

Public Document Pack



PLANNING COMMITTEE

Wednesday, 24th June, 2009 at 7.30 pm
Venue: Conference Room
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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Council website: www.enfield.gov.uk

MEMBERS

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

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 - 10)

To receive the minutes of the meeting held on Wednesday 20 May 2009.

5. REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (Pages 11 - 166)

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

5.2 Planning applications and applications to display advertisements.

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

6. ANNUAL REVIEW OF THE CONSERVATION ADVISORY GROUP (Pages 167 - 174)

To receive the report of the Director of Place Shaping and Enterprise (Report No. 25), summarising the contribution made by the Conservation Advisory Group (CAG) over the 2008/09 municipal year.

INF

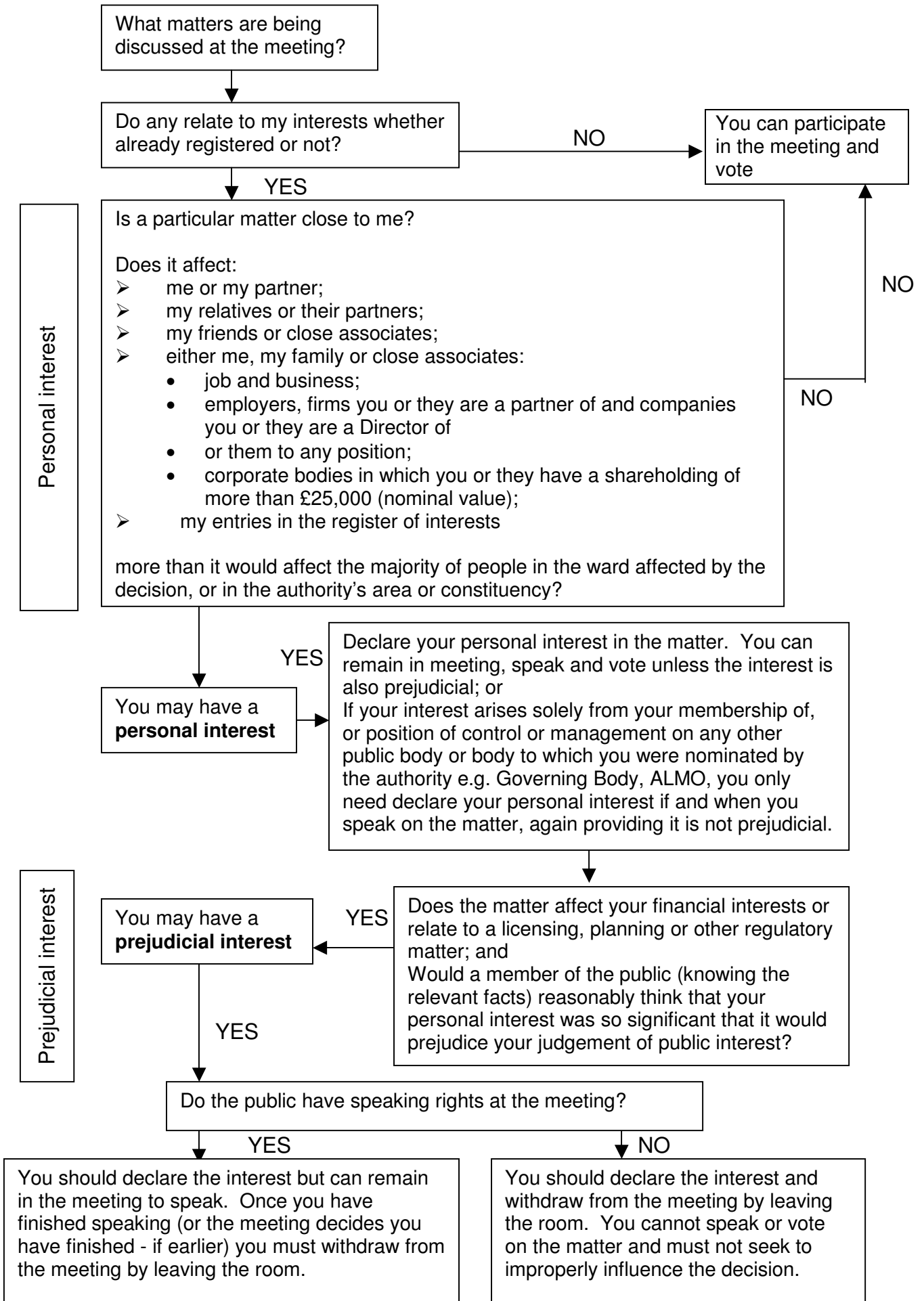
7. ADDITIONAL MEETING OF PLANNING COMMITTEE

To agree to an additional meeting of the Planning Committee to consider the Southgate College planning application.

8. 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 - 20.5.2009

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON WEDNESDAY, 20 MAY 2009**

COUNCILLORS

- PRESENT** Alan Barker, Dogan Delman, Jayne Buckland, Lee Chamberlain, Andreas Constantinides, Annette Dreblow, Peter Fallart, Jonas Hall, Ahmet Hasan, Chris Joannides, Toby Simon, Dino Lemonides and Kieran McGregor
- ABSENT** Donald McGowan and Anne-Marie Pearce
- OFFICERS:** Bob Ayton (Schools Organisation & Development), Linda Dalton (Legal rep), Andy Higham (Area Planning Manager), Mike Hoyland (Senior Transport Planner) and Aled Richards (Head of Development Services), Jane Creer (Secretary) and Ann Redondo (Secretary)
- Also Attending:** Councillor Henry Pipe.
Approximately 15 members of the public, applicants, agents and their representatives.
Peter Fisk, Vice Chairman of the Conservation Advisory Group.

10**WELCOME AND LEGAL STATEMENT**

NOTED

1. The Chairman welcomed attendees to the Planning Committee and welcomed Councillor Lee Chamberlain as a new member of the committee.
2. Farewells were given to Councillors Chaudhury Anwar and Terence Smith, who were no longer members of the committee following restructuring agreed at Annual Council.
3. The new Vice Chairman of Planning Committee was Councillor Delman.
4. The Chairman introduced Linda Dalton, Legal representative, who read a statement regarding the order and conduct of the meeting.

11**APOLOGIES FOR ABSENCE**

NOTED that apologies for absence were received from Councillors McGowan and Pearce, and apologies for lateness from Councillor Buckland.

12**DECLARATION OF INTERESTS**

PLANNING COMMITTEE - 20.5.2009

NOTED that there were no declarations of interest in respect of items on the agenda.

**13
MINUTES**

AGREED that the minutes of the meeting held on 30 April 2009 be confirmed as a correct record.

**14
REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION**

RECEIVED the report of the Assistant Director, Planning and Environmental Protection (Report No. 7).

**15
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.

**16
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.

**17
TP/09/0423 - 90-120, GREEN LANES, LONDON, N13 5UP**

NOTED

1. The Planning Officer's introduction to the application, highlighting the key issues, planning history, and improvements made to the design.
2. The arrival of Councillor Buckland at the meeting during the introductory slide presentation but before the Planning Officer's update.
3. The Metropolitan Police raised no objection in terms of "Secure by Design".
4. The statement of Councillor Henry Pipe, Palmers Green Ward Councillor, including:
 - a. He welcomed the principle of such development of the site, but had three outstanding objections.
 - b. Concerns regarding the height of the central section and associated massing and lack of architectural detail to break up the frontage.

PLANNING COMMITTEE - 20.5.2009

- c. Concerns regarding the extent of affordable housing and quality of accommodation.
 - d. Concerns regarding the design at this strategically important site, and that the opportunity should be taken to set a benchmark standard for other redevelopment in the area around the North Circular Road.
 - e. He would not like to see low quality commercial units dominated by take-aways and requested that the proportion of A1 use be increased.
 - f. He sympathised with concerns about amenity space provision.
5. The response of Mr Innes Gray, of Consensus Planning, representing their client Beechwood Homes as the applicant, including:
- a. This application was the result of 12 months' discussion with officers and the scheme had been modified to reduce its scale and massing and had now been recommended for approval.
 - b. The existing buildings were unsightly and poor quality and this development would enhance the area with shops and residential provision and make a significant improvement to the environment.
 - c. No letters of objection had been sent in relation to this application.
 - d. If permission was granted, development would begin immediately, and St. Pancras Housing Association would take possession as soon as the housing was completed.
 - e. Benefits included improvements to the adjacent brook and highway safety and a contribution for improvements to Broomfield Park.
 - f. Housing would be affordable and suitable for first time buyers.
6. Lengthy general discussion by the committee with issues raised including:
- a. Suggestions that the bland frontage be improved for example with juliet balconies or bands of coloured brickwork, and that Condition 1 be amended in relation to external finishing materials.
 - b. The decking/communal amenity area should be actively managed and play apparatus should be provided for young children.
 - c. Members' continuing concerns regarding height and massing, density, acceptability of the amenity space and that Broomfield Park was not conveniently accessible.
 - d. Concern about access to the car park area, and that gating may prevent fly-tipping.
 - e. Car parking provision would be inadequate for the residences and shops.
 - f. Discussion on further restriction to use of retail units.
 - g. Comments that the development would be an improvement to current buildings on the site and would provide much needed accommodation.
7. Officers' clarification of changes made to the scheme to address previous reasons for refusal of permission, and confirmation of the unit sizes and tenure.
8. Officers' advice regarding housing allocation, with the recommendation to be amended to confirm nomination rights to affordable housing.

PLANNING COMMITTEE - 20.5.2009

9. Confirmation that there had been dialogue with the Council's Place Shaping team, who had no objection in principle.
10. Councillor Simon's proposal, seconded by Councillor Constantinides, that the officers' recommendation be accepted, subject to amendments to landscaping conditions to be specific about provision and management of play area on amenity deck.
11. Advice from the Legal representative on voting eligibility and procedures.
12. Votes were recorded on request as follows:
For: Councillors Simon, Buckland, Constantinides, Hasan, Lemonides, McGregor and Fallart.
Against: Councillors Delman, Chamberlain, Dreblow, Hall and Joannides.

AGREED that subject to the completion of a Section 106 Agreement regarding a financial contribution towards education and play and open space provision together with the provision of 30 affordable units on site and nomination rights for this Council, the Assistant Director (Environment & Streetscene) be authorised to grant planning permission subject to the conditions set out in the report and amendments below.

Amendment to Conditions

Condition 1 - The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include materials which articulate the development to mitigate its overall mass and the development shall be constructed in accordance with the approved details.

Reason: To ensure the external appearance of the development is articulated and detailed to result in an acceptable external appearance.

Condition 22 - The development shall not commence until a landscaping scheme has been submitted to and approved by the local planning authority. The landscaping scheme shall include details of trees, shrubs and grass to be planted on the site, including adequate replacement of the existing trees together with details of a dedicated play area for children on the amenity deck. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details. The play area shall be provided and available for use prior to the occupation of the first residential unit.

Reason:

- (i) To ensure the development provides an acceptable residential environment for future occupiers and a satisfactory appearance within the street scene;

PLANNING COMMITTEE - 20.5.2009

(ii) to ensure that the development does not prejudice highway safety.

Condition 33 - Prior to the commencement of the development a management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens) and the approved play area, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be carried out as approved.

Reason:

(i) To protect the natural features and character of the area and identify opportunities for enhancement of biodiversity in line with national planning policy in PPS9;

(ii) to ensure the approved landscaping and play area is maintained to the highest standards for the benefit of residents;

(II) to ensure the approved landscaping and play area contribute to an acceptable provision of amenity space

New Condition

Condition 36 – Details of a means of securing access to the car park and service area shall be submitted to and approved by the local planning authority. The approved details shall be implemented prior to the occupation of the development and thereafter retained in such form unless otherwise agreed in writing by the local planning authority.

