Maintenance of listed buildings in public and private ownership                   |
| (II)C17 | Development within the curtilage of a listed building                             |
| (II)C18 | Preservation of historic form character and use of listed buildings               |
| (I)CS1  | Community services  |
| (II)CS1 | To facilitate through the planning process the work of various community services |
| (II)CS2 | To ensure development for community services complies with the                    |

(II)CS3 Council's environmental policies  
Optimum use of land

### Local Development Framework: Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF Core Strategy will set out the spatial vision and strategic objectives for the Borough. The Core Strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

Core Policy 1: Sustainable and efficient land use  
Core Policy 26: Leisure and culture  
Core Policy 27: Visitors and tourism

### Other Policy Considerations

PPS1: Delivering Sustainable Communities  
PPG13: Transport  
PPG15: Planning and the Historic Environment

## **Analysis**

### Character and Appearance

The proposed new entrance to would be sited to the east side elevation of the former library with a cantilevered glazed canopy above. The canopy would project some 2m from the main wall providing a clearance from ground level of 2.3m. The canopy would span an area framing the new entrance of 5.85m. The design and scale of the entrance, proposed canopy and hard surfaced area are of an acceptable size and appearance that would satisfactorily integrate into the existing building and would not detract from the setting of the adjacent Grade II Listed Building. Moreover, the addition would not appear incongruous within the curtilage of the listed building.

The proposed entrance would also provide step free wheelchair access to property and thus is compliant with the objectives of (I)EO1 and the DDA.

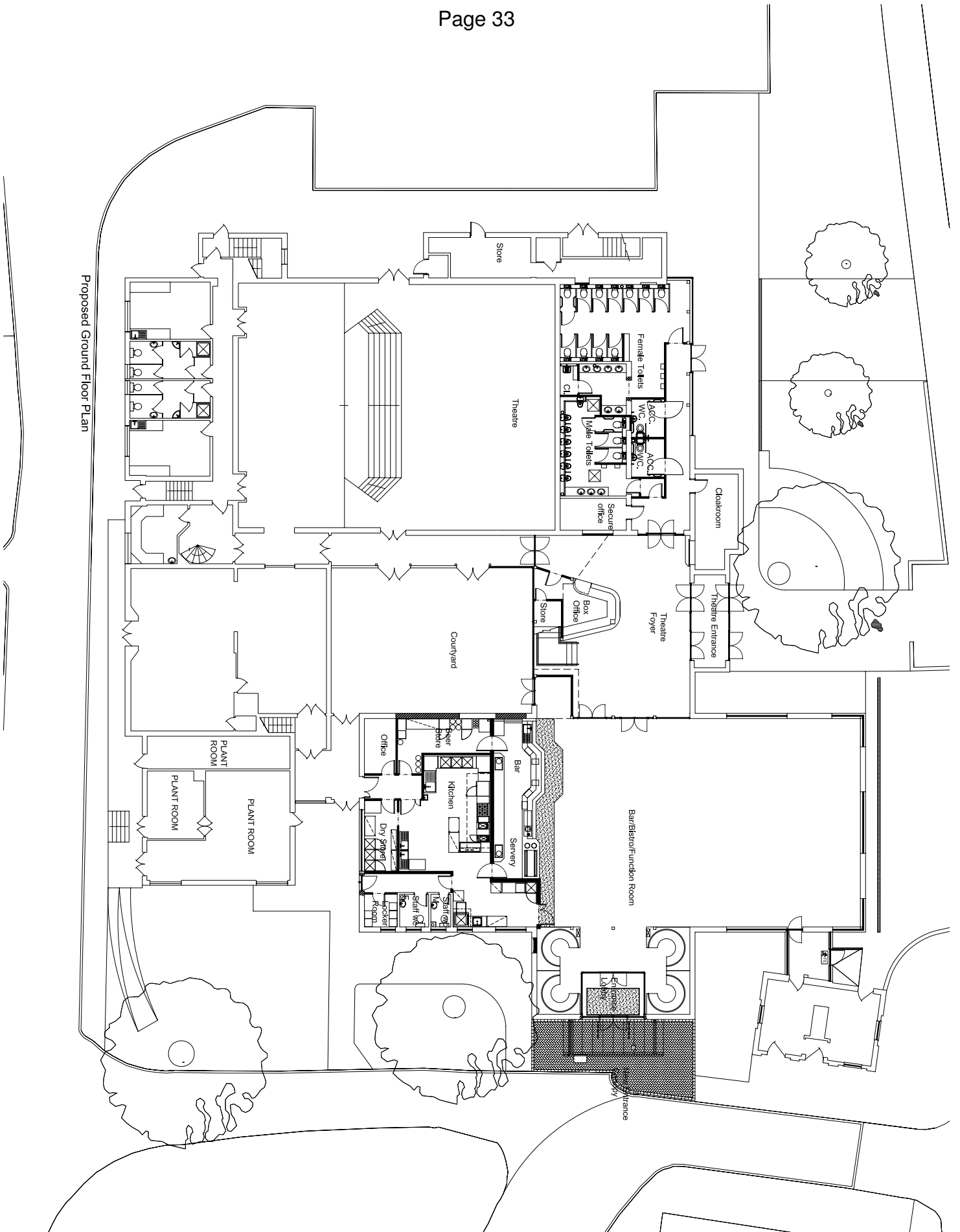
Alterations to the fenestration to the south elevation to form a staff entrance and removal of a fire escape with installation of a dummy window are considered acceptable.

## **Conclusion**

The proposed alterations to fenestration and proposed new entrance with canopy are acceptable in design and access terms and in light of the above, it is recommended that planning permission be approved for the following reasons:

1. The proposed new entrance with canopy to the east side elevation due to its design, siting and size does not unduly affect the character and appearance of the existing property and the surrounding area having particular regard to the setting of the adjacent Grade II Listed Building and would create an inclusive accessible environment. This is compliant with Policies (I)GD1, (I)EO1, (I)GD2, (II)GD3, (II)C12, (II)C17, (II)C18 and (II)T16 of the Unitary Development Plan.

2. The proposed alterations to fenestration in the south elevation to include formation of new staff entrance and removal of a fire escape due to its design, siting and size does not unduly affect the character and appearance of the existing property and the surrounding area having particular regard to the setting of the adjacent Grade II Listed Building. This is compliant with Policies (I)GD2, (II)GD3, (II)C12, (II)C17 and (II)C18 of the Unitary Development Plan.



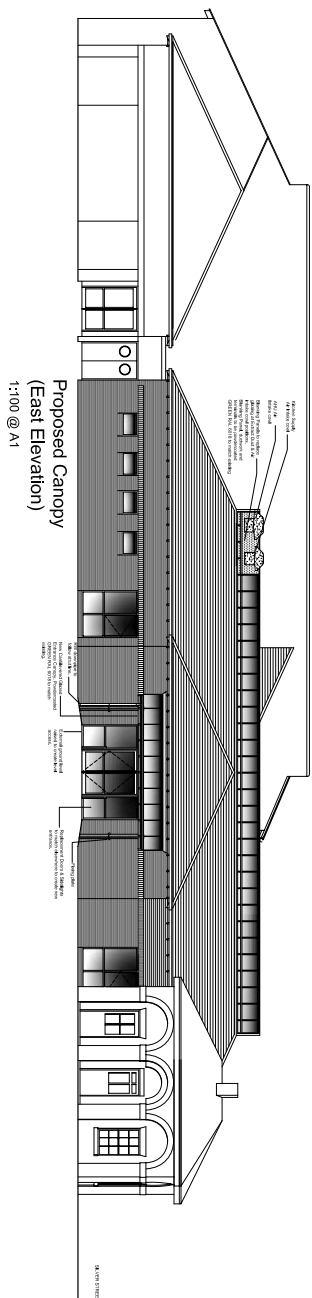
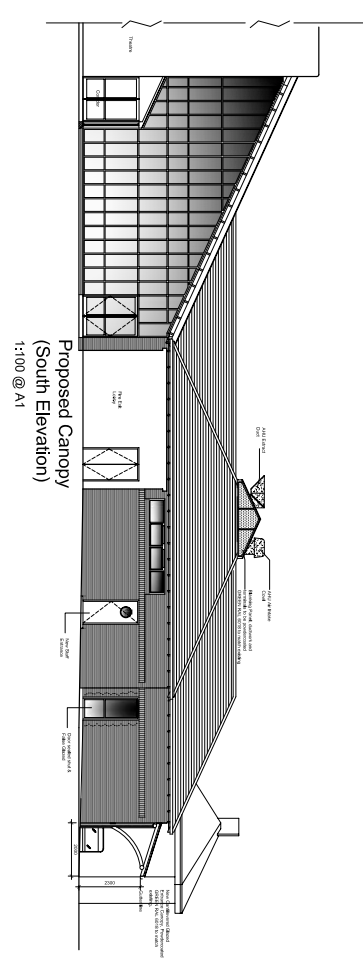
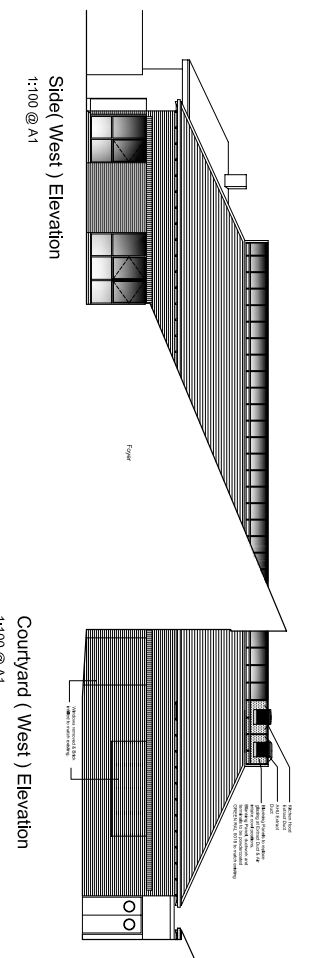
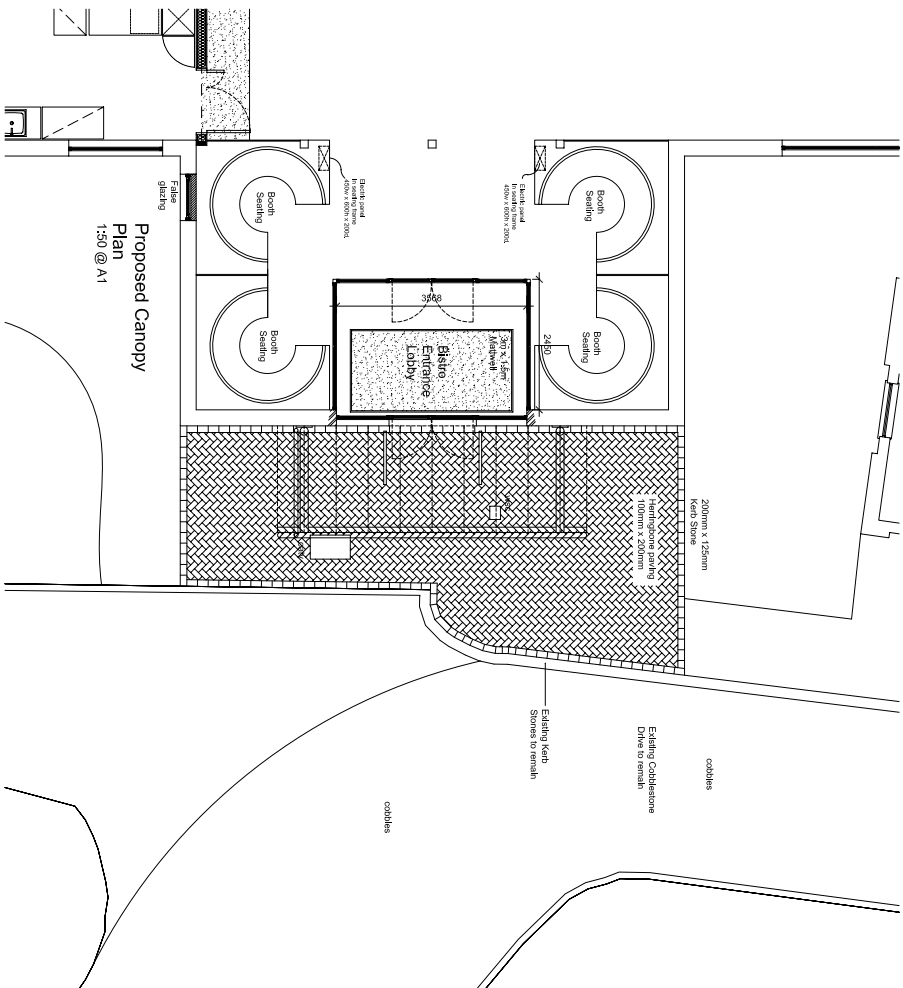
**All dimensions to be verified on the by Asahi Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.**

**Report any discrepancies to the Contract Administrator at once.**

**This drawing is to be read with all relevant Aspects and Engineer's drawings and other relevant information.**

LEGEND. DO NOT SCALE

Client: LB Enfield - Cultural Services				
Drawn:	Contract:	Date:	Scale:	Project Ebn:
Ap	-	20.01.09	1:100/200	A1/A3
Job No.:	Day No.:	Stage:	Rev No.:	
61018	123	Planning	A	





**Application Number:** TP/01/1012/VAR4    **Ward:** Palmers Green  
**Date of Registration:** 6th February 2009

**Contact:** Robert Lancaster 4019

**Location:** 316-322, GREEN LANES, LONDON, N13 5TW

**Proposal:** Variation of condition 05 of approval granted under Appeal ref. APP/Q5300/A/02/1095527 (TP/01/1012) to allow opening hours of 0800-0000 hrs, daily, and cessation of all activity associated with the use within 30 minutes of closing time.