Reason:

(i) In order to ensure parking and servicing is retained at all times for the benefit of occupiers of the development;

(ii) in the interests of highway safety.

18

AD/09/0020 - CENTRAL LIBRARY, CECIL ROAD, ENFIELD, EN2 6TG

NOTED the Planning officer's confirmation that permission was sought for the installation of display advertisements until the end of April 2010, that no signs would be illuminated, and that displays would feature white text on a blue background.

AGREED that advertisement consent be granted subject to the condition set out in the report for the reasons set out in the report.

19

LBE/09/0008 - ELDON JUNIOR SCHOOL, ELDON ROAD, EDMONTON, N9 8LG

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, for the reasons set out in the report.

PLANNING COMMITTEE - 20.5.2009

20

LBE/09/0009 - ELDON JUNIOR SCHOOL, ELDON ROAD, EDMONTON, N9 8LG

NOTED the School Organisation and Development Officer's clarification of the centre's use and purpose, and that there would be no loss of children's useable playing field space.

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 amendment below, for the reasons set out in the report.

Amendment to Condition 5

That this permission shall be for a limited period expiring no later than three years from the date of this decision notice after which the building hereby permitted shall be removed and the land reinstated to its original grassed condition to the satisfaction of the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

21

TP/09/0436 - 87, ULLESWATER ROAD, LONDON, N14 7BN

NOTED

1. Planning officers had received revised plans, which gave a more accurate reflection of building heights, but the recommendation remained the same.
2. Receipt of an additional letter of objection from local residents read out by the Planning officer, including that the proposed building was out of keeping with the street in design and scale and materials, there could not be side access and the proposal was unbuildable.
3. Under 'Background' on page 57 the report should read "...the Inspector when dismissing the appeal on TP/07/2194".
4. Officers' confirmation that the Planning Inspector had no objection to the infilling of the space
5. Members' concerns in relation to storage and trundling facilities for wheelie bins, and that developers should be advised of the Council's waste and recycling policy for future applications.
6. Officers' advice in relation to removal of previous environmentally friendly features.

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

PLANNING COMMITTEE - 20.5.2009

22

TP/93/0350/VAR5 - 23, THE GRANGEWAY, LONDON, N21 2HB

NOTED

1. Officers' clarification of the proposal and the planning history and context of the original approved opening hours.
2. Receipt of two additional letters of objection from local residents, including concerns about current late operating hours and associated noise and activity.
3. Officers' confirmation that original planning approval conditions did not state when the operation should cease activity, and acceptance of this proposal and condition would allow greater control by the planning authority and use of appropriate enforcement measures.

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

23

TOWN PLANNING APPEALS

NOTED

1. The Committee noted the information on town planning application appeals received from 11/04/2009 to 06/05/2009.
2. Officers were evaluating the yearly figures and would present a report to Committee in July.

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ADDITIONAL MEETING OF PLANNING COMMITTEE

AGREED to defer this item to the next meeting.

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MUNICIPAL YEAR 2009/2010 - REPORT NO. 24

COMMITTEE:
 PLANNING COMMITTEE
 24.06.2009

AGENDA - PART 1	ITEM 5
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SUBJECT -

MISCELLANEOUS MATTERS

REPORT OF:
 Assistant Director, Planning
 and Environmental Protection

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

5.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

5.1.1 In accordance with delegated powers, 278 applications were determined between 08/05/2009 and 11/06/2009, of which 218 were granted and 60 refused.

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

Background Papers

To be found on files indicated in Schedule.

5.2 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.

5.3 APPEAL INFORMATION

INF

The Schedule attached to the report lists information on town planning application appeals received between 07/05/2009 and 09/06/2009 and also contains information on decisions taken during this period.

LIST OF APPLICATIONS
TO BE DETERMINED
BY THE PLANNING COMMITTEE
ON: 24th June 2009

APPLICATION: LBE/09/0010 RECOMMENDATION: Granted Subject to
Conditions

WARD: Southgate Green
Location: 124 & 132, WATERFALL ROAD, LONDON, N14 7JN
PAGE No: 18

APPLICATION: LBE/09/0011 RECOMMENDATION: Granted Subject to
Conditions

WARD: Haselbury
Location: MILLFIELD THEATRE, SILVER STREET, LONDON, N18 1NB
PAGE No: 25

APPLICATION: LBE/09/0013 RECOMMENDATION: Granted Subject to
Conditions

WARD: Bush Hill Park
Location: FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP
PAGE No: 32

APPLICATION: LBE/09/0014 RECOMMENDATION: Granted Subject to
Conditions

WARD: Bush Hill Park
Location: FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP
PAGE No: 39

APPLICATION: LBE/09/0015 RECOMMENDATION: Granted Subject to
Conditions

WARD: Southgate
Location: EVERSLEY INFANT SCHOOL, CHASEVILLE PARK ROAD, LONDON,
N21 1PD
PAGE No: 47

APPLICATION: LBE/09/0016 RECOMMENDATION: Granted Subject to
Conditions

WARD: Southbury
Location: SUFFOLKS PRIMARY SCHOOL, BRICK LANE, ENFIELD, EN1 3PU
PAGE No: 54

APPLICATION: LBE/09/0017

RECOMMENDATION: Granted Subject to
Conditions

WARD: Turkey Street

Location: HONILANDS PRIMARY SCHOOL, LOVELL ROAD, ENFIELD, EN1 4RE

PAGE No: 60

APPLICATION: LBC/08/0024

RECOMMENDATION: Granted Subject to
Conditions

WARD: Palmers Green

Location: TRURO HOUSE, 176, GREEN LANES, LONDON, N13 5UJ

PAGE No: 67

APPLICATION: TP/08/2244

RECOMMENDATION: Granted with conditions
subject to GOL

WARD: Palmers Green

Location: TRURO HOUSE, 176, GREEN LANES, LONDON, N13 5UJ

PAGE No: 87

APPLICATION: TP/07/1029

RECOMMENDATION: Refusal

WARD: Edmonton Green

Location: 4, PRINCES ROAD, LONDON, N18 3PR

PAGE No: 121

APPLICATION: TP/09/0435

RECOMMENDATION: Granted Subject to
Conditions

WARD: Lower Edmonton

Location: 21, EXETER ROAD, LONDON, N9 0JY

PAGE No: 133

APPLICATION: TP/09/0604

RECOMMENDATION: Granted Subject to
Conditions

WARD: Highlands

Location: CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, MIDDLESEX,
EN2 8JR

PAGE No: 138

APPLICATION: TP/09/0664

RECOMMENDATION: Granted Subject to
Conditions

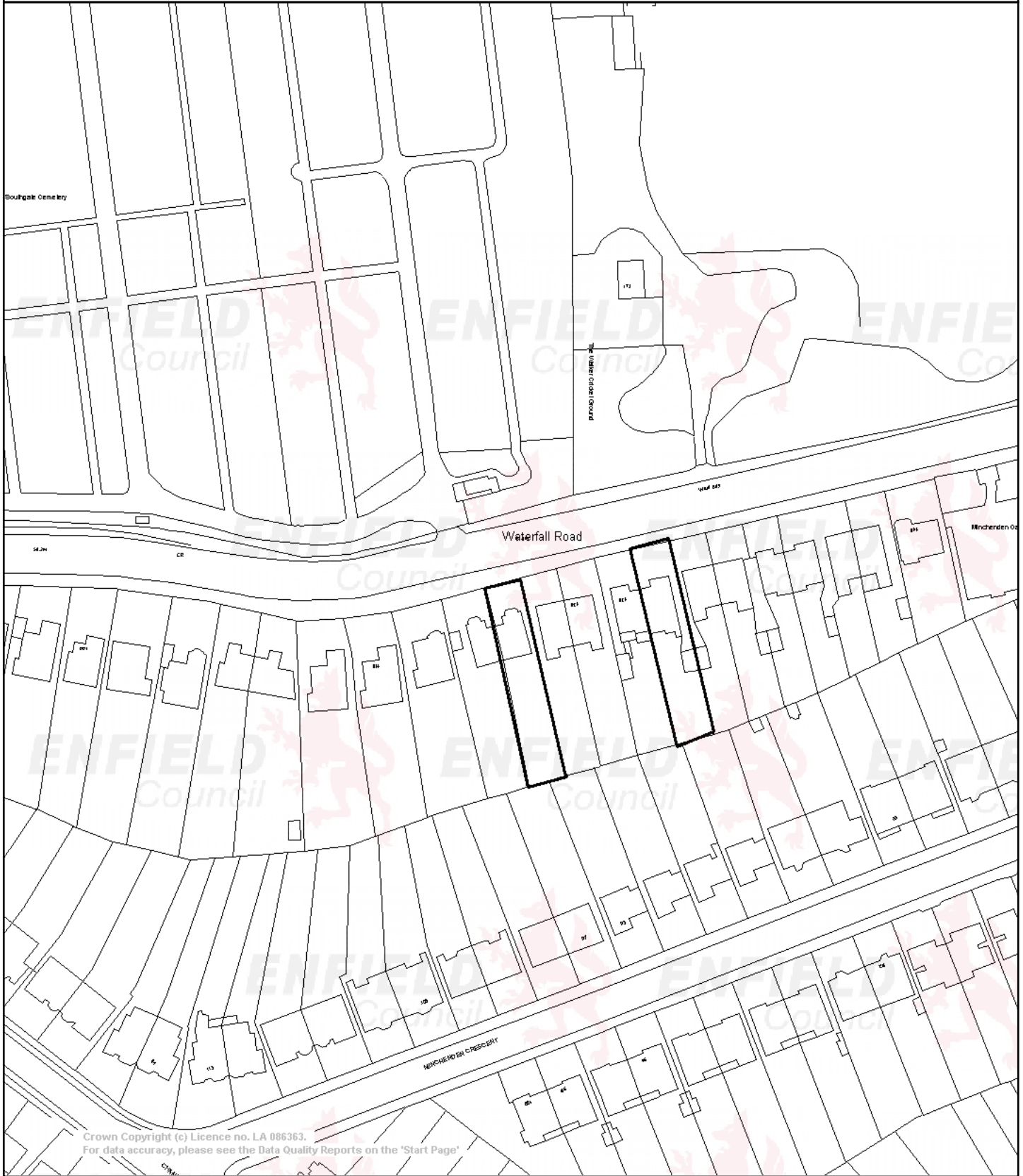
WARD: Ponders End

Location: ALMA PRIMARY SCHOOL, ALMA ROAD, ENFIELD, MIDDLESEX, EN3
4UQ

PAGE No: 144

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LBE/09/0010



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Scale 1/1250 Date 10/6/2009

Centre = 529479 E 193366 N

Application Number: LBE/09/0010
Date of Registration: 27th April 2009

Ward: Southgate Green

Contact: Jennie Rebaire 3822

Location: 124 & 132, WATERFALL ROAD, LONDON, N14 7JN

Proposal: Widening of existing vehicular access to both properties.

Applicant Name & Address:

Hussain Rab, Highway Services - LBE
ENFIELD COUNCIL DEPOT
7, MELLING DRIVE
ENFIELD
EN1 4BS

Agent Name & Address:

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. C51A Time Limited Permission

Site and Surroundings

Waterfall Road is an adopted highway linking Southgate Green to Arnos Grove and New Southgate. The properties fronting the road on its southern side are semi-detached residential dwellings with existing vehicular crossovers. On the opposite side of the roads is the Walker Cricket Ground and Cemetery both of which lies within the Southgate Green Conservation Area.