**Applicant Name & Address:**

JD Wetherspoon PLC  
C/O Agent

**Agent Name & Address:**

Ricardo Rossetti, Savills  
Lansdowne House  
57, Berkeley Square  
London  
W1J 6ER

**Recommendation:** That planning permission be **GRANTED** subject to the following conditions:

1. C50 Limited Period Permission
2. C38 Restricted Hours - Opening

**Site and Surroundings**

The application site comprises a ground floor premises situated within the core retail frontage of Palmers Green Town Centre and forms part of a two-storey building. The first floor provides office accommodation although these are currently vacant.

The surrounding area and the town centre in particular, is characterised predominantly by a mix of commercial and retail uses at ground floor level and a mix of office and residential accommodation above.

**Proposal**

Permission is sought for the variation of Condition 5 of permission ref: APP/Q5300/A/1095527, to permit opening hours from 8 am to Midnight 7 days a week. It is proposed that activity associated with the use of the public house would cease within 30 minutes of closing.

Condition 5 of the permission currently states:

The premises shall only be open for business daily between the hours of 10:00 and 23:00 and all activity associated with the use shall cease within one hour of the closing time specified above.

**Relevant Planning Decisions**

TP/01/1012 – an application for the change of use from retail (A1) to traditional ale bar selling food and wine (A3) was refused planning permission in January 2002. An appeal against this decision was however allowed (APP/Q5300/A/02/1095527) in May 2003 subject to conditions.

TP/01/1012/VAR1 – an application to vary Condition 05 of APP/Q5300/A/02/1095527 (ref: TP/01/1012) to enable the public house to open Sunday-Thursday: 7am-1am, Friday-Saturday: 7am-1.30am, Christmas Eve, Boxing Day and New Years Eve 7am-2.30am, Thursday preceding Good Friday and Sundays preceding Bank Holiday Mondays: 7am-1.30am, on Burns Night (25th January); Australia Day (26th January); St David's Day (1st March); St Patrick's Day (17th March); St George's Day (23rd April); and St Andrew's Day (30th November): 7am-2am - if the day falls on Sunday-Thursday 7am-2.30am - if the day falls on Friday-Saturday. The application was withdrawn in March 2006

TP/01/1012/VAR2 - an application to vary Condition 05 of APP/Q5300/A/02/1095527 (ref: TP/01/1012) to enable the public house: Monday to Sunday: from 07.00hrs to 00.30hrs, St Patrick's Day, St George's Day and every Sunday preceding a Bank Holiday Monday: from 07.00hrs to 02.30hrs, Christmas Eve: from 07.00hrs to 02.30hrs, Boxing Day: from 07.00hrs to 01.30hrs and New Years Eve: Unrestricted (from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day and removal of condition 07 to allow music to be played, was refused planning permission by Planning Committee in April 2006.

TP/01/1012/VAR3 - an application to vary Condition 03 of APP/Q5300/A/02/1095527 to allow alterations to the location and appearance of the fume extraction and ventilation plant was granted with conditions by Planning Committee in September 2007

TP/09/0151 – the conversion of first floor offices and the construction of 2<sup>nd</sup> floor to provide 6 self-contained flats was refused in March 2009.

TP/09/0226 – the change of use of first floor to gym and fitness centre (Use Class D2) is undetermined

## **Consultations**

### Public:

Consultation letters were sent to 71 neighbouring and nearby residential properties. One letter of objection was received which raised the following points:

- generates noise and disturbance to residential occupiers on The Grove.
- the proposal would result in increased hours of use of air conditioning units sited to the rear of the application property and give rise to longer periods of noise and disturbance;
- result in more alcohol abuse.
- increase parking pressure on the nearby road network

External:       None

### Internal:

Environmental Health and Regulation do not object but highlight the fact there is a history of noise complaints associated with the air conditioning plant from five different addresses based in The Grove. Consequently, it is advised that existing conditions controlling the noise levels from this equipment should remain in force.

## Relevant Policy

### London Plan

2A.8	Town Centres
2A.9	The Suburbs: supporting sustainable communities
3D.1	Supporting Town Centres
4A.20	Reducing Noise and Enhancing Soundscapes
4B.8	Respect Local Context and Communities

### UDP Policy

(I) GD1	Development to have regard to its surroundings
(I) GD2	New developments to improve the environment
(II) GD1	Development to be appropriately located
(II) GD3	Aesthetic and functional design
(II) GD6	Traffic generation
(II) GD8	Site access and servicing
(II) EN30	Noise pollution.
(II) S18	Food and Drink uses within shopping centres.

### Local Development Framework - Core Strategy Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF Core Strategy will set out the spatial vision and strategic objectives for the Borough. The Core Strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

SO7	Distinctive, balanced, and healthier communities
SO11	Safer and stronger communities
SO16	Preserve the local distinctiveness
SO17	Safeguard established communities and the quality of the local environment

### Other Material Considerations

PPS6	Town Centres.
PPG24	Planning and Noise.

## Analysis

### Background

Condition 5 of the permission currently states "The premises shall only be open for business daily between the hours of 10:00 and 23:00 and all activity associated with the use shall cease within one hour of the closing time specified above".

A previous application for extended opening hours and allowing music to be played was refused at Committee under reference: TP/01/1012/VAR2 dated 27/04/2006. This new application does not pertain to the playing of music and the hours of opening proposed has been reduced from that previously refused

### Impact on Amenities of Neighbouring Residential Properties

The main consideration in assessing this application is whether the variation in hours will have an unacceptable impact on the residential amenities of nearby residents and occupiers through an increase in noise and disturbance.

The main objection has come from properties to the rear (The Grove). The rear gardens of these properties are within 4m of the premises whilst the dwellings themselves are approximately 19m away.

The Inspector when accepting the original use on appeal concluded that:

*“it is estimated that noise generated inside the premises would not cause disturbance to occupiers of the properties to the rear because there are no ground floor windows or other openings at the rear of the building and therefore no noise breakout on this side of the building.”*

Nevertheless, it is recognised that there have been noise issues arising from the installation of air conditioning plant and this has a more direct relationship to the properties at the rear. This visual impact of this plant and equipment has recently been addressed through the implementation of an approved mitigation scheme that included noise attenuation measures. Thus as the proposal involves only a 30 minute increase in activity when the air conditioning plant would be in operation, now that the mitigation is in place, this increase is considered to be acceptable.

There is also residential accommodation at first floor level, above a number of the ground floor units adjoining no. 316 – 322 Green Lanes. Whilst they would also be subject to the noise arising from the extended use of the air conditioning plant, it is considered their closer proximity does not lead to any different conclusion regarding the acceptability of the extended opening hours. Moreover, the Inspector was satisfied that noise transmission through the fabric of the building could be controlled through the imposition of an appropriate condition, which has been adhered to.

However recognising the continuing sensitivity of the premise's use, it is considered appropriate to impose a condition limiting the permission initially to a period of 1 year during which the acceptability of the extended open hours can be reviewed.

#### Impact on Character and Amenities of Surrounding Area

Although the area is comprised primarily of retail and commercial uses, there is significant residential composition at first floor and above within the town centre. However the town centre contains a wide variety of uses including a number of other restaurants and takeaways that would also be open until midnight. Whilst it is accepted that the variation in hours may lead to some increase in noise and general disturbance to Green Lanes, it is considered that this increase will not be noticeable or sufficient to identify any material harm within the context of the town centre where a concentration of late night activities could reasonably be expected. Moreover, the use would also contribute to a vibrant nighttime economy. On balance, therefore, the proposal is therefore considered to be acceptable in this respect.

#### Increase Traffic Generation

It is considered that the proposed increase in opening hours would not result in an increase in parking pressure on the local road network or traffic generation due to the nature of the use and the fact that the town centre benefits from a good access to a range of public transport options.

#### Other Matters

Objections were made regarding the proposal leading to greater alcohol abuse. However, this cannot be taken into account when determining a planning application.

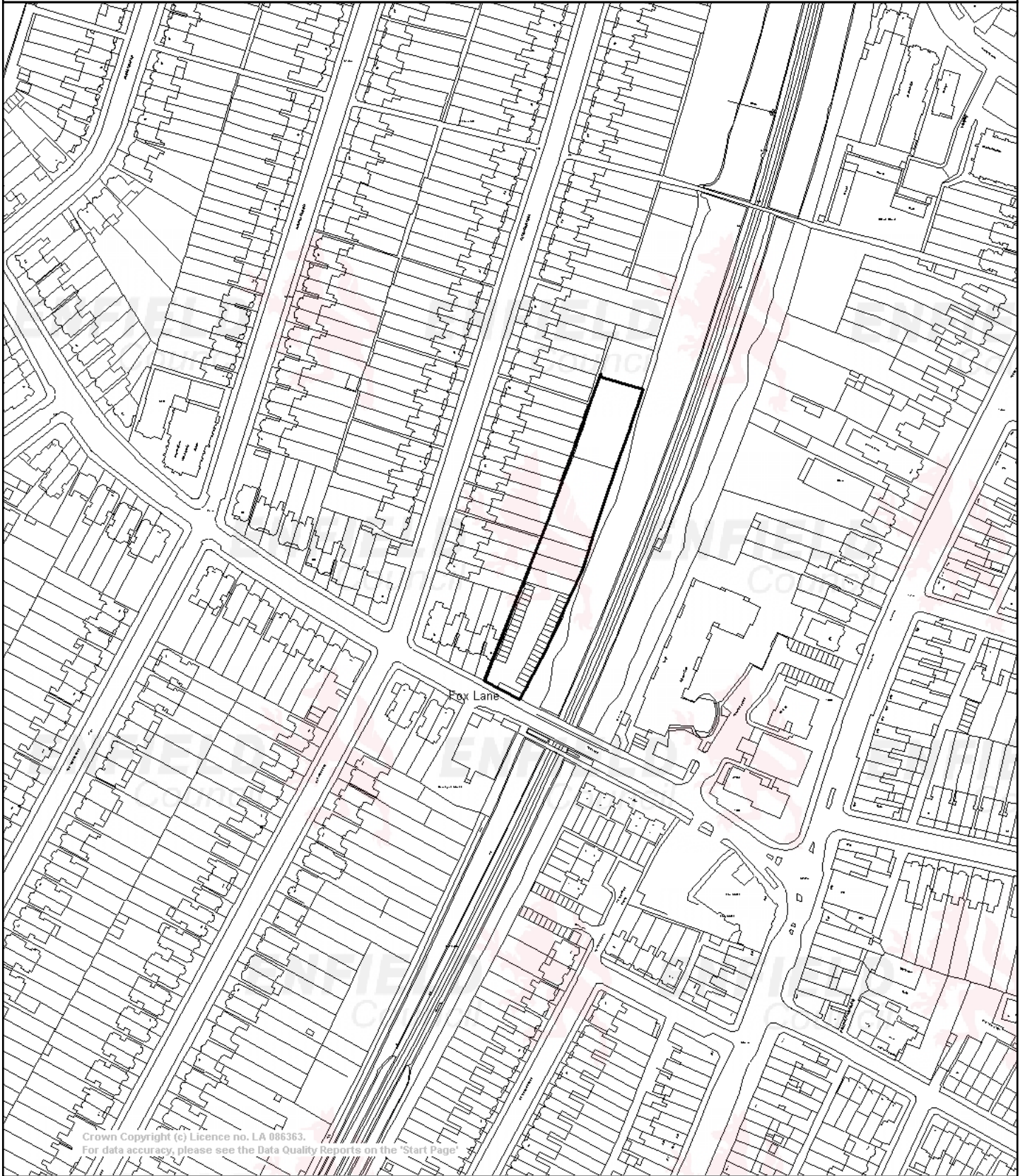
It should also be noted that by granting this variation of condition, the other conditions relating to the use of the Public House, including level of noise emissions of all mechanical units, such as air conditioning units sited to the rear of the application property, would not be affected.

### **Conclusion**

In the light of the above, the proposal is considered acceptable for a temporary period of 1 year for the following reason:

The proposed opening hours subject to a condition limiting the permission to a period of one year, are considered to be appropriate and consistent within this town centre context, and will not unduly affect the amenities of adjoining residential properties or the character and amenities of the Palmers Green town centre as a whole having regard to Policies (II) GD1, (II) S18 and (II) EN30 of the Unitary Development Plan as well as Policies 2A.5, 3D.1 and 4A.14 of the London Plan.

TP/09/0207



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Scale 1/2500 Date 8/4/2009

Centre = 531057 E 193150 N

**Application Number:** TP/09/0207 **Ward:** Winchmore Hill

**Date of Registration:** 18th February 2009

**Contact:** Richard Laws 3605

**Location:** Garages adjacent to 2 Fox Lane, and land, Rear Of, 2-32, Caversham Avenue, London, N13

**Proposal:** Redevelopment of site to provide 9 single family dwellings incorporating 7 detached 4-bed houses with parking area at side and a pair of semi detached 4-bed houses with rooms in roof and front and rear dormers and new access to Fox Lane.