Proposal

Permission is sought for the widening of vehicle crossings at Nos. 124 and 132, Waterfall Road. In both cases, the proposal involves an increase of 1.8m in width, of the existing crossover giving a total shared crossing width of 5.2m.

Relevant History

Planning permission has recently been granted in February 2009 for the widening of existing crossovers at Nos 104,106,134 and 144, Waterfall Road (ref: TP/08/2223)

Consultations

Public

Consultation letters were sent to 5 neighbouring properties. No objections have been received.

External: None

Internal

Transportation raises no objection.

Relevant Policies

London Plan

4B.8 Respect local context and character

Unitary Development Plan Policies

- (I)GD1 Regard to surroundings
- (I)GD2 Development to improve the environment
- (II)GD3 Aesthetic and functional design
- (II)GD8 Access and Servicing
- (II)T13 Creation or improvement of an access onto the public highway
- (II)T17 Give high priority to the needs of pedestrians.

Other Material Considerations

Revised Technical Standards for Footway Crossovers

Analysis

Impact on the Character and Appearance of the Surrounding Area

The widening of the two existing crossovers will form part of a comprehensive program of street works incorporating the works previously approved under ref: LBE/08/2223. Consequently, it is considered that the resultant appearance will be fully integrated with the street scene and thus acceptable. It is also noted that the widening of the existing crossovers does not involve any loss of existing street trees.

Impact on Highway Safety

The widening of the existing crossovers by 1.8 metres to create an overall width of 5.2 metres and enables cars to better access the existing forecourt which is used to provide off street parking. No objections are raised in terms of highway safety.

Sustainable Design and Construction

Whilst improvements to drainage through the use of porous materials and soakaways can often be sought in cases involving new vehicle access and off street parking, both forecourts are already hard surfaced and thus, no improvement (if necessary) can be secured.

Conclusion

In the light of the above it is recommended that consent be approved for the following reason:

The proposed widening of the vehicle crossings will not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highway and does not detract from the from the character of the immediate area nor unduly detract from the residential amenities of the

neighbouring occupiers having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)GD6 and (II)T13 of the Unitary Development Plan.

LB E10 9/0010



LONDON BOROUGH OF ENFIELD
 15 APR 2009
 DEVELOPMENT SERVICES

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CLIENT:-- LONDON BOROUGH OF ENFIELD		STATUS:-- PLANNING PERMISSION		 London Borough of Enfield Carterhatch Depot, 7 Melling Drive, Enfield EN7 4BB Tel: 020 8279 9400 Fax: 020 8279 9404 E Mail: highway.services@enfield.gov.uk			
JOB TITLE:-- 132 WATERFALL ROAD, N14		DRAWING TITLE:-- LOCATION PLAN					
DESIGNED:--	DRAWN:-- RM	DATE:-- FEB 2009	SCALE:-- 1:1250	PLOT SCALE:-- 1:1	CHECKED:-- HR	Drawing No.	2007/025/009

10 0 10 20 50 100mm NATURAL SCALE

LBEL09/0010



Existing 3.4m shared crossover

Proposed 1.8m extension

Existing wall
Existing shrubs
Existing hardstanding

7.9m

7.2m

132

134

LONDON BOROUGH OF ENFIELD

15 APR 2009

DEVELOPMENT SERVICES

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CLIENT:-
LONDON BOROUGH OF ENFIELD

STATUS:-
PLANNING PERMISSION



JOB TITLE:-
132 WATERFALL ROAD, N14

DRAWING TITLE:-
EXTENSION TO VEHICLE CROSSOVER

London Borough of Enfield
Carterhatch Depot,
7 Mellish Drive, Enfield
EN1 4BS

Tel: 020 8379 3460 Fax: 020 8379 3494
E Mail: highway.services@enfield.gov.uk

DESIGNED:-
RM

DRAWN:-
RM

DATE:-
FEB 2009

SCALE:-
1:200

PLOT SCALE:-
1:1

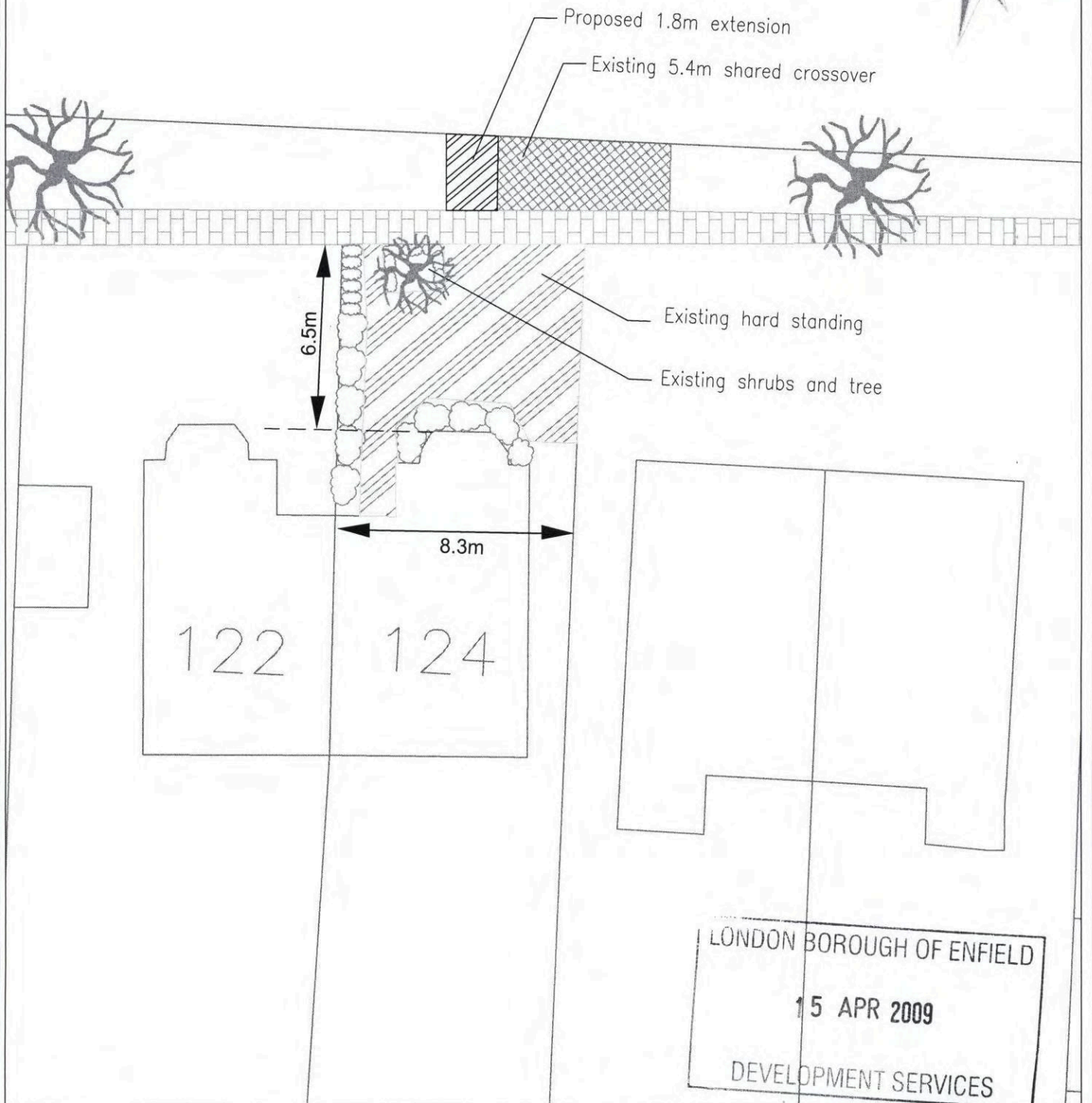
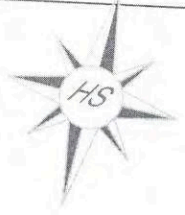
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 15 APR 2009
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CLIENT:-
LONDON BOROUGH OF ENFIELD

STATUS:-
PLANNING PERMISSION

JOB TITLE:-
124 WATERFALL ROAD, N14

DRAWING TITLE:-
EXTENSION TO VEHICLE CROSSOVER

ENFIELD Council 

London Borough of Enfield
 Carterhatch Depot,
 7 Melling Drive, Enfield,
 EN1 4BS
 Tel: 020 8379 3460 Fax: 020 8379 3494
 E Mail: highway.services@enfield.gov.uk

DESIGNED:-
 RM

DRAWN:-
 RM

DATE:-
 MAR 09

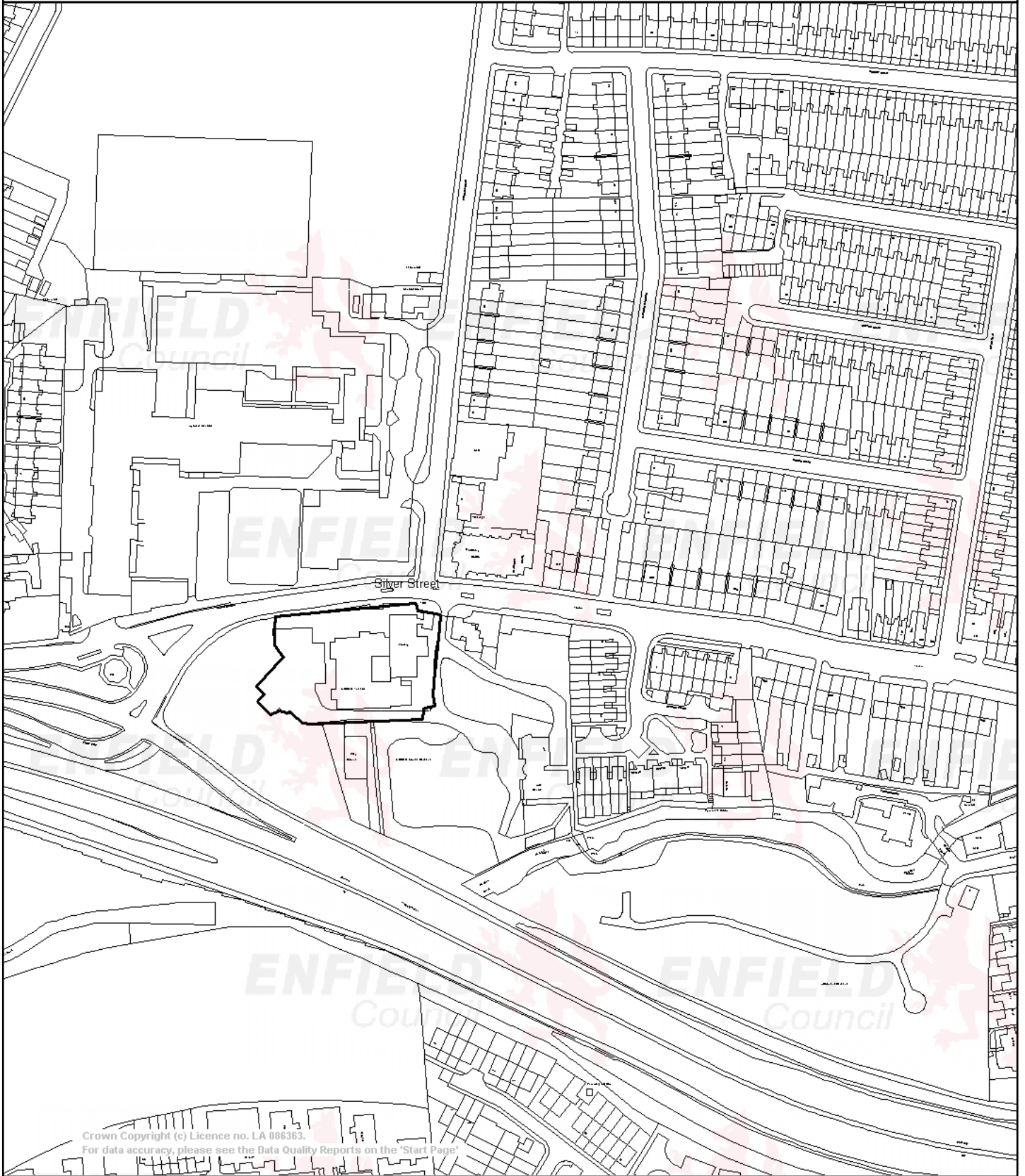
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LBE/09/0011



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Scale 1/1250 Date 10/6/2009

Centre = 533000 E 192620 N

Application Number: LBE/09/0011
Date of Registration: 23rd April 2009

Ward: Haselbury

Contact: Rob Singleton 3837

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

Proposal: Change of use of former library space to Bar, bistro and function room.