**Applicant Name & Address:**

Mr Martin Taylor, Sherrygreen Homes  
Teresa Gavin House  
Woodford Avenue  
Woodford Green  
Essex  
IG8 8FA

**Agent Name & Address:**

Miss Anna Chan, Chetwoods  
12-13, Clerkenwell Green  
London  
EC1R 0QJ

**Recommendation:** That planning permission be **REFUSED** for the following reasons:

1. The proposed design and appearance of the semi detached dwellings on the Fox lane frontage would result in the introduction of an incongruous form of development out of keeping with and detrimental to the visual amenities of the street scene as well as the character and appearance of the surrounding area. The proposed development would therefore not reflect the best aspects of the character of the area or improve the quality of the environment and is thus contrary to Policies (I) GD1, (I) GD2 and (II) GD3 of the Unitary Development Plan, Policies 4B.1 and 4.B8 of the London Plan as well as the design objectives of PPS1 and PPS3.
2. The siting of the new vehicular access to serve the development, with particular regard to the inadequate visibility for vehicles exiting the site would be detrimental to highway safety and the free flow of vehicles, cyclists and pedestrians, contrary to Policies (II)GD8 and (II) T13 of the Unitary Development Plan.
3. The proposed first floor bedroom windows facing the rear gardens of Nos. 2 to 32 Caversham Avenue due to the proximity of the proposed dwellings to the rear common boundary, would result in overlooking and loss of privacy, detrimental to the residential amenities of the occupiers of these properties contrary to Policy (II) H8 of the Unitary Development Plan.
4. The provision of amenity space for the proposed family size dwellings is below the standards identified in the Council's adopted policy and would result in a substandard level of amenity space available for future occupiers and a poor quality of residential development to Policies (I)GD1, (I)GD2 and (II) H9 (Appendix A1.7) of the Unitary Development Plan.

5. The loss of a large number of trees which contribute to the general amenity value, together with the proposed layout of the development which would undermine the long term retention of the oak tree, would detract from the appearance of the site and resultant development within the surrounding area contrary to Policies (I)GD1, (I)GD2, (II) C35 and (II) C38 of the Unitary Development Plan.

### **Site and Surroundings**

The site comprises an elongated tract of land to the rear of Nos. 2 to 32 Caversham Avenue. The front part of the site contains a number of lock up garages (31) and concrete apron with access onto Fox Lane. Beyond these garages, the site previously formed part of the rear gardens of properties fronting Caversham Avenue. This land was leased by Network Rail to residents and has now been sold to the Applicants.

There is an intervening belt of trees between the site and railway line. A group Tree Preservation Order is also in place.

The immediate surrounding area is predominantly residential in nature.

### **Proposal**

Permission is sought for the redevelopment of the site to provide a total of 9 dwellings comprising 7 detached dwellings and a pair of semi detached dwellings. The 7 detached dwellings are 2 storey high and sited along the western boundary of the site backing on to the rear boundaries of Nos 2 to 32 Caversham Avenue. The pair of semi-detached dwellings, which are 2 storey with rooms in the roof, would front onto Fox Lane.

The existing block of lock up garages would be demolished and a new vehicular access to the site onto Fox Lane is proposed leading to a total of 18 car parking spaces. A number of trees would also be removed to facilitate the development.

In support of the application the applicants have provided a Design and Access Statement, Transport Statement together with an ecology and tree report.

### **Relevant Planning History**

PRE/07/0142- Pre application advice given in respect of redevelopment of land garages adjacent 2 Fox Lane, and land rear of 2-28 Caversham Avenue.

TPO/331/2008 – Tree Preservation Order Land to side of 2 Fox Lane and rear of 2-28 Caversham Avenue. The Order was confirmed on the 18th August 2008.

### **Consultations**

#### **Public**

Letters were sent to 189 neighbouring and surrounding properties. In reply, 19 letters of objection were received raising the following points of objection:

- Parking already an issue in Caversham Avenue and surrounding area
- Loss of Privacy, outlook, and overlooking from windows
- Siting of access dangerous, poor visibility, risk of accidents, safety issues
- Increased traffic and congestion
- Drainage, subsidence issues, natural springs make further land drainage

#### Problems

- Proposals out of keeping and character with surroundings
- Gardens too small for new houses, not in keeping with the area
- Proximity of new access to humpback bridge dangerous
- Loss and impact of development on TPO trees
- Parking situation made worse by development/ loss of parking
- Increased surface water
- Destruction of local environment
- Impact of development on residents of Fox Lane and Caversham Avenue
- Precedent it sets for future developments
- Increase noise and disturbance, light pollution
- Site too small for development
- Impact of new access road on trees on railway bank
- Danger to pedestrians safety
- Environmental issues- important wildlife corridor, e.g. bats and stag beetles protected by Wildlife and Countryside Act
- Proposed houses very close to residents of 2- 32 Caversham Avenue increased overlooking from windows
- Cumulative impacts of development on surrounding schools and infrastructure
- Cumulative impact of this and other developments proposed further impact on parking situation
- Design of 2 semi detached properties on Fox Lane out of character with numbers 2 to 10 Fox lane, design and character of houses in general out of keeping
- Difficulties for emergency vehicles and refuse collection
- Gated access cause problems for traffic queuing up
- Impact on parking restrictions, loss of parking
- Development impact on quality of life
- Risk of flooding

The Fox Lane and District Residents Association also raise the following points of objection:

- Parking- increased parking in surrounding area, loss of existing garages
- Environmental issues- impact on green corridor for wildlife
- Drainage- increased potential of surface run off
- Privacy- existing houses suffer loss of privacy, overlooking from windows, invasion of privacy
- Appearance- design of houses out of keeping with surroundings particularly 2 semi-detached houses fronting Fox Lane
- Traffic -Proposed entry/ exit to the development dangerous, very busy road

The Federation of Enfield Residents and Allied Associations have also commented that they support the concerns of the Fox Lane and District Residents Association and consider the development to be cramped and overdevelopment of a very small site with little or no amenity space

Objections to the development have also been received from Ward Councillors Prescott and Hurer

#### Internal

Education advises that a section 106-education contribution of £ 45,992 is required. Although it is not a large development in terms of the number of units, they will generate children and given the acute general shortage of school places a contribution is justified.

Arboricultural Officer advises that to achieve the development proposals will require the loss of a number of trees, which currently contribute to the visual amenity and screen behind Caversham Avenue. The most important tree on site is the Oak, which the plans indicate is intended for retention and incorporation within the development although confined by the proposed roadway, hard standing and housing. These works in such close vicinity to the tree is likely to be detrimental to its condition due to impact on the root zone, soil compaction as well as direct root damage.

### External

Thames Water raises no objection with regard to sewerage infrastructure. In terms of surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or a suitable sewer.

Network Rail has no objections in principle to the development but set out a number of criteria and conditions.

## **Relevant Policies**

### The London Plan

- 3A.1 Increasing London Housing supply
- 3A.2 Borough's Housing targets
- 3A.3 Maximising potential of sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision
- 2A.1 Sustainability criteria
- 3C.23 Parking Strategy
- 4A.1 Tackling Climate Change
- 4A.3 Sustainable design and construction
- 4B.1 Design Principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B .8 Respect local context and communities

### Unitary Development Plan

- (I) GD1 Regard to surroundings
- (II) GD1 New development appropriately located
- (I) GD2 Quality of life / Visual amenity
- (II) GD3 Aesthetic and functional
- (II) GD6 Traffic generation
- (II) GD8 Site access and servicing
- (II) H8 Privacy
- (II) H9 Amenity Space
- (II) H15 Dormers
- (II) H11 Loss of garage courts
- (II) EN11 Maintenance and enhancement of wildlife corridors
- (II) EN12 Encourage conservation of wildlife habitats
- (II) C35 Tree Preservation Orders
- (II) C38 Resist development that entail loss of trees of public
- (II) C36 Replacement planting
- (II) T13 Creation or Improvement of accesses
- (II) T14 Contribution from developers for highway works
- (II) T16 Adequate access for pedestrians and disabled persons

(II) T19 Provision for cyclists

Other Policy Considerations

PPS1	Delivering Sustainable development
PPS3	Housing
PPS9	Biodiversity
PPG13	Transport
PPG24	Planning and Noise

Local Development Framework- Core Strategy Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF core strategy will set out the spatial vision and strategic objectives for the Borough. The core strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with emerging policy direction.

SO1	Sustainability and Climate change
SO3	Protect and enhance Enfield's environmental quality
SO6	High quality, sustainable constructed homes to meet local aspirations
SO7	Distinctive and balanced communities
SO11	Safer and stronger communities
SO16	Preserve Local distinctiveness
SO17	Safeguard communities and quality of local environment

**Analysis**

Principle

The principle of redeveloping the site for residential purposes is considered acceptable having regard to the residential composition of the surrounding area together with the thrust of national and regional planning policies in the form of PPS1 (Delivering Sustainable Development) and PPS3 (Housing) as well as London Plan Policies 3A.1, 3A.2 and 3A.3 which seek to maximise the use of existing urban brownfield land to provide housing to contribute to strategic housing needs with the latter focusing on the particular needs of London. However, it is also recognised that this need has to be balanced to ensure any more intensive residential development still maintains high standards of design and amenity so as not to compromise the quality of the environment.

The main issues of consideration are: (i) impact on the character and appearance of the area including design (ii) impact of the development on the occupiers of properties in Caversham Avenue in particular in terms of privacy/ overlooking (iii) Access, traffic and parking considerations (iv) impact on trees and ecology (v) amenity space provision.

Character and Appearance of area

In terms of scale and intensity of development, the London Plan recommends a density of between 150-250 hr/ha may prove acceptable having regard to the density matrix and given the characteristics of the locality which also has a PTAL rating of 2. The proposed density is approx 167hr/ha, which falls within this acceptable density range. However, whether the development appropriately integrates into the environment is more than a numerical assessment and careful regard must also be given to the integration of the development into its surroundings with specific focus on its visual appearance and the effect on the amenities of neighbouring residential

properties notwithstanding issues relating to parking, access and sustainability to establish acceptability.

Good design is fundamental to using land efficiently. PPS3 advises that careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric. PPS1 also advises that good design should contribute positively to making places better for people. Consequently, design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

The design of the development is of a modern contemporary approach. Although two storey development would reflect the prevailing heights of neighbouring and in principle would represent an appropriate form for any development, the pair of semi detached houses facing Fox Lane in particular, would appear completely out of keeping and character with the Edwardian design of the existing dwellings especially in relation to Nos 2 to 10 Fox Lane. It is therefore considered that the design of the frontage building would materially harm the character and appearance of the street scene and would be in conflict with the objective of those national and local planning policies referred to above. It is considered that the design of the dwellings in terms of their appearance within the site therefore is acceptable.

### Amenity Space

Policy (II) H9 requires that amenity space provision should be of a size equal to 100% of the total Gross Internal Area or a minimum of 60-sqm policy, whichever is greater in area, as well as providing a visual setting in the general street scene. In addition a substantial proportion of the amenity space (at least 60%) should be capable of being screened, so as to provide privacy.

Whilst the amenity space provision meets the minimum 60sqm requirement, it is not equal to 100% of the Gross Internal Floor area of each dwelling. The proposal does not therefore comply with this policy and given the family sized nature of the proposed dwellings, adequate size amenity space provision is considered important in terms of providing a good quality residential environment which is attractive to new occupiers.

### Impact on neighbouring properties

In terms of distancing standards, a minimum distance of 22m between windows is normally sought between facing two storey developments. In this instance, although the proposed development would afford overall separation of approximately 27m to 31 metres to the properties which front Caversham Avenue. However, the proposed dwellings would be sited 5.8 metres from the boundary with the rear gardens of properties in Caversham Avenue. Moreover, the rear elevations of the proposed dwellings contain first floor windows. Consequently, due to the close proximity to the rear gardens, it is considered that this limited distance would result in overlooking and a loss of privacy to the rear garden areas of properties in Caversham Avenue. This would be contrary to Policy (II)H8.

### Access

The new repositioned vehicular access would be located towards the eastern site boundary closest to the railway line on Fox Lane. At present there is an existing crossover to the lock up garages located fairly close to No. 2 Fox Lane.

Whilst in principle, the traffic generated by 9 residential units is not excessive, the siting of the access arrangements is considered unacceptable in terms of highway safety. In particular, there are concerns regarding the visibility for exiting vehicles which would be compromised by the railway bridge/parapet/ bollards. The submitted Transport Statement concludes that the risk of

conflict between existing vehicles and vehicles approaching from the east would be overcome by the addition of double white lines to the centre of the Fox Lane carriageway which would make it illegal for westbound vehicles to overtake and thus keep them inside the visibility envelope. However, this does rely upon compliance with these road markings, which cannot always be guaranteed. The safety risk, is therefore not fully removed and it is considered that the siting of the access in this current location would therefore compromise highway safety contrary to Policy (II) T13 of the Unitary Development Plan.

#### Parking and Turning

Whilst the proposal would result in the loss of existing lock up garages, approximately 30 many of these are vacant and not well used. It is considered therefore that the loss of the lock up garages would not result in increased parking provision having regard to Policy (II) H11 of the UDP. It is also considered that the removal of the lock up garages would also be an improvement in visual terms.

In terms of parking provision a total of 18 spaces are provided for the 9 units. This equates to two spaces for each unit. This level of parking provision is considered acceptable. In addition, the layout also allows for adequate turning for service vehicles.

#### Impact on trees

A group Tree Preservation Order protects the trees on the site. The reason for the order was the contribution the trees make to the visual amenity of the area, and to ensure the merits of the trees could be considered as part of the assessment of any proposal for the development of the site.

The proposal scheme would result in the loss of the vast majority of the trees covered by the Order. However, the large oak tree which is the most important tree visually and would be retained. Nevertheless, the tree would be located within a hard standing area and would be relatively close to the house at the northern end of the site. Thus, it is considered these factors would be likely to prejudice its long term survival and this combined with loss of other mature trees without adequate replacement, result in the development being considered unacceptable contrary to Policies (II) C35 and (II) C38 of the Unitary Development Plan.