Applicant Name & Address:

Ms Lorraine Cox, LB of Enfield Culteral Services
London Borough of Enfield
9th Floor, Civic Centre
P.Box 58, Silver Street
Enfield
Middx
EN1 3XJ

Agent Name & Address:

Mr Andrew Wood, 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. C19 Details of Refuse Storage & Recycling Facilities
2. C20 Details of Fume Extraction
3. C59 Cycle parking spaces
4. Deliveries and collections to and from the premises shall only take place between the hours of 08.00 and 13.00 Monday to Saturday only.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

5. The premises shall only be open for business between the hours of 09.00 and 23.00 Monday to Sunday (including bank holidays); and all activity associated with the use shall cease within 1 hour of the closing time specified above.

Reason: To safeguard the amenities of the occupiers of adjoining and nearby residential properties.

6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any amending Order, the premises shall only be used as a mixed use bar, bistro and function room and shall not be used for any other purpose within Use Class A3, A4 and D2 or for any other purpose.

Reason: To prevent the introduction of a use that would give rise to conditions prejudicial to the character of the area, amenities of local residents and the free flow and safety of vehicles using the adjoining highways.

7. The use of the premises hereby approved shall not commence until details of disabled parking and access have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure safe and equitable access for disabled users.

8. C51A Time Limited Permission

Site and Surroundings

The site comprises the former library premises within the Millfield Theatre complex. It 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.

Proposal

Permission is sought for the change of use of the former library to a bar/bistro/function area. It is posited that the proposed mixed use would serve to enhance the viability of the centre while supporting the existing community function of the site.

The proposal seeks to exploit the potential of the premises for continued daytime use in contrast to the sparse and predominantly evening function of the theatre area, through operating hours of 0900-2300 seven days per week (including bank holidays). As a result, the proposal would result in a net increase of 6 employees.

While Millfield Theatre has a dedicated car parking facility accommodating a maximum of 36 cars, it is envisaged that the car park will only be open for public use during daylight hours, with access rescinded for evening performances. No details of disabled access have been submitted with the scheme.

Associated alterations to the external appearance of the property to include the formation of a new entrance and canopy to the east elevation to provide direct access to the bar, bistro function room have been accepted in principle under ref: LBE/09/0006.

Relevant Planning History

LBE/85/0008 – the Theatre and Library were approved subject to conditions In April 1986

Consultations

Public

Consultation letters were sent to 3 neighbouring properties. No objections have been received.

External

Any reply from English Heritage will be reported at the meeting.

Internal

Transportation raise no objections to the proposal. However, in the absence of details specifying disabled parking provision and cycle parking suggest a condition to secure the issues are addressed.

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)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)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 Council's environmental policies
- (II)CS3 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

Principle of Development

The principle of development is considered to be acceptable as the intended mixed use of the former library area to provide a bar/bistro/function area is broadly compatible with the overarching and existing theatre use. It also forms a complementary relationship of function and use. Notwithstanding this point, the proposal seeks to more fully exploit the potential of the site and expand operation hours to capture formerly under-utilised daytime hours for community uses, enhancing the vitality and viability of the site as well as establishing a wider attraction for visitors and tourists to the area.

Noise and Disturbance

In light of the established use of the site relative to its proximity of the classified road and the significant separation afforded by this spacious 0.37ha plot to the nearest residential dwelling, it is considered that the relatively high levels of expected patronage resultant from a more intensive use of the property would not adversely impact upon the residential amenities of neighbouring properties having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.

Parking and Access

The premises has designated parking facilities located to the west of the main building. During daytime opening, it is envisaged that the existing provision of 36 spaces coupled with relatively good transport accessibility, would be sufficient to accommodate projected patronage and function of the site. In the evenings the applicant has indicated that the car park will be closed for public use. While it is acknowledged that at maximum capacity, there is potential for 365 patrons. However, the proposal does not seek to alter existing arrangements, which in light of the existing theatre use, demonstrates that the resulting harm to the surrounding area would be negligible. Demand for parking can thus be acceptably accommodated onto the surrounding and largely unrestricted residential streets or indeed, deferred to public transport. However, a condition to provide secured cycle parking provision to the site could only enhance its accessibility.

Transportation concur with these observations and hence raise no objection. It is noted, however, that details relating to disabled access to the premises have been omitted from the scheme, which in consideration of the admission that the public use of car parking in the evening is prohibited, raises concerns relating to disabled access at these times. To address this, a condition is recommended to secure necessary disabled parking provision.

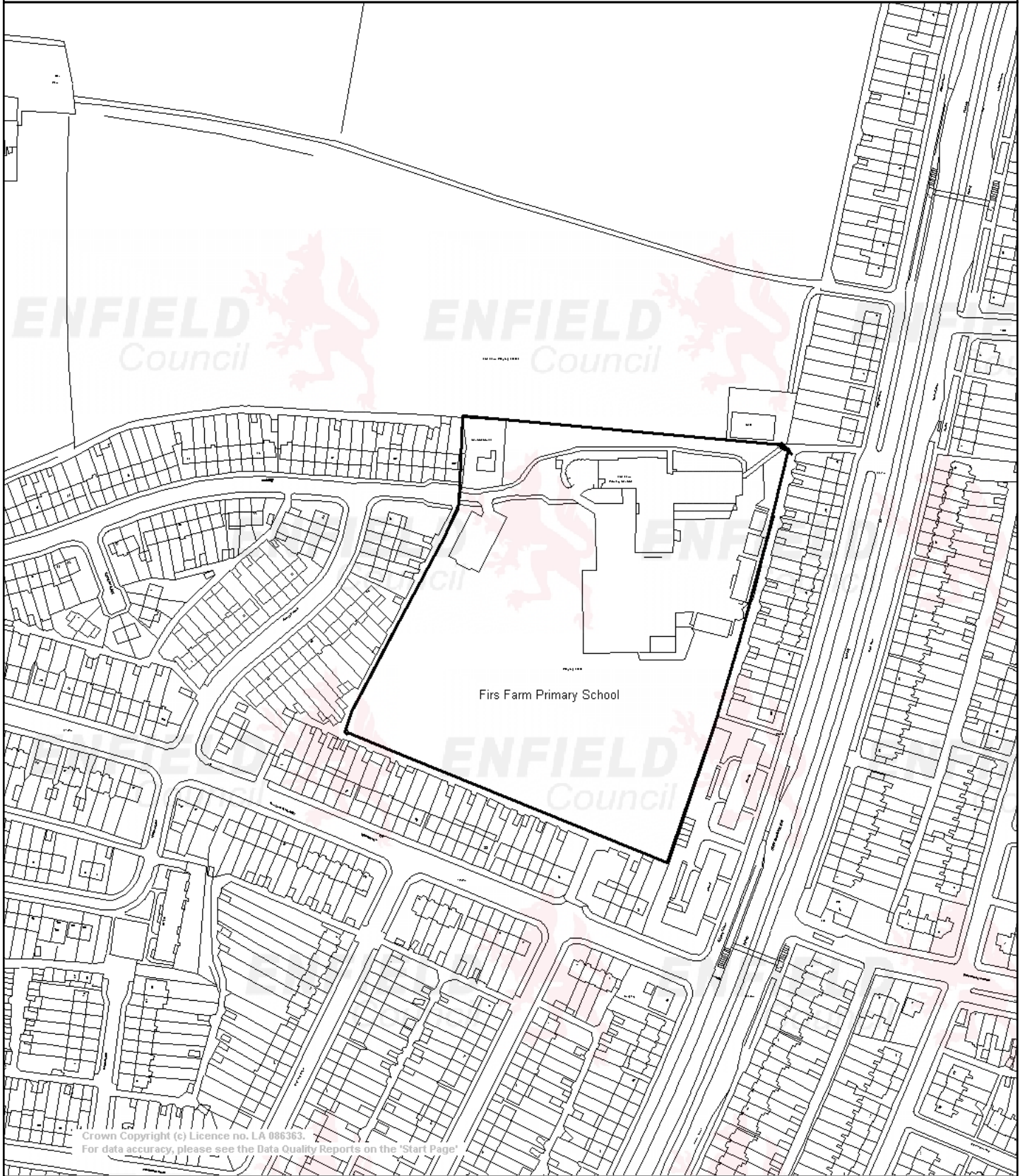
Conclusion

The proposed change of use of the former library area to a mixed use bar, bistro and function is compatible addition to the site, complementary to the primary theatre usage contributing positively to community services and visitor attraction, thus in light of the above, it is recommended that planning permission be approved for the following reasons:

1. The proposed change of use of the former library building to bar, bistro and function room (mixed use class A3/A4/D2) actively contributes to community service provision and is complementary to the existing theatre use to create viable visitor and tourist attraction and thus is compliant with Policies (I)AR1, (II)CS1 and (II)CS2 of the Unitary Development Plan; Core Policies 1, 26 and 27 of the emerging Core Strategy of the Local Development Framework; and, 3A.17, 4B.5 and 4B.8 of the London Plan.

2. The proposed change of use of the former library to a bar, bistro and function room would be appropriately located and not give rise to conditions through an increase in noise and disturbance prejudicial to the amenities enjoyed by neighbouring residential properties in terms of noise and disturbance having regard to Policies (I)GD1, (I)GD2 and (II)GD1 of the Unitary Development Plan.
3. The proposed change of use would not prejudice the provision of on-street parking, nor would it give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 3C.23 of the London Plan and PPG13: Transport.

LBE/09/0013



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Scale 1/2500 Date 10/6/2009

Centre = 532716 E 193369 N

Application Number: LBE/09/0013
Date of Registration: 12th May 2009

Ward: Bush Hill Park

Contact: Kate Perry 3846

Location: FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP

Proposal: Installation of a temporary classroom building with access ramps to north east of site.

Applicant Name & Address:

Director of Children Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Agent Name & Address:

Mr Joe Pellegrini, Architectural Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Recommendation: 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. C50 Limited Period Permission

Site and Surroundings

The application site is a Primary School situated within a predominantly residential area. Immediately to the north of the site are Firs Farm Playing Fields which are designated Metropolitan Open Land. The School playing fields, located towards the southern end of the site, were designated Metropolitan Open Land in the 1997 UDP Interim Amendments. However, this designation lapsed when the Interim Amendment to the UDP where not saved.

The School comprises a 2.98 hectare site and consists of part 2 storey, part single storey buildings and 5 existing temporary classrooms. The main vehicular and pedestrian access to the site is from Rayleigh Road with secondary pedestrian access from Harrington Terrace (Great Cambridge Road).