#### Ecology

The site adjoins a wildlife corridor identified in the UDP, which runs along the length of the railway line and objectors have also made reference to the possibility of stag beetles being on the site. With regard to the latter, these are protected by the Wildlife and Countryside Act 1981 but in terms of the sale only. The Wildlife and Countryside Act also protect bats. The submitted Ecology Assessment concludes that the site has a low diversity of habitats and plants but potential to support bats and stag beetles. Consequently, on balance, it is considered that the proposals would not have an adverse impact on the wildlife and nature conservation interests and that a condition could be imposed to secure an appropriate mitigation strategy to maintain any features of ecological value. Any wildlife disturbance from lighting within the site could also be controlled by the imposition of appropriate conditions.

#### **Sustainable Design and Construction**

The proposal achieves an acceptable score against the Council's sustainable development assessment through the inclusion of energy efficiency boilers, high performance glazing, water saving taps and showers, sustainable sourced timber as well being designed to lifetimes homes standards.

## **Education**

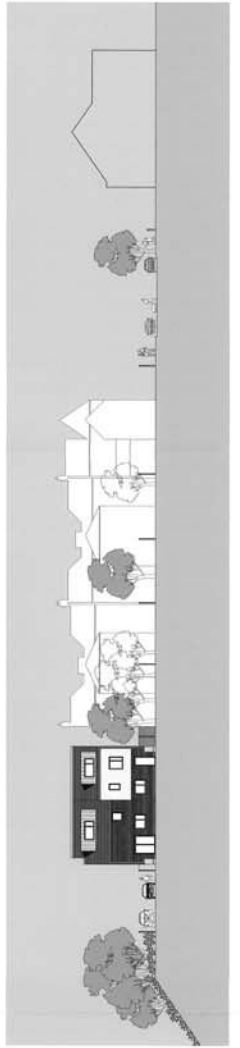
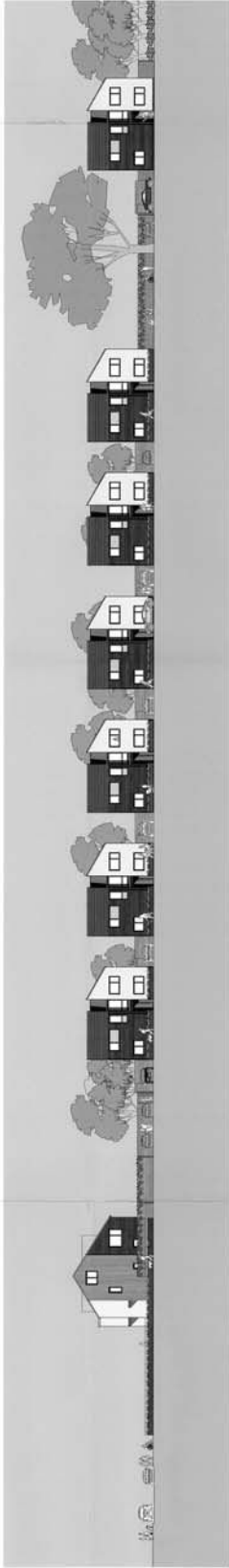
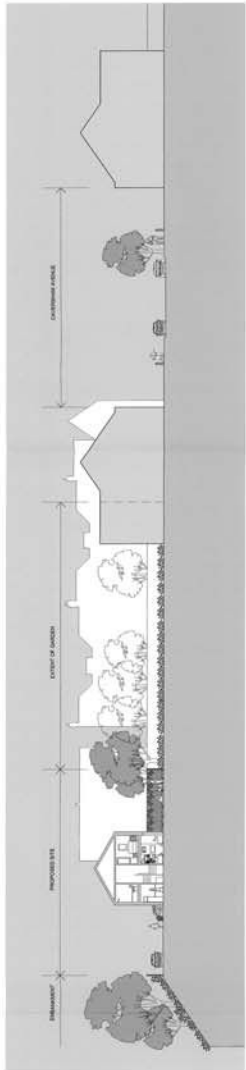
Education have advised that a contribution of £45,992 pounds for education purposes is required given the family sized nature of the accommodation and overall shortage of school places. If the application were to be found acceptable, this would need to be secured through a Section 106 agreement.

## **Conclusion**

In conclusion, it is considered that the proposed development would not appropriate integrate with the surrounding environment and thus it is recommended for refusal.



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TP/09/0423



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Scale 1/1250 Date 8/4/2009

Centre = 530997 E 192185 N

**Application Number:** TP/09/0423 **Ward:** Palmers Green

**Date of Registration:** 27th March 2009

**Contact:** David Warden 3931

**Location:** 90-120, GREEN LANES, LONDON, N13 5UP

**Proposal:** Erection of a total of 43 residential units (comprising 10 x 1-bed, 17 x 2-bed, 16 x 3-bed) incorporating 33 affordable housing units, and 268 sq.m. Class A1-A5 use floorspace in a 4 and 5-storey building, involving car parking to rear with amenity decking over, accessed via Regents Avenue.

**Applicant Name & Address:**

Beechwood Homes&SPH Housing Assn Ltd  
Beechwood House  
5, Arlington Business Park  
Whittle Way  
Stevenage  
Herts  
SG1 2BD

**Agent Name & Address:**

Mr Clive Robinson, Entec UK Ltd  
Trinity House  
Cambridge Business Park  
Cowley Road  
Cambridge  
Cambs  
CB4 0WZ

**Recommendation:** That planning permission be **REFUSED** for the following reasons:

1. The proposed development by reason of its siting, size, scale, and massing represent an overdevelopment of this site and would result in the introduction of an overly dominant, visually intrusive and discordant form of development that would be out of keeping with and detrimental to the visual amenities of the street scene as well as the character and appearance of the surrounding area and the visual amenities enjoyed by neighbouring properties, contrary to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan and Policy 4B.8 of the London Plan (2008), as well as the objectives of the emerging North Circular Area Action Plan, PPS1 and PPS3.
2. The proposed amenity space is of insufficient size and inadequate quality to provide for the needs of future occupiers, in particular for the proposed family sized accommodation. This would result in an unsatisfactory and unsustainable form of residential development contrary to Policies (I)GD1 and (II)H9 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.

**Site and Surroundings**

The site consists of the T.W. Parker Timber Yard, occupying a rectangular plot of land. Situated to the north of the junction with the A406 North Circular Road, the site is bounded by the Arriva bus garage to the east, Pymmes Brook to the north, and by Regents Avenue to the south. The

Regents Avenue Industrial Estate is situated to the east of the Bus Depot and shares the Regents Avenue access.

The surrounding area is mixed in character, with commercial uses fronting this stretch of Green Lanes, with some residential uses above, and residential streets running east and west off Green Lanes. Palmers Green Town Centre is located around 500 metres to the north of the site. However, the site does fall within the boundary of the large local centre of Green Lanes notwithstanding the fact that the North Circular Road marks a clear boundary between the application site and the more commercial stretch of Green Lanes to the south.

## **Proposal**

Permission is sought for the redevelopment of the site to provide 43 flats and 268 square metres of Class A1-A5 retail floor space in a part 4 and part 5-storey building. The building is divided into three sections:

- a) a large central block providing a four-storey façade with accommodation in the roof;
- b) a northern block providing a four-storey octagonal corner feature along with a three storey return along the Pymmes Brook frontage;
- c) a southern block providing four-storey elevations to both Green Lanes and Regents Avenue.

The scheme includes 33 affordable units located within the central and southern blocks comprising 6 x 1 bedroom, 12 x 2 bedroom and 15 x 3 bedroom flats. The northern block will have 10 open market units comprising 4 x 1 bedroom, 5 x 2 bedroom and 1 x 3 bedroom flats. The retail floor space is arranged as two units of 102 and 166 square metres, respectively.

Vehicular access is from Regents Avenue to a covered parking area providing 39 spaces along with cycle parking, rear access to the retail units and a vehicle turning area. Above the car parking area at first floor level will be an amenity deck with hard and soft landscaping including an ecology area. Further amenity space will be provided in the form of balconies and an ecology buffer zone will be provided to the northern end of the site adjacent to Pymmes Brook.

## **Relevant Planning Decisions**

### 90-120, Green Lanes

TP/08/2040 an application for the erection of 41 residential units (comprising 27 x 3-bed, 14 x 2-bed) incorporating 30 affordable housing units, and 285 sq.m. Class A1-A5 use floorspace in a 4 and 5-storey building, involving car parking to rear with amenity decking over, accessed via Regents Avenue was refused March 2009 for the following reasons:

1 *The proposed development by reason of its siting, size, scale, design, massing and number of storeys would result in the introduction of an overly dominant and visually intrusive form of development that would be detrimental to the rhythm of properties in the street scene, the character and appearance of the surrounding area and the visual amenities enjoyed by neighbouring properties, as well as representing an overdevelopment of the site and failing to provide a positive landmark respecting the prominence of the site contrary to policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan and Policy 4B.8 of the London Plan (2008), as well as the objectives of the emerging North Circular Area Action Plan, PPS1 and PPS3.*

2 *The proposed amenity space is of insufficient size and inadequate quality to provide for the needs of future occupiers, in particular for the proposed family sized accommodation, contrary*

to Policies (I)GD1 and (II)H9 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.

3 The proposed development by reason of the size and tenure of the units would not provide an adequately balanced community and in particular the scheme includes an over concentration of large social rented accommodation and lacks any 1 bedroom units, contrary to Policy (II)H6 of the Unitary Development Plan and Policies 3A.5 and 3A.6 of the London Plan (2008), as well as the objectives of PPS1 and PPS3.

4 The proposed development fails to make adequate provision for the servicing of the retail units fronting Green Lanes and would result in conditions prejudicial to the free flow of traffic and detrimental to the functioning of the bus lane and bus stop located immediately outside the site. This is contrary to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan and Policy 3C.23 of the London Plan (2008).

5 The proposed development fails to make adequate provision for secure cycle parking detrimental to the objectives of sustainable transport and contrary to Policies (I)T7 and (II)T19 Unitary Development Plan and Policies 3C.1, 3C.3, 3C.21 and 3C.23 of the London Plan (2008), as well as the objectives of PPG13.

#### 189-199, Green Lanes (opposite side of Green Lanes)

TP/02/2162 an application for the redevelopment of site involving demolition of existing buildings and erection of a part 3, part 4 storey building comprising 3 office units on ground floor with 16 residential units on ground and upper floors (6 x 1-bed and 10 x 2-bed) together with associated car parking and vehicular access to Green Lanes was allowed on appeal in September 2003. Ground investigation work in connection with the implementation of this development has recently been carried out.

### **Consultation**

#### Public

Consultation letters have been issued to 75 neighbouring properties. The consultation period expires on 21<sup>st</sup> April 2009 and no replies have presently been received. Any replies will be reported at the meeting.

#### External

Enfield Primary Care Trust does not consider the proposal would cause undue hardship on local GP practices in the area, and as such does not object to the proposal.

Thames Water does not object to the application, but seeks informatives relating to surface water drainage and the minimum water pressure that Thames Water aims to provide.

London Fire & Emergency Planning Authority objects to the proposal as access is not available to within 45 metres of all points of the building, a dry-riser or sprinkler system will be required. (Note: A directive can be included advising that a dry-riser or sprinkler system will be required to comply with Building Regulations).

A response to the current application has yet to be received from all consultees. However, comments made on the previous but similar application are included below:

*The Environment Agency originally objected to the scheme due to the lack of an FRA, inadequate buffer zone for both biodiversity and maintenance and inadequate biodiversity assessment/mitigation measures. However, following the submission of amended and additional details the above objections were withdrawn subject to conditions relating to levels, buffer zone, lighting, landscape management, ecology, materials storage, contaminated land, surface water drainage and foundations*

*Transport for London carried out analysis using TRAVL (as opposed to TRICS) and is satisfied that the number of car trips arising from the proposed development would not have an unacceptable impact on the Transport for London Road Network (TLRN). TfL notes that no parking is provided for the retail units and residential parking is 100%, they consider there is the potential for further reductions but note that it lies within the London Plan standards. Details are requested on how the parking will be managed. They state the Disability Discrimination Act 1995 standards require 1200mm wide access aisles on both sides and at the end of the space. Only 30 cycle parking spaces are proposed, which is inadequate and must be increased to 1 for each residential and retail unit. TfL require a condition to ensure loading from Green Lanes to serve the retail units will not take place between the hours of 7am and 10am and 4pm to 7pm Monday to Friday, so as not to affect the operation of the southbound bus lane. They also note that servicing should not take place from the bus stop on Green Lanes.*

*Arriva, who own and operate the adjacent bus garage, objects primarily due to additional traffic and parking, both during construction and in operation. Concerns are stated regarding existing congestion, compounded by the improvements to the North Circular Road and the lack of assessment of these matters in the Transport Statement. Further concern is expressed at the relevance of data in the TS. Concerns are expressed regarding the potential for obstruction of the bus lane and the potential for overflow retail and residential parking to Regents Avenue. This road forms the only access to the bus garage, which is operation 24/7 everyday expect Christmas Day, as both overnight storage and a bus terminus with busses entering and leaving every few minutes.*

*Enfield Society objects to the application stating that due to its bulk and massing it presents an unbalanced and overbearing façade to the west. The amenity decking does not constitute high quality space needed in a development, which is a long walk from any park or open space.*

#### Internal

The Head of Economic Development, on behalf of the Sustainable Communities Team, welcomes the principle of redeveloping this prominent site with a mixed residential and commercial scheme. The replacement of the timber yard by the commercial unit[s] on the ground floor would appear to offer a broadly equivalent number of jobs, and in that respect no objections are raised on economic development grounds subject to a S 106 Agreement to capture community benefits in the form of construction employment/ training and/or the engagement of local construction contractors. This would help to ensure that the local regeneration benefits are maximised. The improved architectural design of the amended scheme is also welcomed. However, in restating comments regarding the previous scheme, the high proportion of 3 bed units is noted as is the poor quality external amenity space which directly abuts the high wall of the adjoining bus depot and which would appear to receive little direct sunlight.