Proposal

Permission is sought to install a temporary single storey classroom for a period of 18 months following the demolition of an existing temporary building. It is proposed to site the new building on a similar footprint to the existing structure albeit set slightly further in to the site adjacent to the main two storey school building.

Positioned a minimum of 5 metres from the eastern boundary of the site (to the rear of 69-72 Harington Terrace), the classroom building would be 8.3 metres wide, 11.3 metres long and have a maximum height of 3.4 metres. It would be located on an existing area of hard stand.

The replacement classroom provides improved accommodation in response to increased demand for school places in the locality. This is a temporary response and comprehensive development proposals are being developed which would alleviate the need for temporary classroom accommodation in the long term.

Relevant History

There has been a significant number of permissions relating to the placement of temporary buildings within the school curtilage, the last being in May 2006.

It should be noted that an application for a further temporary classroom is reported elsewhere on this agenda under ref: LBE/09/0014.

Consultation

Public

Consultation letters have been sent to 97 neighbouring properties. No replies have been received.

External None

Internal

Transportation have raised no objection

Relevant Policies

London Plan

3A.17	Addressing the needs of London's diverse population
3A.24	Education Facilities
3D10	Metropolitan Open Land
3D.11	Open Space
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Development to improve the environment
(II)GD3	Character and Appearance
(II)GD6	Traffic generation
(II)GD8	Access & servicing
(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 Council's environmental policies
(II)O5	Development adjacent to MOL
(II)010	Contribution of Open Space

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.

SO3	Protect and enhance Enfield's environmental quality
SO9	New social facilities
SO10	Address social deprivation, child poverty and inequalities in health and educational attainment
SO16	Preserve the local distinctiveness
SO17	Safeguard established communities and the quality of the local environment

Other Material Considerations

PPS1	Delivering Sustainable Communities
PPG13	Transportation
PPS17	Open Space, Sport and Recreation

Analysis

Impact on Character and Appearance of Surrounding Area

The proposed single storey building would reflect the existing single storey form of the other temporary buildings on the school site and would replace an existing temporary classroom building. Whilst it would have a contrasting appearance to that of the main school building, it would not represent a prominent structure as it would be situated against the main 2 storey school building. The building would also be screened from the MOL by the existing two storey school building and thus, it is considered that in the short term, it would not detract from the appearance and character of the school or the visual amenities of the surrounding area.

Impact on Neighbouring Properties

The proposed building would be sited a minimum of 5 metres from the boundary of the site with the rear gardens of nos. 70 – 72 Harrington Terrace on the Great Cambridge Road. These are the closest residential properties to the proposal. There would be a minimum gap of 24 metres between the new building and these houses which includes a 3 metre wide access way which serves the rear of these properties and runs along the schools eastern boundary. The dwellings are 2 storey terraced properties all of which have existing single storey outbuildings / garages at the far end of their rear gardens. There is also a close-boarded fence and some tree screening on the eastern site boundary. On this basis, and given the building is replacing an existing structure which is sited closer to the boundary, the building would not affect the outlook or amenities enjoyed by these residential occupiers.

Impact on Traffic Generation and Parking

The proposal would result in 1 additional member of full-time staff and 1 additional part-time staff member. There is no increase in the number of pupils. As a result, it is accepted that no increase in parking is required and it is considered that any additional traffic associated with the proposal

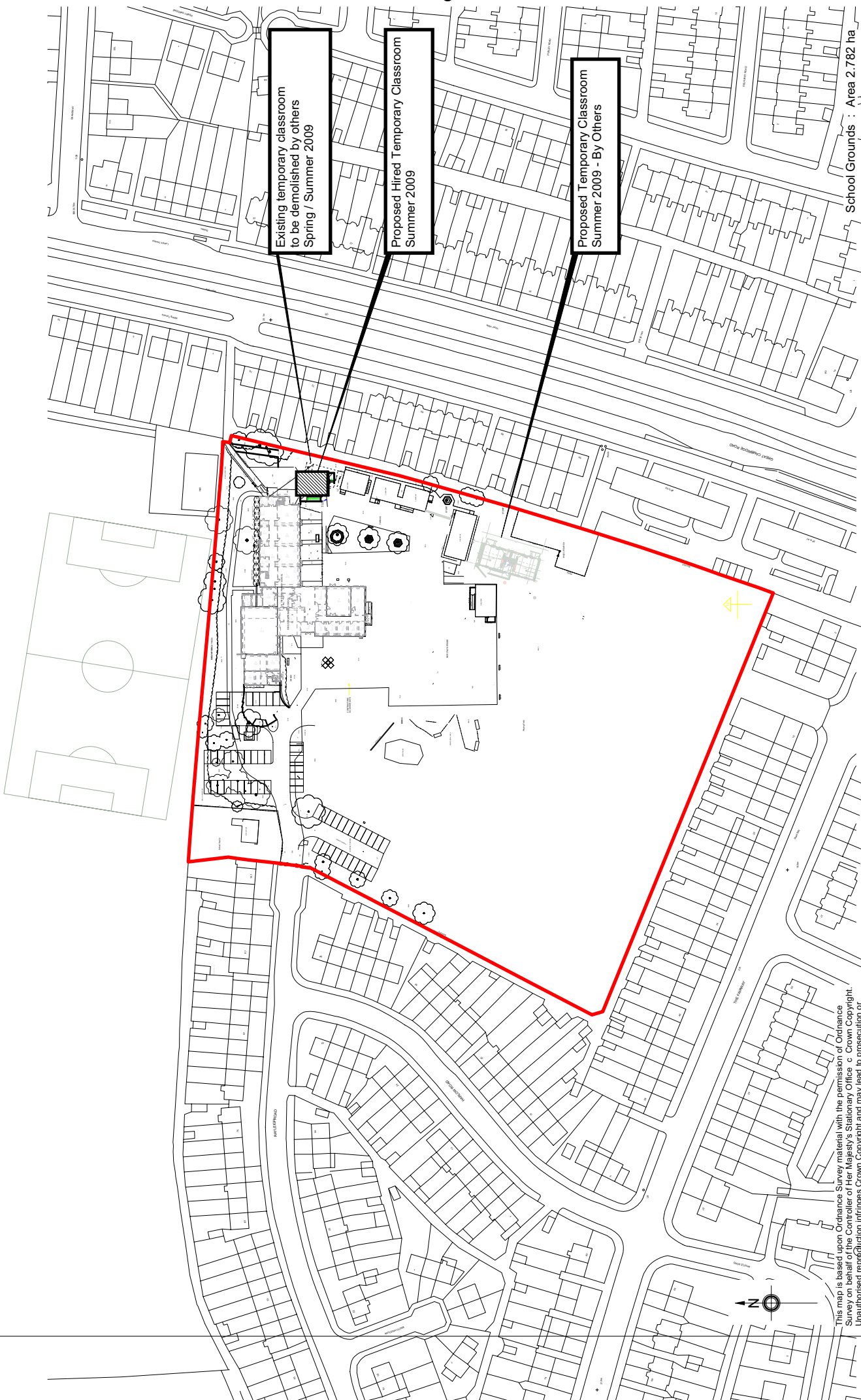
would be minimal and would not harm the existing free flow and safety of traffic on Rayleigh Road. In addition, the siting of the building would not affect any existing access arrangements. However, the proposal is integral to plans to enlarge the school from a two form entry school to a three form entry school as the building currently proposed will allow classroom space for the existing students whilst building works to the main school buildings are carried out. .

It should be noted that the traffic generation implications of this proposal have been assessed in the light of the concurrent proposal considered elsewhere on this agenda under ref: LBE/09/0013.

Conclusion

The additional classroom accommodation supports current educational needs at the school pending more comprehensive proposals which are being developed and in the light of the above assessment; it is considered that the proposed development is acceptable. The proposal would also be consistent with the Council's emerging strategic objectives that encourage new social facilities and address inequalities in educational attainment whilst safeguarding the quality of the local environment. Accordingly it is recommended that the proposal is approved for the following reasons:

1. The proposed temporary classroom meets an educational need and is a valuable community facility that would not detract from the character and appearance or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan and Policies 3A.24 and 4B.8 of the London Plan, as well as the objectives of PPS1.
2. The proposed temporary classroom would not affect the amenities of adjoining or nearby residential properties having regard to Policies (I)GD1 and (I)GD2 of the Unitary Development Plan.
3. The proposed development does not involve an increase in pupils at the school and therefore, does not give rise to conditions prejudicial to the free flow and safety of vehicles and pedestrians using the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan as well as the objectives of PPG13.



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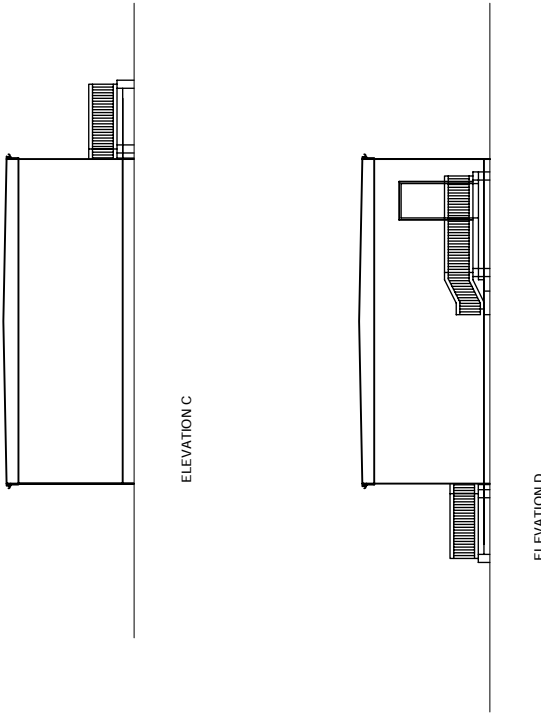
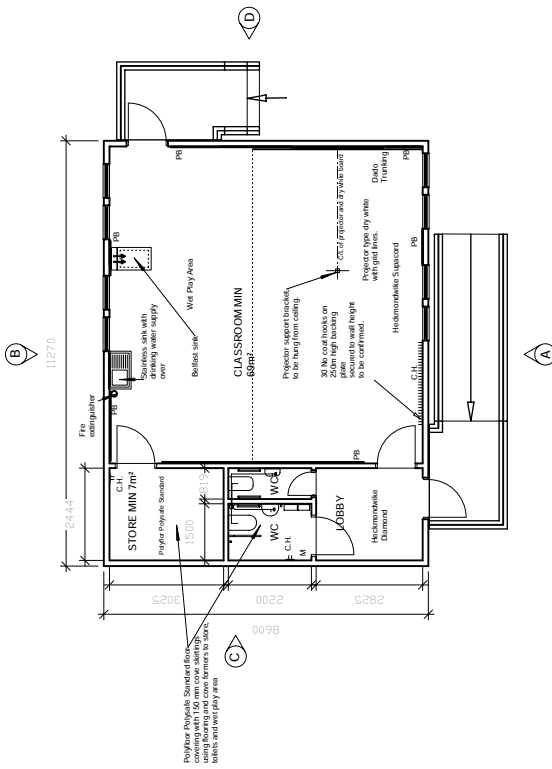
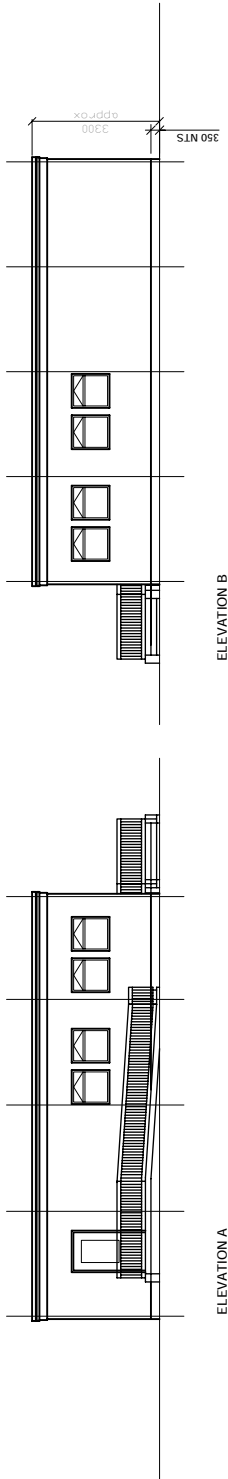
School Grounds : Area 2.782 ha