Environmental Health do not object to the application subject to the following conditions: contaminated land, details of construction vehicle wheel cleaning, restricted hours – construction sites, details of noise Control including plant and machinery noise, asbestos and dust control.

Any other responses will be reported at the meeting.

## Relevant Policies

### London Plan (2008)

2A.8	Town centres
2A.9	The Suburbs: Supporting sustainable communities
3A.1	Increasing Supply of Housing
3A.2	Borough Housing Targets
3A.3	Maximising the potential of sites
3A.5	Housing choice
3A.6	Quality of new housing provision
3A.8	Definition of affordable housing
3A.9	Affordable housing targets
3A.10	Negotiating affordable housing in individual private residential and mixed-use schemes
3A.11	Affordable housing thresholds
3A.17	Addressing the needs of London's diverse population
3C.1	Integrating transport and development
3C.21	Improving Conditions for Cycling
3C.23	Parking Strategy
3D.2	Town centre development
3D.3	Maintaining and improving retail facilities
4A.3	Sustainable Design and Construction
4A.12	Flooding
4A.13	Flood risk management
4A.19	Improving air quality
4A.20	Reducing noise and enhancing soundscapes
4B.1	Design principles for a compact city
4B.2	Architectural design
4B.8	Respect the context of local communities
Annex 4	Parking standards

### Unitary Development Plan

(I)GD1	Regard to Surroundings / Integrated into Local Community
(I)GD2	Quality of Life and Visual Amenities
(II)GD3	Character / Design
(II)GD6	Traffic Generation
(II)GD8	Site Access and Servicing
(II)GD12	Development in Areas at Risk from Flooding
(II)GD13	Increased Risk of Flooding downstream
(II)H6	Range of size and Tenure
(II)H8	Privacy and Overlooking
(II)H9	Amenity Space
(II)T13	Creation or improvement of accesses
(II)T16	Adequate access for pedestrians and disabled persons
(II)C38	Loss of trees of public amenity value
(II)C39	Replacement of trees
(II)O7	Development of green chains along the Pymmes Brook.
(II)O8	Considering proposals adjacent to Pymmes Brook.
(II)O9	Encouraging developers to contribute to the creation of further green chain links.
(I)S1	To ensure the availability of a range of viable shopping and service facilities.
(I)S3	Safeguard the vitality and viability of local shopping centres
(II)S16	Proposals for shopping development outside town centres

- (II)S17 Considering proposals for retail development
- (II)S18 Food and drink uses
- (II)S19 Shop fronts

#### Local Development Framework - Core Strategy Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF Core Strategy will set out the spatial vision and strategic objectives for the Borough. The Core Strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

- SO1 Sustainability and Climate Change
- SO3 Protect and enhance Enfield's environmental quality;
- SO6 High quality, sustainably constructed, new homes to meet the aspirations of local people
- SO8 Affordable Housing, Family Homes and Social Mix
- SO11 Safer and stronger communities
- SO16 Preserve the local distinctiveness
- SO17 Safeguard established communities and the quality of the local environment
- SO18 Conservation, Listed Buildings and Heritage
- SO21 Sustainable Transport

#### North Circular Area Action Plan (NCAAP) Preferred Options Report – May 2008 :

The site falls within the boundary of the North Circular Road Area Action Plan. The North Circular Preferred Options Report sets the Council's Preferred Options for the NCAAP area, and covers issues such as housing, community infrastructure and open space provision, improving access to jobs, enhancing local centres, transport connections and environmental quality. The report sets out the alternative options considered and a reasoned justification for each preferred option.

Specifically, the report addresses the possible redevelopment of the adjoining Regent's Avenue Industrial Estate and surrounding sites, including the Bus Depot and the application site itself, which is identified as suitable for mixed use commercial and residential development.

Throughout the report, there is an emphasis on providing an integrated approach to development within the area, and whilst the Council would not rule out the development of this site in isolation, it should in no way prejudice future development on adjoining sites or in the NCAAP area as a whole.

As the NCAAP evolves following consultation responses and moves forward towards adoption, the document will be afforded more weight as a material consideration.

#### Other Material Considerations

- PPS1 Delivering Sustainable Communities
- PPS3 Housing
- PPS6 Town Centres
- PPS9 Biodiversity and Geological Conservation
- PPG13 Transport
- PPS25 Flood Risk

#### **Analysis**

## Principle

The site is located within a Large Local Shopping Centre in an area that is identified within the North Circular Area Action plans as being suitable for mixed use commercial and residential development. The proposal has the potential to contribute to the housing needs of the Borough in accordance with London Plan Policies 3A.1 – 3A.2 as well as reinforcing the commercial role of the area. As such, the principle of developing the site for the purposes proposed is, subject to the detailed matters below, considered acceptable.

## Character and Appearance of the area

### *Density and Scale of Development*

The site is within walking distance of the Palmers Green Town Centre to the north, and Green Lanes centre to the south; areas characterised by mixed-use development. For the purposes of the London Plan density matrix, it is considered the site lies within an urban area. The northern half of the site is situated in an area designated PTAL 3 and the southern half of the site in an area of PTAL 4, indicating comparatively good links to public transportation. Taking the higher PTAL level, the density matrix suggests a density of 200 to 700 habitable rooms per hectare. Given the predominance of units with 3.1 – 3.7 habitable rooms within the vicinity of the site the matrix suggests a unit range of 55 to 225 units per hectare, which is the middle density option within PTAL 4-6 Urban. This indicates that an acceptable density would be towards the middle of the 200 to 700 hrph, at around 350hrph.

The proposal is for 10 x 1-bed, 17 x 2-bed, 16 x 3-bed flats, resulting in 135 habitable rooms giving a residential density of 692 hrph or 221 u/h, which indicates that the density will fall just inside the upper limit of the range set out within the London Plan, rather than being towards the middle as considered to be appropriate for the context of the site. With regard to advice contained in PPS1 and PPS3, clearly a numerical assessment of density must not be the sole test of acceptability and weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area. In this instance, the mixed-use nature of the building, incorporating an active ground floor frontage, is consistent with the type, pattern and form of existing development in the surrounding area. In addition, there have been significant improvements to the design of the building, discussed in detail below, along with a reduction in the central block to four storey with accommodation in the roof space. However, it is considered that the overall scale of development still exceeds that found in the locality. In particular, whilst there is some variation of plane, ridge height and materials, there will be a continuous eaves line and four-storey façade for the approximately 75-metre frontage. Moreover, its width and depth would result in a significant building mass when viewed in the street screen at variance with the prevailing character of that section of Green Lanes. Consequently, it is considered that the proposal would represent an overdevelopment of this site which would fail to adequately integrate with its surroundings and would have an unacceptable overly dominant and discordant impact on the streetscene.

Further amendments to the scheme reducing the northern and southern blocks down to 3-storey to reduce the concerns above were discussed with the applicant. However, the applicant advises that such a scheme would not be financially viable on this site due to the requisite purchase price of the site. In addition, the applicant emphasised the consequential reduction in the level of affordable housing provision. Whilst no evidence of financial viability has been provided, both of these matters are potential material planning considerations especially in the current economic climate. However, this is an important and prominent site as recognised by its inclusion in the Area Action Plans and current consultation on Strategic growth Area and these issues must be reconciled with the impact of the proposal on the streetscene. It is considered, on balance, that these matters would not outweigh the harm identified above.

### *Design and Impact on the Street Scene*

The proposal is for a part 4 storey part 5 storey development in a prominent position and occupying a site with a long frontage to Green Lanes. There is a degree of separation from the neighbouring buildings that, along with the topography, mean that the north and southern ends will be prominent in distant views. The sites prominence, along with its inclusion within the North Circular Area Action plan, mean that it is imperative that a particularly high quality design solution is brought forward in any development of the site.

Concerns regarding the scale of the development have been discussed above; naturally the scale of development and its design are closely interrelated. It is considered that there have been significant improvements in the architectural detailing. Taking each element in turn, the central block is more clearly divided into six equal sections seeking to break up the sites long frontage. The link to the northern block is recessed and to southern block glazed balconies are used along with reduced ridge heights to seek to provide visual separation. There is a clear attempt through the use of the shape of the northern block and fenestration and materials of the southern block to provide three distinct buildings. Further improvements in the form of subordinate return frontages to Pymmes Brook and Regents Avenue, along with the removal of discordant features such as projecting lifts. However, whilst the subordinate return frontages are more pronounced, the extent to the recesses and reduced ridge heights of the links to the northern and southern blocks only amount to approximately 1 metre in each case. Whilst these variations, along with those of shape, style and materials, will assist in breaking up the mass of the building, it is considered that their effect will be limited by overriding presence of the continuous four storey façade referred to above. It is considered that significantly more pronounced variations, such as the reduction of the end blocks to three storey, would be required to provide adequate visual separation. As such, whilst the significant improvements in design are noted, it is considered that the proposed building remains inappropriate in its contexts due to the surrounding smaller scale development.

The scheme includes the loss of trees located along the banks of Pymmes Brook and the street tree to Green Lanes; whilst the trees are not protected they do enhance the streetscene. However, much of the street tree overhangs the application site and the retention of the tree would severely restrict the potential to develop the site. Whilst the loss of street trees should be resisted, in this instance it is considered that appropriately located replacements would be acceptable and could be secured by condition. In addition, the applicant states that additional trees will be planted along the bank of Pymmes Brook, which is considered acceptable.

### *Amenity space provision*

The proposed amenity space provision for the block comprises approximately 460 square metres of amenity deck to the first floor and balconies totalling approximately 37 square metres. There is also an ecology/buffer zone adjacent to Pymmes Brook of approximately 175 square metres, which can be accessed from Green Lanes or the amenity deck. This provides a total amenity space provision of 672 square metres, although the area adjacent to Pymmes Brook will be of more limited use.

The UDP standard requires amenity space to be equal to at least 50% of the Gross Internal Area (GIA) of the proposed 1-bed flats and 75% of the GIA of all other flats. Balconies may provide an alternative form of amenity space provided that they are not detrimental to the privacy of adjoining occupiers. The provision of amenity space in the form of balconies and roof terraces should not exceed 15% of the total amenity space provision.

The total GIA of the development having regard to its composition is 2,833 square metres leading to an amenity space requirement of approximately 2,007 square metres. Having regard to the

sites urban context, a degree of relaxation of this standard would seem appropriate. However, even taking into account the ecology buffer zone the proposed amenity space represents only 34% of the required amenity space, or only 24% of the GIA of the development. In addition, there are concerns regarding the quality of the provision given the family nature of much of the accommodation proposed. Whilst it is accepted that the linear nature of the site makes it difficult to provide amenity space, the proposed area would abut the adjacent busy bus garage, which would further limit its potential for active use.

The site is approximately 570 metres walking distance from Broomfield Park. Whilst this is beyond the generally accepted 5 metre (400 metre) walking distance, it is the nearest usable open space within a heavily built up area and is likely to be used by future residents. The applicant has stated a willingness to provide a contribution in the region of £30,000 to £40,000 for improvements to this open space to offset the lack of onsite provision. It is considered that such a contribution provided it is appropriately allocated, would meet the tests of Circular 05/05 and would accord with the objectives of the Mayor's Supplementary Planning Guidance on Providing for Children and Young People's Play and Informal Recreation. However, whilst this would address many of the concerns regarding the limited on-site provision, the amount of development proposed on the site and the consequential extent of the deficiency of amenity space remain matters of significant concern. It is considered that even with such a contribution towards off-site improvements the quantity and quality of on-site amenity space remains too deficient and, therefore, is unacceptable. Whilst the applicant's comments regarding financial viability and the reduction in the supply of affordable housing are again relevant, these must be weight against the quality of accommodation being provided and in this instance it is not considered they outweigh this harm.

Overall, whilst there have been improvements in the design of the building it is considered that the scale, in particular the provision of a wholly four storey façade to Green Lanes results in an overly dominant and unacceptable form of development. This overdevelopment of the site is further evident in the lack of amenity space provided. As such, it is considered that permission should be refused on these grounds.

#### Impact on Neighbouring Properties

The nearest residential property to the application site is no.20 Felstead Close. There is a distance of approximately 20 metres to the rear of this property and approx 13 metres from the rear garden boundary. Due to this relationship, it is considered the proposal would not have an unacceptable overbearing impact or result in an unacceptable loss of privacy to this property, its garden or that of adjoining properties.

The relationship to the properties located to the north and on the opposite side of Green Lanes, including the proposed new development, is considered acceptable.

#### Affordable housing, unit size, mix, tenure and accessibility

The current housing needs assessment indicates that the overall mix of new housing sought should be as follows: 13% x 1-bed, 37% x 2-bed, 36% x 3-bed and 14% x 4-bed. The previous scheme was found to have an over concentration of social rented accommodation and lacked any 1 bedroom units. The mix of the current scheme is as follows: 23% x 1 bed, 40% x 2 bed and 37% x 3 bed. Whilst the scheme does not include any four bedroom units, having regard to the limited potential to provide amenity space, on balance, the proposed mix is now considered acceptable. The applicant has not provided details of the tenure split between social rented and intermediate housing. However, the Council's Housing Enabling Officer is currently in discussions with their partner Registered Social Landlord regarding this matter and a confirmation of the split will be provided at the committee meeting.

The internal floor areas of the proposed units are generally in line with the Council's adopted standards of 57 and 80 square metres for two and three bedroom flats, respectively, and area considered acceptable.

### Parking

The site is rated as a PTAL 4 location, along a main road with good access to public transport. The parking provision for the flats works out at a ratio just below 1:1, which is considered acceptable as all the bays can be accessed independently and there is turning space at the end of the car park. Each of the parking spaces will also provide a cycle parking space and further cycle parking areas are provided toward the northern end of the car park and on the Green Lanes frontage, which is considered acceptable.

### Access and Servicing

The previous application was refused due to concerns regarding the servicing of the retail units. Whilst TfL did not object to the proposals, subject to a condition restricting the hours of servicing from Green Lanes, Traffic and Transportation expressed concerns that the volume of traffic using this stretch of Green Lanes at all times would mean that mitigation measures would be required to ensure adequate servicing and deliveries to the retail units. This amended application includes servicing from within the car park to the rear of the retail units. It is considered that these measures, along with the restrictions requested by TfL, are adequate to ensure the servicing of the retail units would not unacceptably affect the free flow of traffic on Green Lanes.

In addition, it should be noted that refuse storage and collection is acceptable and can continue to be carried out from Regents Ave with vehicles reversing into the site

### Other Matters

The site is located adjacent to a busy bus depot, fronting a busy road and near to a busy intersection with the North Circular Road. As such, a condition will be necessary to ensure adequate noise attenuation measures are in place to provide an acceptable standard of residential accommodation.

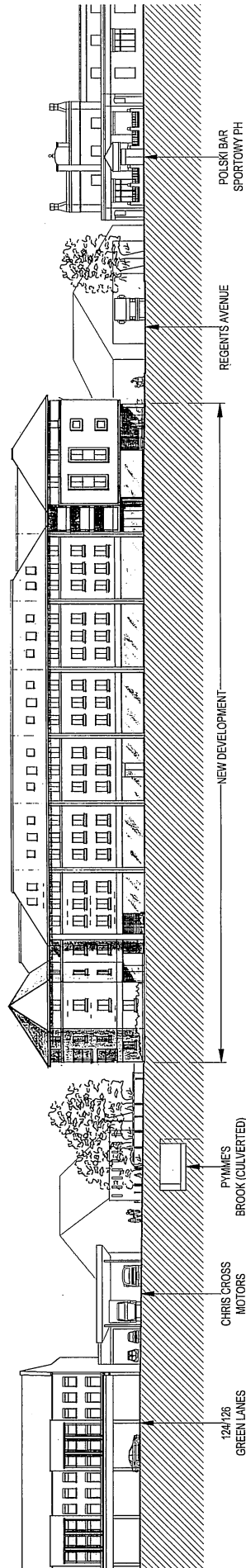
The proposed retail area is divided into two units but the scheme seeks permission for uses within classes A1 through to A5. In this instance to protect the vitality and viability of the local centre, it is considered that a condition will be required to ensure at least one of the units is used for purposes falling within class A1.

### **Sustainable Design and Construction**

The proposal includes limited details on sustainability; however, the details do confirm the proposal will meet Code for Sustainable Homes Level 3 including features such as air source heat pumps and improved thermal efficiency. A CO2 assessment relating to Part L of the Building Regulations has been provided showing the building to be higher performing than the notional example. Whilst it is disappointing that the proposed building does not include further features, such as use of the roof for a form of solar energy, as the building will meet code level 3, it is considered it is in accordance with the objectives of policy 4A.3 'Sustainable Design and Construction' of the London Plan.

### **Conclusion**

In the light of the above assessment, whilst significant improvements have been made to the design of the scheme the amount of development proposed on the site means that it will have an unsatisfactory relationship with its surroundings as well as providing insufficient and inadequate amenity space. As such, it is considered that the proposed be refused.



C	24/03/09	REGENT AVENUE ELEVATION (PHASE 2)
A	14/03/09	STREET SCENE ELEVATION (PHASE 2)
B	14/03/09	STREET SCENE ELEVATION (PHASE 2)
D	14/03/09	STREET SCENE ELEVATION (PHASE 2)
E	14/03/09	STREET SCENE ELEVATION (PHASE 2)
F	14/03/09	STREET SCENE ELEVATION (PHASE 2)
G	14/03/09	STREET SCENE ELEVATION (PHASE 2)
H	14/03/09	STREET SCENE ELEVATION (PHASE 2)
I	14/03/09	STREET SCENE ELEVATION (PHASE 2)
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M	14/03/09	STREET SCENE ELEVATION (PHASE 2)
N	14/03/09	STREET SCENE ELEVATION (PHASE 2)
O	14/03/09	STREET SCENE ELEVATION (PHASE 2)
P	14/03/09	STREET SCENE ELEVATION (PHASE 2)
Q	14/03/09	STREET SCENE ELEVATION (PHASE 2)
R	14/03/09	STREET SCENE ELEVATION (PHASE 2)
S	14/03/09	STREET SCENE ELEVATION (PHASE 2)
T	14/03/09	STREET SCENE ELEVATION (PHASE 2)
U	14/03/09	STREET SCENE ELEVATION (PHASE 2)
V	14/03/09	STREET SCENE ELEVATION (PHASE 2)
W	14/03/09	STREET SCENE ELEVATION (PHASE 2)
X	14/03/09	STREET SCENE ELEVATION (PHASE 2)
Y	14/03/09	STREET SCENE ELEVATION (PHASE 2)
Z	14/03/09	STREET SCENE ELEVATION (PHASE 2)

**JOHNSTON & PARTNERS**  
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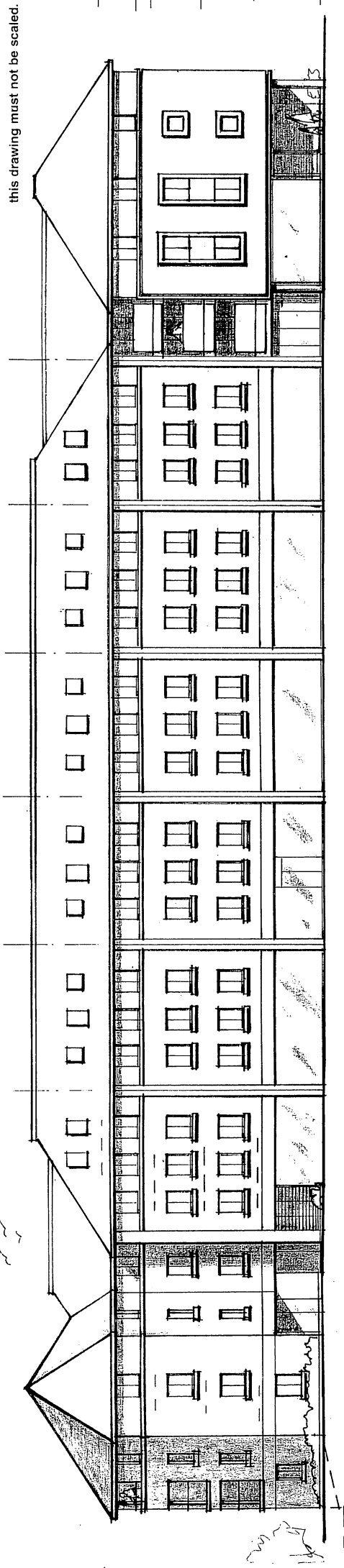
**BEECHWOOD HOMES**  
DEVELOPMENT OF FLATS & RETAIL  
SITE AT 90-120 GREEN LANES  
PALMERS GREEN  
LONDON

Drawing Title:  
STREET SCENE ELEVATION

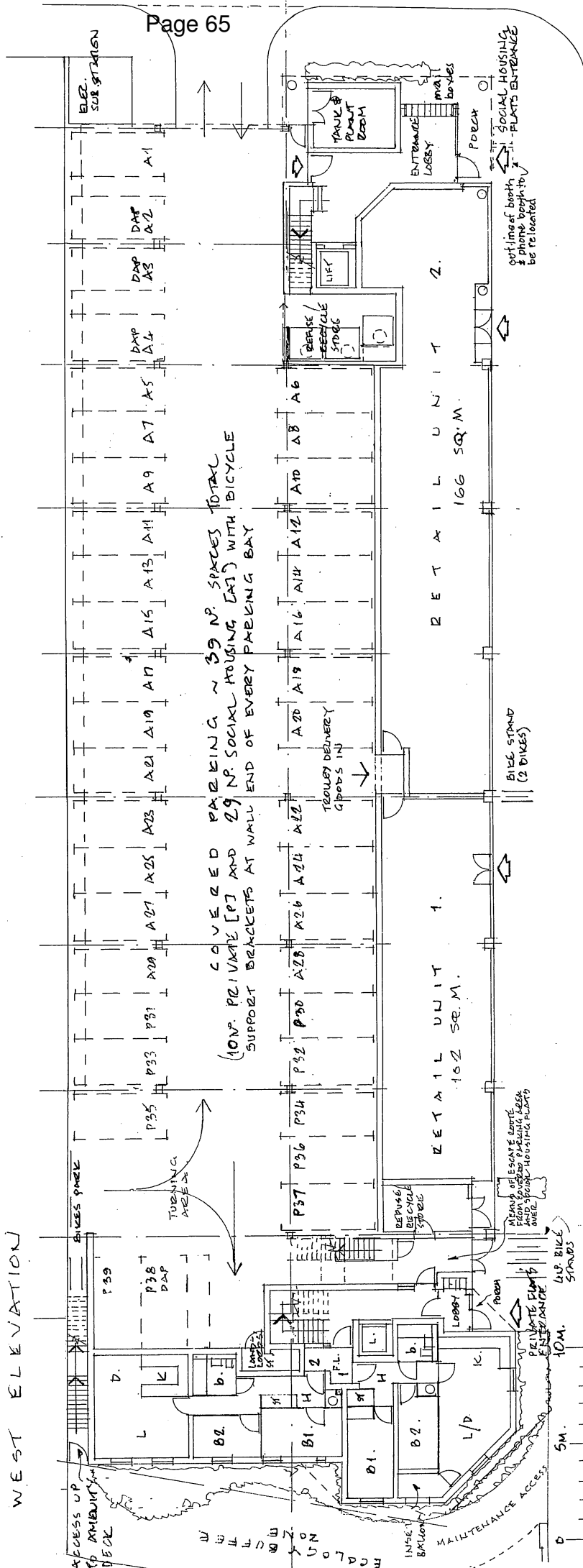
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Org No.					

4021-11C

**this drawing must not be scaled.**



# WEST ELK VILLAGE



Page 65

client &amp; job title

BEECHWOOD HOMES  
SITE AT 90-120 GREEN LANE. PLUMERS GREEN

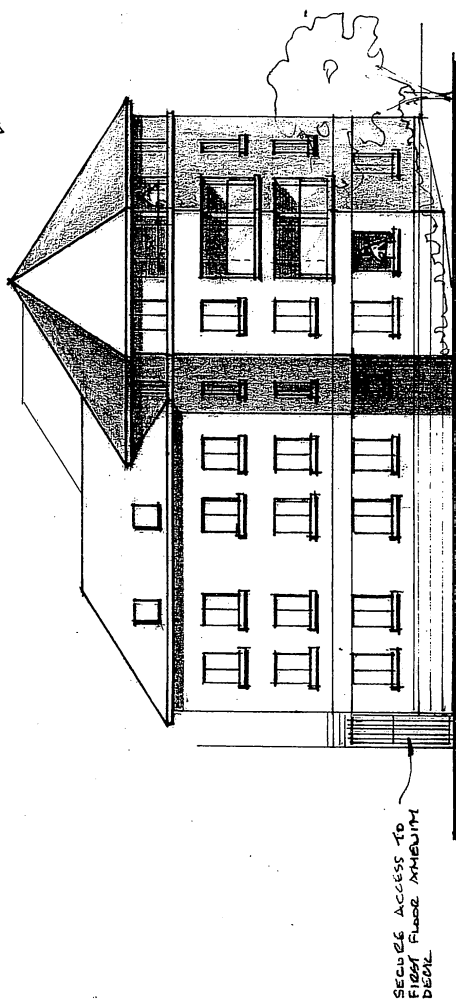
drawing title

GROUND FLOOR PLAN & WEST ELEVATION  
B3N: SOCIAL HOUSING PLATS SCHEME

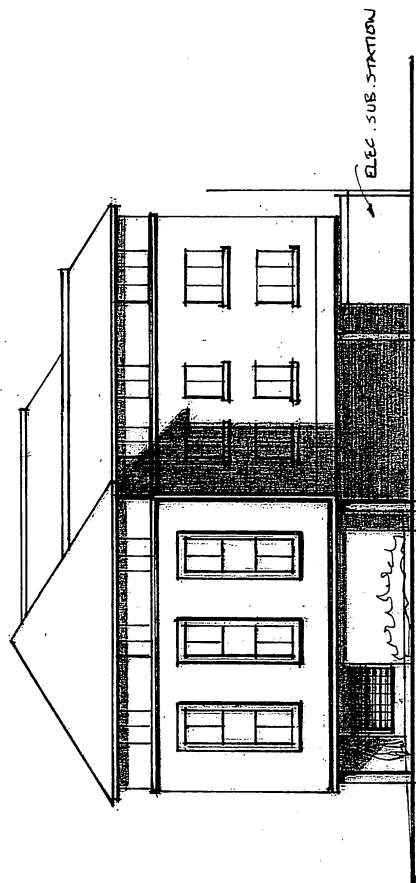
**JOHNSON & PARTNERS**  
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E-MAIL: mailbox@johnsonandpartners.co.uk