<p>Architectural Services 117, 119 & 121 23/05/09 JLD 020 8349 9999</p>	<p>Project Fire Farm Primary School Rayleigh Road, London, N13 5QP Hired Temporary Classroom, Unit A - 2009 Location Plan DIE230/001755/VAL(0)/01</p>



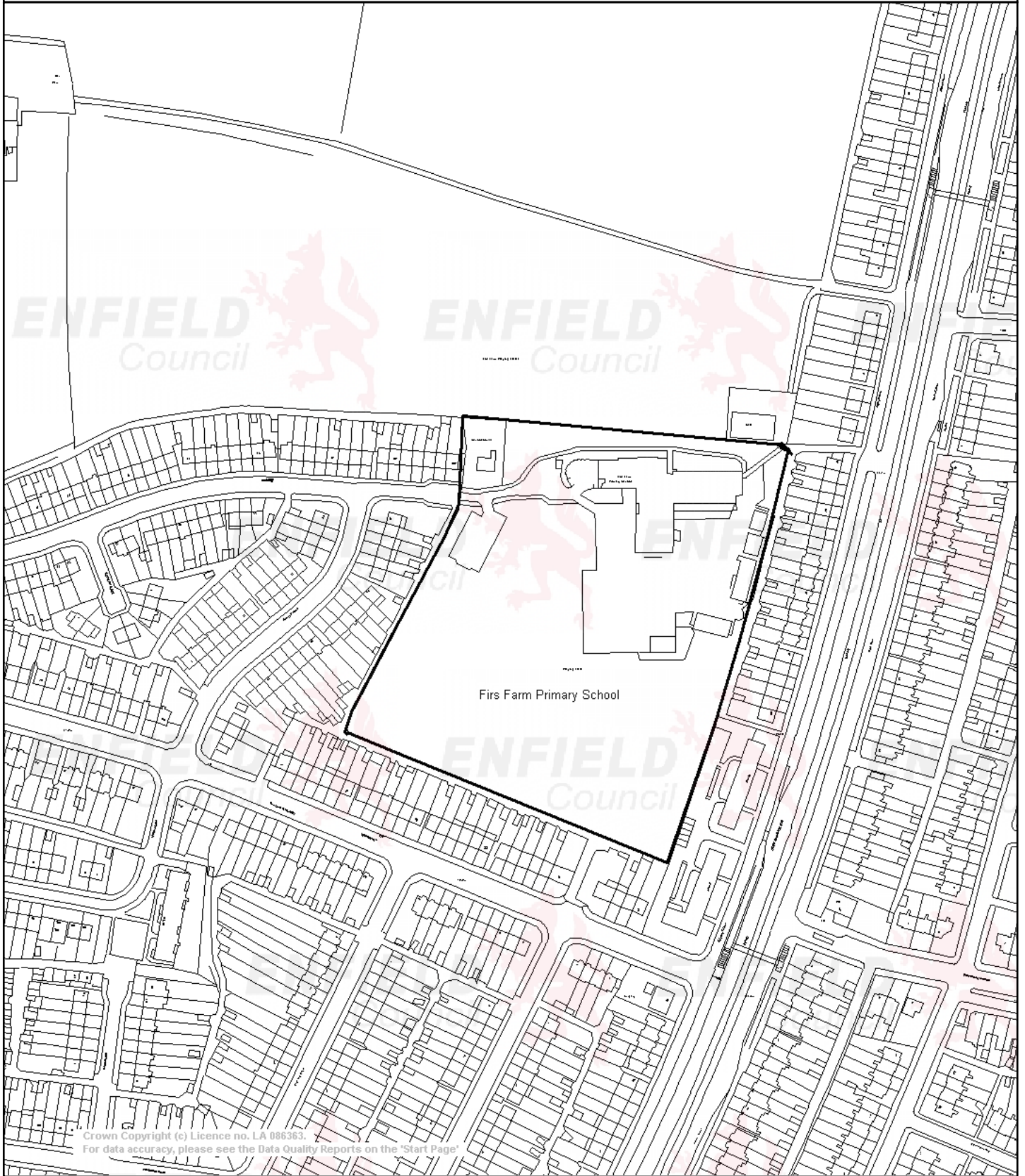
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North



<p>Architectural @rvt.com</p> <p>10, Brook St, City Centre Salford, Greater Manchester M6 3JG Tel: 020 8373 6725</p>	<p>Project: Fir's Farm Primary school Rayleigh Road, London, N13 5QP</p> <p>Drawing Title: Hired Temporary Classroom, Unit A - 2009 Plan & Elevations</p> <p>Drawing No: D/E230/001785/A/AL(0)04</p>
	<p>Architect: S.O.</p> <p>Scale: DM</p> <p>Scale: 1:100 @ A2</p> <p>Date: 24/03/09</p> <p>Author: JED</p> <p>Revision:</p>
<p>Rev</p> <p>Date</p> <p>Notes</p>	<p>ENFIELD Council</p> <p>CAD File No. [blank]</p> <p>Copy print from Windows Explorer</p>

LBE/09/0014



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Scale 1/2500 Date 10/6/2009

Centre = 532716 E 193369 N

Application Number: LBE/09/0014
Date of Registration: 13th May 2009

Ward: Bush Hill Park

Contact: Kate Perry 3846

Location: FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP

Proposal: Installation of temporary classroom building to south east of site.

Applicant Name & Address:

London Borough of Enfield
C/O Agent

Agent Name & Address:

Mr Joe Pellegrini, Architectural Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Recommendation:

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. C50 Limited Period Permission

Site and Surroundings

The application site is a Primary School situated within a predominantly residential area. Immediately to the north of the site are Firs Farm Playing Fields which are designated Metropolitan Open Land. The School playing fields, located towards the southern end of the site, were designated Metropolitan Open Land in the 1997 UDP Interim Amendments. However, this designation lapsed when the Interim Amendment to the UDP where not saved.

The School comprises a 2.98 hectare site and consists of part 2 storey, part single storey buildings and 5 existing temporary classrooms. The main vehicular and pedestrian access to the site is from Rayleigh Road with secondary pedestrian access from Harrington Terrace (Great Cambridge Road).

Proposal

Permission is sought to install a temporary single storey building of 168 sq.m containing two classrooms adjacent to the eastern site boundary and the rear gardens of Nos. 56-59 Harrington Terrace (Great Cambridge Road). The building is required for a four-year period to accommodate short term demand for additional school places and to assist the expansion of the school from a 2 Form Entry to a 3 Form Entry School.

Positioned a minimum of 13 metres from the eastern boundary of the site, the classroom building would be 8.2 metres wide, 21 metres long and have a maximum height of 3.7 metres.

Relevant History

There has been a significant number of permissions relating to the placement of temporary buildings within the school curtilage, the last being in May 2006.

It should be noted that an application for a further temporary classroom is reported elsewhere on this agenda under ref: LBE/09/0013.

Consultation

Public

Consultation letters have been sent to 97 neighbouring properties. No replies have been received.

External: None

Internal:

Transportation raise no objection

Relevant Policies

London Plan

3A.17	Addressing the needs of London's diverse population
3A.24	Education Facilities
3D10	Metropolitan Open Land
3D.11	Open Space
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Development to improve the environment
(II)GD3	Character and Appearance
(II)GD6	Traffic generation
(II)GD8	Access & servicing
(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 Council's environmental policies
(II)O5	Development adjacent to MOL
(II)010	Contribution of Open Space

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.

SO3	Protect and enhance Enfield's environmental quality
SO9	New social facilities
SO10	Address social deprivation, child poverty and inequalities in health and educational attainment
SO16	Preserve the local distinctiveness
SO17	Safeguard established communities and the quality of the local environment

Other Material Considerations

PPS1	Delivering Sustainable Communities
PPG13	Transport
PPS 17:	Planning for Open Space, Sport and Recreation.

Analysis

Impact on Character and Appearance of Surrounding Area

Although the building would be located on a grassed area, it would not encroach on to the extensive playing field and would be situated adjacent to existing temporary classrooms. Given the present educational need and the fact that the building is only required for a temporary period when the land can be reinstated to its original grassed condition, on balance, it is considered this small loss of an open grass area is considered acceptable.

The proposed single storey building would reflect the existing single storey form of the other temporary buildings at the school. It would be located partially within the envelope of these buildings and although visible when viewed from the playing field, would not be unduly intrusive. In addition, whilst it would have a contrasting appearance to that of the main school building, it would not represent a prominent structure as it would be located to the rear of the existing buildings on the site. The building would therefore be screened from the MOL by the existing two storey school building and thus, it is considered that in the short term, it would not detract from the appearance and character of the school, the visual amenities of the surrounding area or encroach significantly in to the important open space provided by the school playing fields.

Impact on Neighbouring Properties

The proposed building would be sited a minimum of 13 metres from the boundary of the site with the rear gardens of Nos. 56 – 59 Harrington Terrace on the Great Cambridge Road. These are the closest residential properties to the proposal. There would be a minimum gap of 31metres between the new building and these houses which includes a 3 metre wide access way which serves the rear of these properties and runs along the schools eastern boundary. The dwellings are 2 storey terraced properties most of which have existing single storey outbuildings / garages at the far end of their rear gardens. There is also a close-boarded fence and some tree screening on the eastern site boundary. On this basis, and given its dimensions and single storey nature, the building would not affect the outlook or amenities enjoyed by these residential occupiers.

Impact on Traffic Generation and Parking

The proposal would result in 1 additional member of full-time staff and 1 additional part-time staff member. There is no increase in the number of pupils and the implications of any future increase would be considered as part of an application to develop the school. As a result, it is accepted

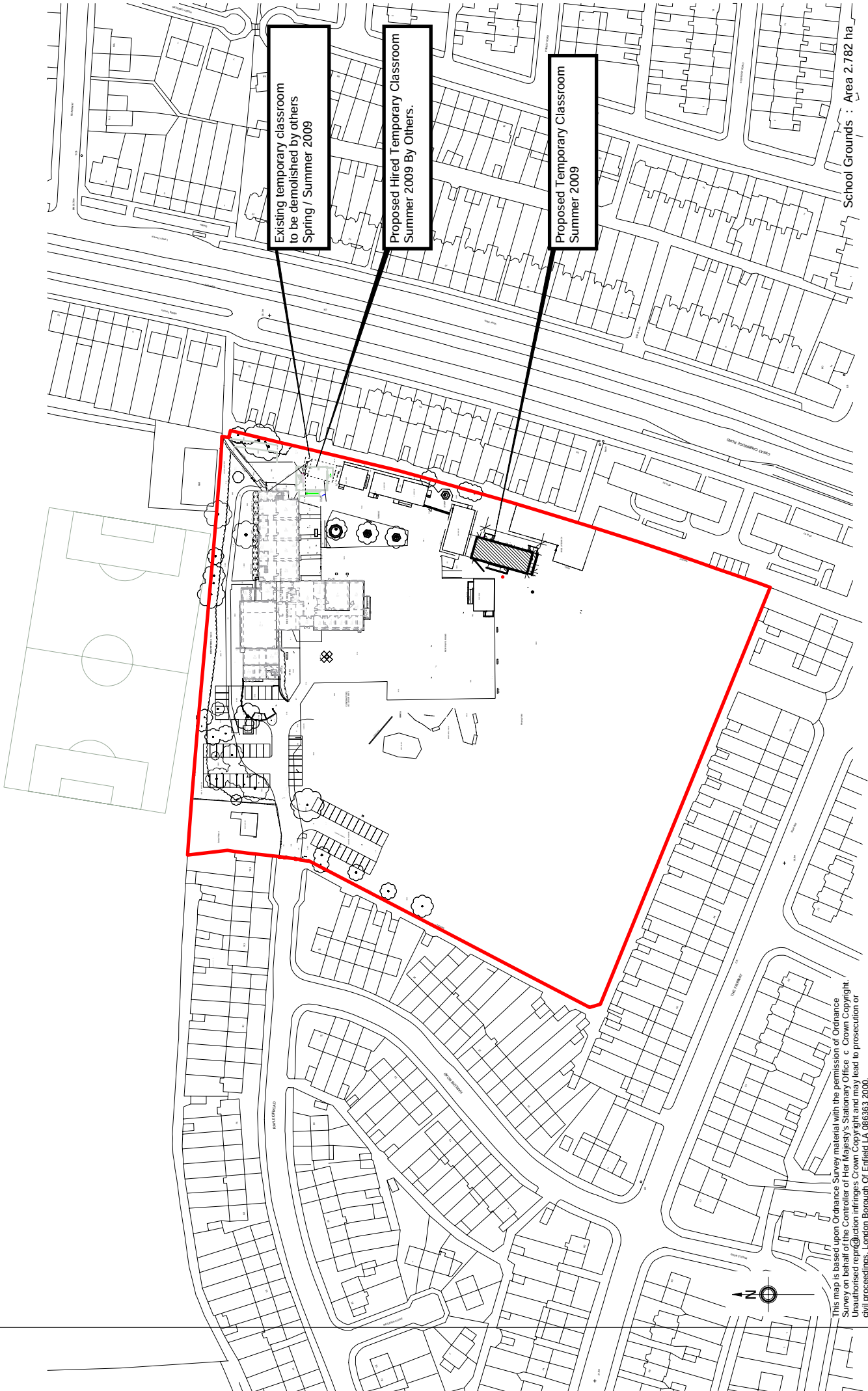
that no increase in parking on site is required and it is considered that any additional traffic associated with the proposal would not harm the existing free flow and safety of traffic on Rayleigh Road. In addition, the siting of the building would not affect any existing access arrangements. However, the proposal is integral to plans to enlarge the school from a two form entry school to a three form entry school. The building currently proposed will provide classroom space for the existing students whilst building works to the main school buildings are carried out.

It should be noted that the traffic generation implications of this proposal have been assessed in the light of the concurrent proposal considered elsewhere on this agenda under ref: LBE/09/0013.

Conclusion

The additional classroom accommodation supports current educational needs at the school pending more comprehensive proposals which are being developed and in the light of the above assessment; it is considered that the proposed development is acceptable. The proposal would also be consistent with the Council's emerging strategic objectives that encourage new social facilities and address inequalities in educational attainment whilst safeguarding the quality of the local environment. Accordingly it is recommended that the proposal is approved for the following reasons:

1. The proposed temporary classroom meets an educational need and is a valuable community facility that would not detract from the character and appearance or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)CS1 and (II)CS2 of the Unitary Development Plan and Policies 3A.24 and 4B.8 of the London Plan, as well as the objectives of PPS1.
2. Due to the temporary nature of the proposed building, the proposed building does not result in a permanent loss of open grassed area and having regard also to the present educational needs, is considered acceptable having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)CS1, (II)CS2 and (II)O of the Unitary Development Plan. As well as the objectives of PPS17.
3. The proposed temporary classroom would not affect the amenities of adjoining or nearby residential properties having regard to Policies (I)GD1 and (I)GD2 of the Unitary Development Plan.
4. The proposed development does not involve an increase in pupils at the school and therefore, does not give rise to conditions prejudicial to the free flow and safety of vehicles and pedestrians using the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan as well as the objectives of PPG13.



School Grounds : Area 2.782 ha

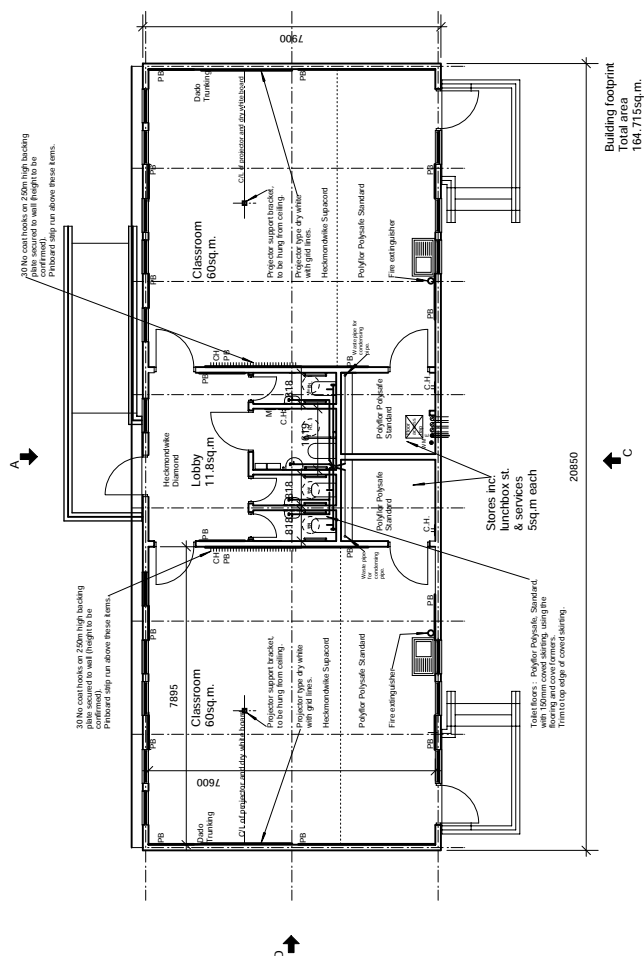
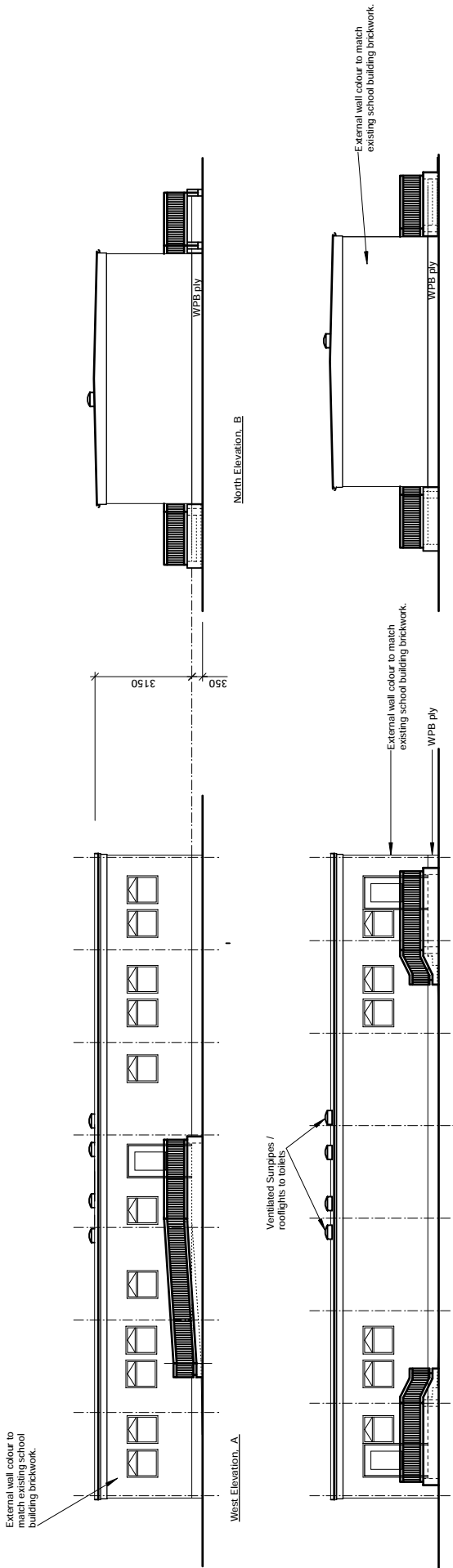
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<p>Architectural Services 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>	<p>Project: Firs Farm Primary School Location: Rayleigh Road, London, N13 5QP Unit: Temporary Classroom, Unit B - Summer 2009 Location Plan JED Drawing No: DIE230/001785/BAL/001</p>



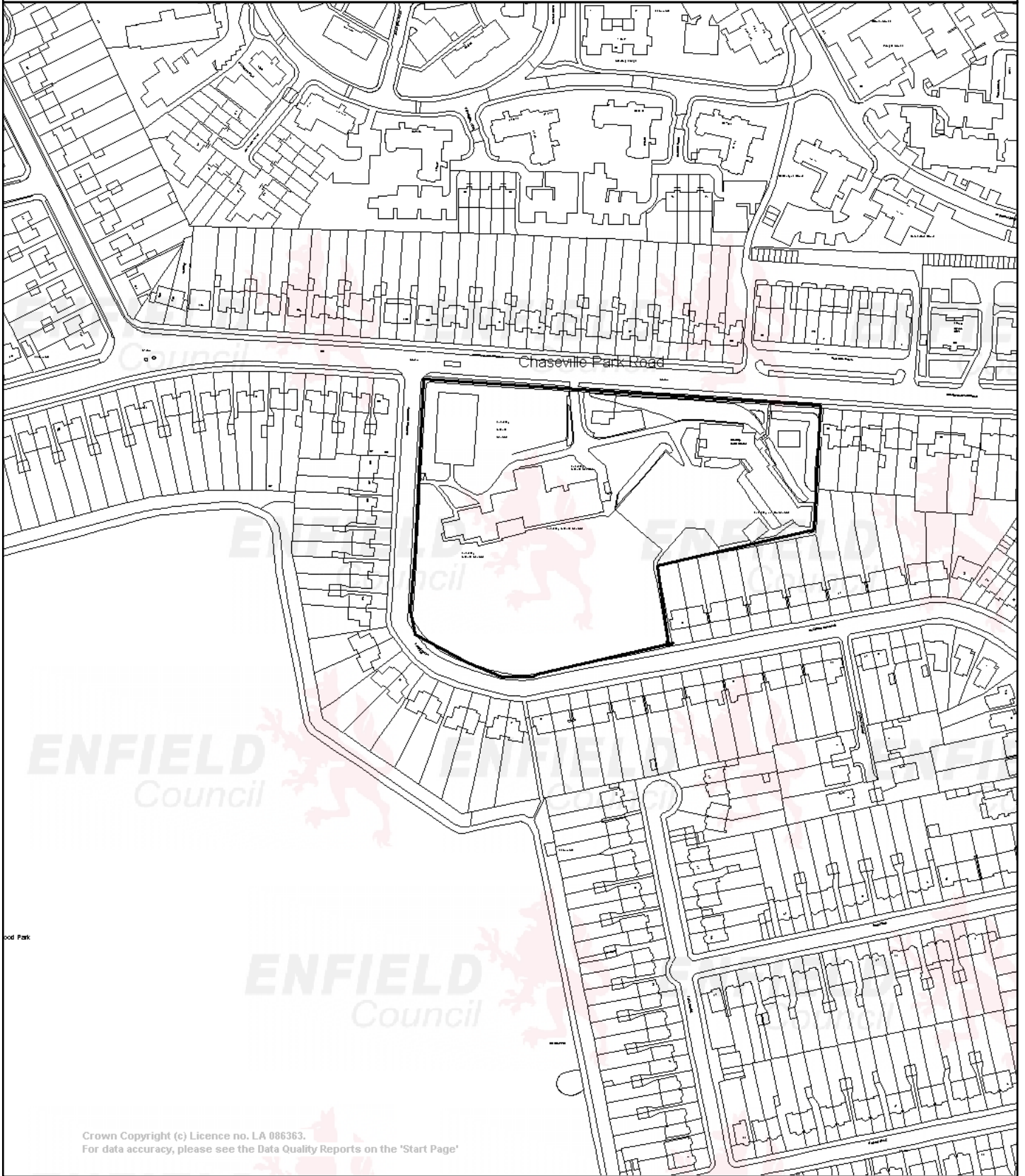
ENFIELD Council
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 <p>Architectural @virvics</p> <p>170 Bow St, Civic Centre St Leonards, NSW 2280 Tel: 020 8373 6725</p>	<p>Project: Fir's Farm Primary School Rayleigh Road, London, N13 5QP</p> <p>Drawing Title: Temporary Classroom, Unit B - Summer 2009 Plan and Elevations</p> <p>Drawing No: D/E230/001785/B/AL(0)04</p>
	<p>Project: S.O. JED</p> <p>Scale: 1:100 @ A2</p> <p>Date: 24/03/09</p> <p>Drawn: JED</p> <p>Revision:</p>
<p>Rev Date Notes</p>	<p>Building footprint Total area 164.715sq.m.</p>
 <p>ENFIELD Council</p>	<p>CAD File No. Copy print from Windows Explorer</p>