drawn	V. J. E.	approved	date	MARCH 2009	scale	1:200 AT X3
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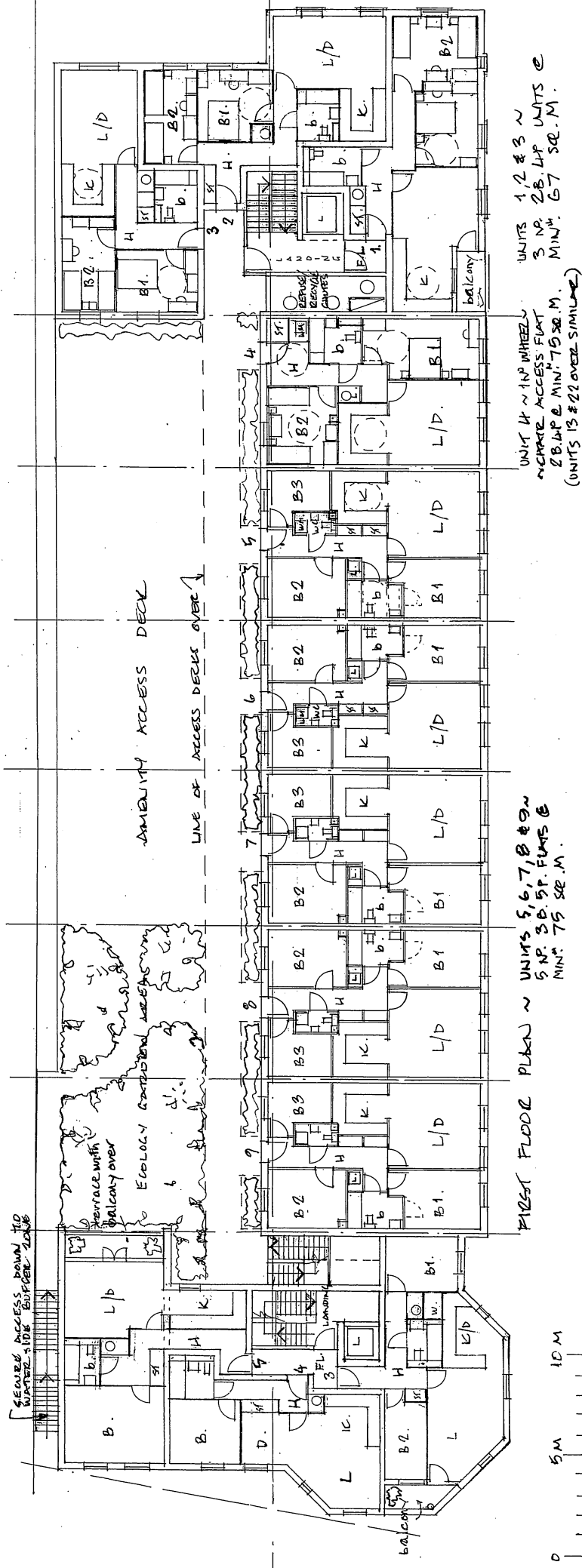
drawing no. 4021 / 9.05 / rev. 'A'



# NORTH ELEVATION



## SCOUT EVANGELISM



UNIT 4 ~ 1HP WHITEZ  
 NCARTER ACCESS FLAT  
 2B, 4P @ MIN. 75 SQ. M.  
 (UNITS 13 # 22 OVER SIMILAR)

UNITS 1, 2 & 3 ~  
 3 NO. 2B, 4P UNITS @  
 MIN. 67 SQ. M.

client &amp; job title

BEACH WOOD HOMES

SITE AT 90/120 GREEN LAKES. PALMERS GREEN

**drawing title**

FIRST FLOOR PLAN, NORTH & SOUTH ELEVATIONS  
33 N. SOCIAL HOUSING FLATS SCHEME

**JOHNSON & PARTNERS**  
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drawn

**approved**

date March 2009

scale 1:00 A83

drawing no. 4021 / 9.06 / rev. 'A'

## TOWN PLANNING APPEALS

Appeal Information for Period: 07/03/2009 to 10/04/2009

Section 1: New Town Planning Application Appeals

Section 2: Decisions on Town Planning Application Appeals

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SECTION 1  
NEW TOWN PLANNING APPLICATION APPEALS

Application No.: LDC/08/0462

Ward:Edmonton Green

Appeal Type: Written Evidence

Appeal Received date: 10-Mar-2009

Location: 37, CRAIG PARK ROAD, LONDON, N18 2HG

Proposal: Single storey rear extension.

---

Application No.: PA/09/0002

Ward:Cockfosters

Appeal Type: Written Evidence

Appeal Received date: 02-Apr-2009

Location: SITE, Public footpath adjacent to, open space opposite 88 & 88a, South Lodge Drive, Enfield, N14

Proposal: Installation of a telecommunication mock telephone pole to a maximum height of 8 metres incorporating 1 antennae with equipment cabinet at base.

---

Application No.: TP/08/0684

Ward:Enfield Highway

Appeal Type: Hearing

Appeal Received date: 24-Mar-2009

Location: 232, HERTFORD ROAD, ENFIELD, EN3 5BL

Proposal: Change of use from retail (A1) to storage.

---

Application No.: TP/08/1500

Ward:Haselbury

Appeal Type: Written Evidence

Appeal Received date: 23-Mar-2009

Location: 105, DEANSWAY, LONDON, N9 9TY

Proposal: Erection of a two storey detached 4-bed single family dwelling with rear dormer and new access to Deansway.

---

Application No.: TP/08/1644

Ward:Winchmore Hill

Appeal Type: Written Evidence

Appeal Received date: 26-Mar-2009

Location: 9, SEAFORTH GARDENS, LONDON, N21 3BT

Proposal: Part single storey, part 2-storey side and rear extensions, involving extension to roof over with dormers to front sides and rear, dormer to rear with balustrade, front porch and solar panels to roof.

---

Application No.: TP/08/1646

Ward:Southgate

Appeal Type: Hearing

Appeal Received date: 18-Mar-2009

Location: 5, FARMLEIGH, LONDON, N14 5QJ

Proposal: Conversion of granny annexe into a 2-bed self contained residential unit (RETROSPECTIVE).

---

Application No.: TP/08/1730

Ward:Southgate Green

Appeal Type: Written Evidence

Appeal Received date: 23-Mar-2009

Location: 66-68, The Mall, London, N14 6LN

Proposal: Conversion of 2 residential properties into 9 self contained flats (comprising 7 x 1-bed, 1 x 2-bed and 1 x 3-bed) involving a first floor rear extension as well as a side and rear dormers to No. 66 and a part single, part first floor rear extension, and side and rear dormers to No. 68.

---

Application No.: TP/08/1731

Ward:Upper Edmonton

Appeal Type: Written Evidence

Appeal Received date: 03-Apr-2009

Location: 47, STOCKTON ROAD, LONDON, N18 2AZ

Proposal: Subdivision of site and erection of new end -of-terrace single family dwelling (RETROSPECTIVE)

---

Application No.: TP/08/1783

Ward:Winchmore Hill

Appeal Type: Written Evidence

Appeal Received date: 19-Mar-2009

Location: 32-34, THE GREEN, LONDON, N21 1AY

Proposal: Single storey extension at rear. (RETROSPECTIVE)

---

Application No.: TP/08/1908

Ward:Cockfosters

Appeal Type: Written Evidence

Appeal Received date: 10-Mar-2009

Location: TRENT BOYS SCHOOL HOUSE, 120, COCKFOSTERS ROAD, BARNET, EN4 0DZ

Proposal: Change of use of existing building to B1 office unit and erection of a 2-storey rear extension to provide 2 units for B1 use.

---

Application No.: TP/08/1976

Ward:Bowes

Appeal Type: Written Evidence

Appeal Received date: 18-Mar-2009

Location: 4, MELBOURNE AVENUE, LONDON, N13 4SX

Proposal: Vehicular Access.

---

Application No.: TP/08/1987

Ward:Southgate Green

Appeal Type: Written Evidence

Appeal Received date: 02-Apr-2009

Location: 103, WESTMINSTER DRIVE, LONDON, N13 4NT

Proposal: Conversion of garage into habitable room and erection of a rear / side conservatory.

---

Application No.: TP/08/2033

Ward:Ponders End

Appeal Type: Hearing

Appeal Received date: 02-Apr-2009

Location: 242, HIGH STREET, ENFIELD, EN3 4EZ

Proposal: Redevelopment of site by the erection of a 4-storey block with mansard roof to provide 2 retail units and 6 self contained flats (comprising 3 x 2-bed and 3 x 1-bed flats and 2 retail units on ground floor) involving roof terrace, balcony to rear and solar panels to flat roof at forth floor level (revised scheme).

---

Application No.: TP/08/2040

Ward:Palmers Green

Appeal Type: Written Evidence

Appeal Received date: 26-Mar-2009

Location: 90-120, GREEN LANES, LONDON, N13 5UP

Proposal: Erection of a total of 41 residential units (comprising 27 x 3-bed, 14 x 2-bed) incorporating 30 affordable housing units, and 285 sq.m. Class A1-A5 use floorspace in a 4 and 5-storey building, involving car parking to rear with amenity decking over, accessed via Regents Avenue.

---

Application No.: TP/08/2063

Ward:Ponders End

Appeal Type: Hearing

Appeal Received date: 02-Apr-2009

Location: 8, ALMA ROAD, ENFIELD, EN3 4UG

Proposal: Demolition of existing building and erection of a part 2, part 3-storey block of 15 x 2-bed flats, incorporating rear roof terrace at first floor level and associated car parking to rear.

---

Application No.: TP/08/2114

Ward:Enfield Lock

Appeal Type: Written Evidence

Appeal Received date: 16-Mar-2009

Location: 256, ORDNANCE ROAD, ENFIELD, EN3 6HE

Proposal: Subdivision of site and erection of a 2-bed single family dwelling house by the erection of 2-storey side extension and first floor rear extension to existing house with new access to Ordnance Road and demolition of garage.

---

Application No.: TP/08/2175

Ward:Palmers Green

Appeal Type: Written Evidence

Appeal Received date: 03-Apr-2009

Location: 31, ASHLEY GARDENS, LONDON, N13 5EW

Proposal: Subdivision of site and erection of a 2-bed detached bungalow at rear involving demolition of existing garage at side and provision of off street parking to front. (revised scheme).

---

Application No.: TP/08/2179

Ward:Town

Appeal Type: Written Evidence

Appeal Received date: 20-Mar-2009

Location: 33, CHASE SIDE, ENFIELD, EN2 6NB

Proposal: Two-storey side extension involving demolition of existing garage.

---

Application No.: TP/08/2240

Ward:Southgate Green

Appeal Type: Written Evidence

Appeal Received date: 23-Mar-2009

Location: 46, HAWTHORN AVENUE, LONDON, N13 4JT

Proposal: Single storey rear extension and raised patio at rear (RETROSPECTIVE).

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Application No.: TP/08/2268

Ward:Enfield Highway

Appeal Type: Written Evidence

Appeal Received date: 06-Apr-2009

Location: Land Between 111 and 113, Redlands Road, Enfield, EN3 5HJ

Proposal: Erection of a detached 3-bed single family dwelling with off street parking at front.

---

Application No.: TP/08/2269

Ward:Ponders End

Appeal Type: Written Evidence

Appeal Received date: 06-Apr-2009

Location: 22, SWANSEA ROAD, ENFIELD, EN3 4JG

Proposal: Subdivision of site and erection of a detached 3-bed single family dwelling house with off street parking at front.

---

Application No.: TP/09/0009

Ward:Turkey Street

Appeal Type: Written Evidence

Appeal Received date: 03-Apr-2009

Location: 52, LARMANS ROAD, ENFIELD, EN3 6QW

Proposal: Conversion of single family dwelling into 2 x 2-bed self contained flats (RETROSPECTIVE).

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SECTION 2  
DECISIONS ON TOWN PLANNING APPLICATION APPEALS

Application No.: AD/08/0042

Ward:Southgate

(Delegated - 22-May-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 24-Feb-2009

Location: THE WALKER CRICKET GROUND, 175, WATERFALL ROAD, LONDON, N14 7JZ

Proposal: Installation of a non-illuminated free standing sign to site entrance.

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Application No.: AD/08/0086B

Ward:Grange

(Delegated - 22-Oct-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 24-Feb-2009

Location: 23, THE GRANGEWAY, LONDON, N21 2HB

Proposal: Internally illuminated projecting sign.

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Application No.: LDC/08/0303

Ward:Bowes

(Delegated - 24-Oct-2008 - REFUSED)

Appeal Type: Inquiry

Appeal Decision: Appeal withdrawn

Decision Date: 30-Mar-2009

Location: 14, ELVENDON ROAD, LONDON, N13 4SJ

Proposal: Use of property as 2 x self contained flats.

---

Application No.: LDC/08/0410

Ward:Winchmore Hill

(Delegated - - Withdrawn Appeals)

Appeal Type: Inquiry

Appeal Decision: Appeal withdrawn

Decision Date: 06-Mar-2009

Location: 49, BROAD WALK, LONDON, N21 3BL

Proposal: Use of single storey building at side as a 1 bed residential unit.

---

Application No.: LDC/08/0478

Ward: Bush Hill Park

(Delegated - 13-Nov-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 08-Apr-2009

Location: 56/58, Ridge Road, London, N21 3EA

Proposal: Erection of a detached building at rear involving lower ground floor area.

---

Application No.: TP/05/0661/RM2

Ward: Southbury

(Delegated - 11-Jul-2008 - REFUSED)

Appeal Type:

Appeal Decision: No further action taken by  
Dept of Envir

Decision Date: 13-Feb-2009

Location: 59B, 61-65, MAIN AVENUE, ENFIELD, EN1 1DS

Proposal: Submission of reserved matters in respect of access, appearance, landscaping, layout and scale pursuant to conditions 01, 02, 03, 04 and 05, together with details of materials, surfacing, levels, site enclosure, parking and turning facilities and access roads/ junctions submitted pursuant to conditions 06, 07, 08, 09, 10 & 11 of outline approval under Ref: TP/05/0661, for the redevelopment of site to provide 14 self contained flats in a part 2, part 3-storey block (comprising 5 x 1-bed and 9 x 2-beds), involving alterations to existing access to Main Avenue, undercroft access to parking at rear and balconies to first and second floor.

---

Application No.: TP/07/1136

Ward: Edmonton Green

(Delegated - 29-May-2008 - SECRETARY OF STATE DECISION)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to  
condition(s)

Decision Date: 24-Mar-2009

Location: 1-3, Angel Corner Parade, Angel Road, Edmonton, N18

Proposal: Single storey extension to provide storage facility.

---

Application No.: TP/07/1421

Ward: Bowes

(Planning Committee - 28-Feb-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 23-Mar-2009

Location: 42, HEReward GARDENS, LONDON, N13 6EU

Proposal: Conversion of single family dwelling into 4 self-contained residential flats (comprising 1 x 2 bed, 3 x studio) involving 1st floor side extension, accommodation in roof and rear dormer windows.

---

Application No.: TP/07/1807

Ward: Palmers Green

(Delegated - 14-Jan-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 19-Feb-2009

Location: 16-18, Hazelwood Lane, And Rear Of, 9 & 11, Park Avenue, London, N13

Proposal: Redevelopment of site by the erection of a part 2, part 3-storey block of 11 self-contained residential units (comprising 10 x 2-bed, 1 x 3-bed) incorporating accommodation within roof space, undercroft parking and access from Hazelwood Lane (RETROSPECTIVE ; development not built in accordance with previous planning permission Ref: TP/04/2595).

---

Application No.: TP/07/1979

Ward: Edmonton Green

(Delegated - 23-Nov-2007 - REFUSED)

Appeal Type: Hearing

Appeal Decision: Appeal Dismissed

Decision Date: 02-Apr-2009

Location: 66, CHURCH STREET, LONDON, N9 9PA

Proposal: Change of use of ground floor to offices (RETROSPECTIVE)

---

Application No.: TP/07/2071/VAR1      Ward:Grange

(Delegated - 13-Aug-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)      Decision Date: 10-Feb-2009

Location: 6, OLD PARK RIDINGS, LONDON, N21 2EU

Proposal: Variation of condition 01 of approval under Ref:TP/07/2071 to permit increase in number of residents recovering from mental illness from 7 to 9 persons.

---

Application No.: TP/07/2305      Ward:Edmonton Green

(Delegated - 14-Jan-2008 - REFUSED)

Appeal Type: Hearing

Appeal Decision: Appeal Dismissed      Decision Date: 02-Apr-2009

Location: 66, CHURCH STREET, LONDON, N9 9PA

Proposal: Retention of window at side (RETROSPECTIVE).

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Application No.: TP/08/0006      Ward:Palmers Green

(Delegated - 16-Jun-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)      Decision Date: 23-Mar-2009

Location: 154, HEDGE LANE, LONDON, N13 5BX

Proposal: Change of use of single family dwelling house into a residential care home for 8 people with learning difficulties together with retrospective permission for a rear conservatory.

---

Application No.: TP/08/0016

Ward: Jubilee

(Delegated - 06-May-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Split decision

Decision Date: 23-Mar-2009

Location: 15, HAMILTON AVENUE, LONDON, N9 7PP

Proposal: Conversion of single family dwelling house into 5 self-contained residential units (4 x bedsit, 1 x 2-bed) involving construction of a pitched roof to front, side and rear at ground floor level, erection of a side boundary wall, and a detached storage building to the rear (RETROSPECTIVE).

---

Application No.: TP/08/0085

Ward: Turkey Street

(Planning Committee - 21-May-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 04-Mar-2009

Location: 864-866, HERTFORD ROAD, ENFIELD, EN3 6UD

Proposal: Demolition of existing buildings and erection of 12 flats (comprising 1 x 1-bed, 11 x 2-bed) within a two and four storey block, with associated car parking and access to Hertford Road. (Outline application- means of access only scale and siting).

---

Application No.: TP/08/0110

Ward: Southgate

(Delegated - 26-Mar-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 11-Feb-2009

Location: 15, CROWN LANE, LONDON, N14 5SH

Proposal: Use of ground floor as office and store room (REVISED SCHEME).

---

Application No.: TP/08/0131

Ward:Cockfosters

(Delegated - 04-Mar-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 12-Mar-2009

Location: 65 & 67, Kingwell Road, Barnet, EN4 0HZ

Proposal: Demolition of existing houses and erection of 4 houses (Outline application - layout and access).

---

Application No.: TP/08/0132

Ward:Cockfosters

(Delegated - 04-Mar-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 12-Mar-2009

Location: 65 & 67, Kingwell Road, Barnet, EN4 0HZ

Proposal: Demolition of existing houses and erection of 8 houses (Outline application - layout and access).

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Application No.: TP/08/0137

Ward:Jubilee

(Delegated - 21-Aug-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 24-Mar-2009

Location: 212, BURY STREET, LONDON, N9 9LG

Proposal: Vehicular access (revised scheme).

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Application No.: TP/08/0284

Ward:Southgate

(Delegated - 25-Mar-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 12-Feb-2009

Location: 194, CHASE ROAD, LONDON, N14 4LH

Proposal: Vehicular access

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Application No.: TP/08/0375

Ward:Bowes

(Delegated - 11-Apr-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to  
condition(s)

Decision Date: 16-Feb-2009

Location: 40, NATAL ROAD, LONDON, N11 2HX

Proposal: Conversion of single family dwelling into 2 flats (comprising 1 x 2-bed and 1 x 1-bed).

---

Application No.: TP/08/0519

Ward:Edmonton Green

(Delegated - 23-May-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 10-Feb-2009

Location: 216, MONTAGU ROAD, LONDON, N18 2NN

Proposal: Change of use of ground floor to provide a day care centre / nursery for a maximum of 10 children aged 2-5 years with residential unit remaining at first floor (revised scheme).

---

Application No.: TP/08/0564

Ward:Southbury

(Delegated - 23-May-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 16-Mar-2009

Location: 163, SOUTHBURY ROAD, ENFIELD, EN1 1QP

Proposal: Vehicular access.

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Application No.: TP/08/0572

Ward:Southbury

(Delegated - 23-May-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 16-Mar-2009

Location: 165, SOUTHBURY ROAD, ENFIELD, EN1 1QP

Proposal: Vehicular access.

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Application No.: TP/08/0682

Ward:Winchmore Hill

(Delegated - 21-May-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 24-Feb-2009

Location: 6, COMPTON ROAD, LONDON, N21 3NX

Proposal: Residential care home for 7 people living together with ancillary use of detached building at rear.

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Application No.: TP/08/0773

Ward:Grange

(Delegated - 13-Aug-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Split decision

Decision Date: 07-Apr-2009

Location: 23, THE GRANGWAY, LONDON, N21 2HB

Proposal: Single storey rear extension, replacement extractor flue at rear and installation of air conditioning units to flat roof at rear.

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Application No.: TP/08/0786

Ward:Palmers Green

(Delegated - 07-Jul-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 12-Mar-2009

Location: 17, BROOMFIELD AVENUE, LONDON, N13 4JJ

Proposal: Conversion of premises into 4 self-contained flats (comprising 1x3-bed and 3x1-bed) (PART RETROSPECTIVE).

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Application No.: TP/08/0799

Ward:Palmers Green

(Delegated - 02-Jul-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 12-Mar-2009

Location: 9, BROOMFIELD AVENUE, LONDON, N13 4JJ

Proposal: Conversion of premises into 4 self-contained flats (comprising 1x 3-bed and 3 x 1-bed)(PART RETROSPECTIVE).

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Application No.: TP/08/0905

Ward:Highlands

(Delegated - 18-Jul-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 24-Feb-2009

Location: Garages to the rear of, Fiona Court, The Ridgeway, Enfield, EN2 8PR

Proposal: Erection of a 2 and 3-storey block of 4 x 1-bed self contained flats with associated car parking.

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Application No.: TP/08/0907

Ward:Turkey Street

(Delegated - 22-Jul-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 11-Feb-2009

Location: Land To The Rear Of, 41-49, Balmoral Road, Enfield, London, EN3 6RQ

Proposal: Redevelopment by the erection of a terrace of 5 x 2-storey houses. (Outline - access, layout and scale only)

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Application No.: TP/08/0945

Ward:Town

(Planning Committee - 28-Aug-2008 - REFUSED)

Appeal Type: Hearing

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 07-Apr-2009

Location: 1-4, BUCKWORTH COURT, HOLTWHITES HILL, ENFIELD, EN2 0RR

Proposal: Redevelopment of site to provide a 2-storey block with third floor in mansard roof and basement parking with access ramp to provide supported accommodation for 15 people with disabilities (revised scheme).

---

Application No.: TP/08/0996

Ward:Haselbury

(Delegated - 07-Jul-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 11-Feb-2009

Location: 169, WINCHESTER ROAD, LONDON, N9 9EX

Proposal: Conversion of single family dwelling into 2 self contained flats (comprising 1x1-bed and 1x2-bed) (RETROSPECTIVE)

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Application No.: TP/08/1021

Ward:Chase

(Delegated - 09-Jul-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 16-Feb-2009

Location: 2, WORCESTERS AVENUE, ENFIELD, EN1 4NE

Proposal: Erection of 1x3-bed end of terrace single family dwelling with creation of 2xoff street parking spaces to rear and amenity area.

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Application No.: TP/08/1059

Ward:Bush Hill Park

(Delegated - 06-Aug-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 13-Feb-2009

Location: 51, LEIGHTON ROAD, ENFIELD, EN1 1XL

Proposal: Subdivision of site and erection of an attached part single, part 2-storey building at side comprising 2 x 2-bed self contained flats with rear dormer together with a single storey rear extension to existing property.

---

Application No.: TP/08/1136

Ward: Bowes

(Delegated - 29-Jul-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 24-Mar-2009

Location: 21, GREEN LANES, LONDON, N13 4TT

Proposal: Change of use of part ground floor and division of 1 unit into 2 to provide a restaurant to the front and retail unit to the rear involving alterations to the shop front at side and installation of an extractor flue at rear.

---

Application No.: TP/08/1156

Ward: Southbury

(Delegated - 11-Aug-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 08-Apr-2009

Location: 130, PERCIVAL ROAD, ENFIELD, EN1 1QU

Proposal: Conversion of single family dwelling into 2 self contained flats (comprising of 1x1-bed and 1x2 bed).

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Application No.: TP/08/1157

Ward: Ponders End

(Delegated - 11-Aug-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 08-Apr-2009

Location: 43, CLARENCE ROAD, ENFIELD, EN3 4BN

Proposal: Conversion of single family dwelling into 2x self-contained flats (comprising 1x1-bed and 1x2-bed).

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Application No.: TP/08/1279

Ward:Winchmore Hill

(Delegated - 18-Sep-2008 - REFUSED)

Appeal Type: Hearing

Appeal Decision: Appeal Dismissed

Decision Date: 07-Apr-2009

Location: 41, BROAD WALK, LONDON, N21 3BL

Proposal: Retain single storey rear extension reduced scheme (RETROSPECTIVE).

---

Application No.: TP/08/1349

Ward:Winchmore Hill

(Delegated - 10-Oct-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 10-Mar-2009

Location: 34, BURFORD GARDENS, LONDON, N13 4LP

Proposal: Conversion of single family dwelling into 2 x 2-bed self contained flats

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Application No.: TP/08/1368

Ward:Bush Hill Park

(Delegated - 05-Sep-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 08-Apr-2009

Location: 56/58, RIDGE ROAD, LONDON, N21 3EA

Proposal: Detached 2-storey building at rear to provide a library / gym and store.

---

Application No.: TP/08/1552

Ward:Cockfosters

(Delegated - 02-Oct-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 10-Mar-2009

Location: 167, PRINCE GEORGE AVENUE, LONDON, N14 4TD

Proposal: Single storey rear extension.

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Application No.: TP/08/1697

Ward: Bowes

(Delegated - 12-Nov-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal withdrawn

Decision Date: 13-Mar-2009

Location: 41, GREEN LANES, LONDON, N13 4TN

Proposal: Change of use of ground floor from retail (A1) to restaurant (A3) to provide additional floor space / seating ancillary to the existing restaurant at 43 Green Lanes.

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Application No.: TP/08/1738

Ward: Enfield Lock

(Delegated - 04-Nov-2008 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 12-Feb-2009

Location: Former COUNCIL DEPOT, 129, Beaconsfield Road, Enfield, EN3 6AP

Proposal: Erection of a 3-storey block of 3x1-bed flats with off street parking at front.

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