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LBE/09/0015



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Scale 1/2500 Date 10/6/2009

Centre = 530495 E 195457 N

Application Number: LBE/09/0015
Date of Registration: 13th May 2009

Ward: Southgate

Contact: Kate Perry 3846

Location: EVERSLEY INFANT SCHOOL, CHASEVILLE PARK ROAD, LONDON, N21 1PD

Proposal: Installation of a temporary classroom building to south of main building.

Applicant Name & Address:

London Borough of Enfield
C/O Agent

Agent Name & Address:

Mr Joe Pellegrini, Architectural Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Recommendation: In accordance with the Town and Country Planning (General) Regulations 1992, the application be deemed to be **GRANTED** subject to the following conditions

1. C14 Details of Access and Junction
2. C50 Limited Period Permission

Site and Surroundings

The application site is a School situated within a predominantly residential area at the corner of Oakwood Crescent and Chaseville Park Road. The School comprises a 1.96 hectare site and consists of a 2 storey junior building of 1173 sq.m, and a separate single storey Infants building of 1173 sq.m. There are also 2 existing temporary classrooms. Vehicular access is from Chaseville Park Road. Pedestrian access is from Oakwood Crescent and Chaseville Park Road.

Proposal

Permission is sought to install a temporary single storey classroom building to the south side of the Infant School on the school playing field. The proposal is part of a longer term plan to allow the overall expansion of the school from a 2 form entry to a 3 form entry school but in the short term is required to address current demand for school places. It is anticipated that the building would be required on the site for a maximum of four years.

The classroom building would measure 22.2m in width, 8.2m in depth and a maximum of 4m in height with a flat roof. At its closest, the new building would be 35m from the site boundary where it abuts the garden fence of no. 30 Oakwood Crescent.

Relevant History

None

Consultation

Public

Consultation letters have been sent to 75 neighbouring properties. One response has been received from the occupier of No. 53 Oakwood Crescent raising objection on the following grounds:

- The overall site is too small to be able to take any further development.
- There would be an increase in traffic and car parking on local roads.

External None

Internal

Transportation Planning raise no objection

Relevant Policies

London Plan

3A.17	Addressing the needs of London's diverse population
3A.24	Education Facilities
3D10	Metropolitan Open Land
3D.11	Open Space
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Development to improve the environment
(II)GD3	Character and Appearance
(II)GD6	Traffic generation
(II)GD8	Access & servicing
(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 Council's environmental policies
(II)O5	Development adjacent to MOL
(II)O10	Contribution of Open Space

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.

SO3	Protect and enhance Enfield's environmental quality
SO9	New social facilities

SO10	Address social deprivation, child poverty and inequalities in health and educational attainment
SO16	Preserve the local distinctiveness
SO17	Safeguard established communities and the quality of the local environment

Other Material Considerations

PPS1	Delivering Sustainable Communities
PPG13	Transportation
PPS17	Open Space, Sport and Recreation

Analysis

Impact on Character and Appearance of Surrounding Area

The proposed single storey building would reflect the single storey form of the other existing temporary buildings at Eversley Junior School. Whilst it would have a contrasting appearance to that of the main school building due to its temporary nature and means of construction, it would not represent an overly prominent structure. In the short term therefore, and acknowledging the need for school places, it is considered that it would not detract from the appearance and character of the school or the visual amenities of the surrounding area.

Impact on Neighbouring Properties

The proposed building would be sited a minimum of 32 metres from the boundary of the site with the rear garden of No. 30 Oakwood Crescent which is the closest residential property. This property has a close-boarded fence and a significant level of vegetation screening along its north and eastern boundaries. On this basis, the building would not affect the outlook or amenities enjoyed by these residential occupiers.

Impact on Traffic Generation and Parking

The proposal would result in 4 additional members of full time staff taking the total number of full-time employees to 78. There is no increase in the number of pupils. As a result, it is accepted that no increase in parking on site is required and it is considered that any additional traffic associated with the proposal would not harm the existing free flow and safety of traffic on Chaseville Park Road or Oakwood Crescent.

However, the proposal will form part of an overall plan to extend the permanent school buildings to increase it from a two-form entry to a three-form entry school. As well as addressing the current demand for additional school places, the building proposed will also provide classroom space for the existing students whilst building works to the main school buildings are carried out. Impact of traffic generation will be considered at this stage.

In terms of access arrangements for contractors' vehicles, the plans indicate a temporary access from Oakwood Crescent. No details regarding the design or precise location of the access have been submitted and details of this would be required by condition to ensure that there would be no adverse impact on highway safety.

Conclusion

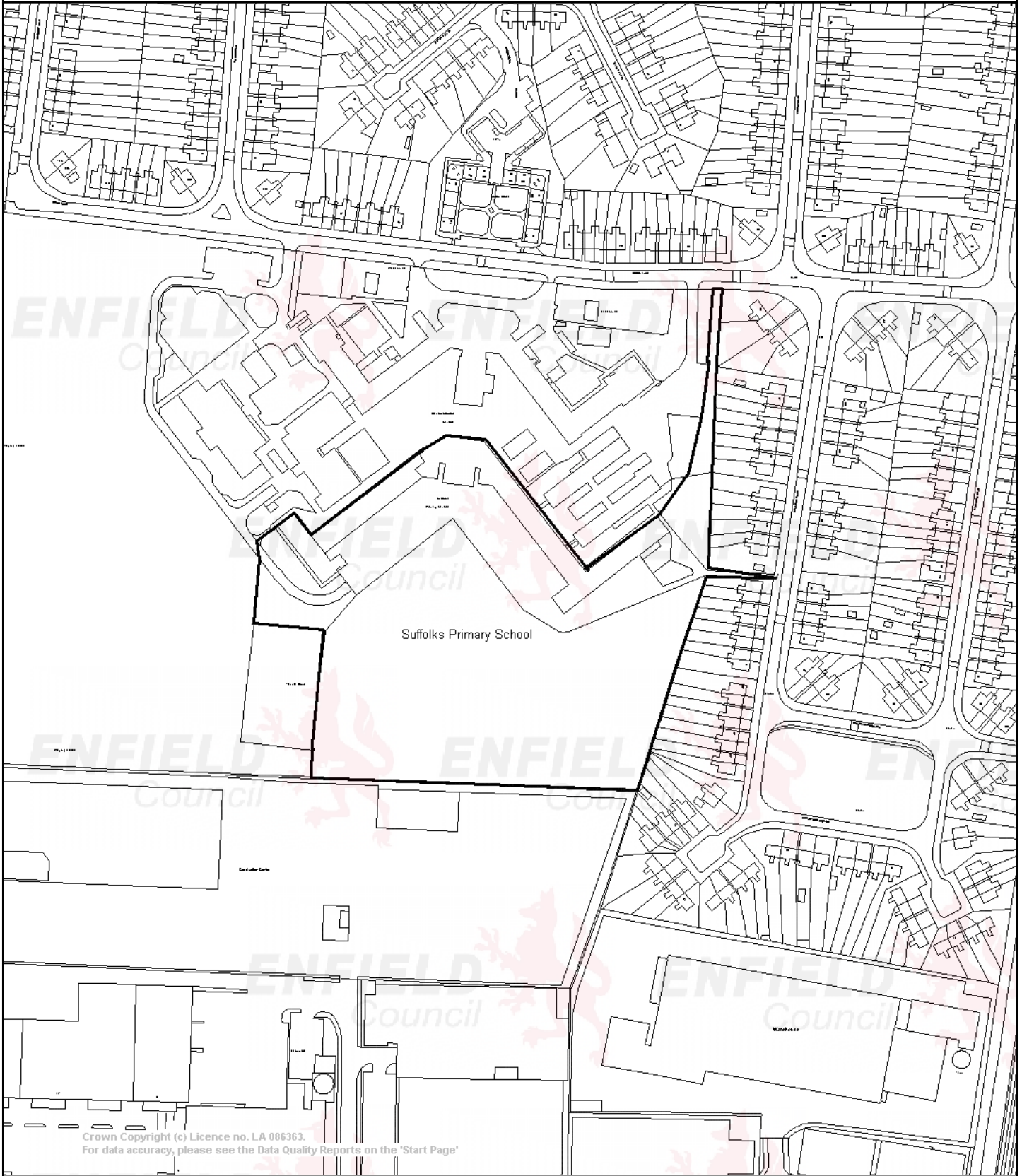
The additional classroom accommodation supports current educational need at the school pending more comprehensive proposals that are being developed and, in the light of the above assessment, it is considered that the proposed development is acceptable. The proposal would also be consistent with the Council's emerging strategic objectives that encourage new social

facilities and address inequalities in educational attainment whilst safeguarding the quality of the local environment.

Accordingly it is recommended that planning permission is granted for the following reasons:

1. The proposed temporary classroom meets an educational need and is a valuable community facility that would not detract from the character and appearance or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.
2. The proposed temporary classroom would not affect the amenities of adjoining or nearby residential properties having regard to Policies (I)GD1 and (I)GD2 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.
3. The proposed development does not involve an increase in pupils at the school and therefore, does not give rise to conditions prejudicial to the free flow and safety of vehicles and pedestrians using the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan.

LBE/09/0016



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Scale 1/2500 Date 9/6/2009

Centre = 534694 E 197076 N

Application Number: LBE/09/0016 **Ward:** Southbury
Date of Registration: 13th May 2009

Contact: Eloise Kiernan 3830

Location: SUFFOLKS PRIMARY SCHOOL, BRICK LANE, ENFIELD, EN1 3PU

Proposal: Installation of temporary classroom building with access ramps to south east of main building.

Applicant Name & Address:

Jo Pellegrini, London Borough of Enfield
C/O Agent

Agent Name & Address:

Mr Jo Pellegrini, Architectural Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

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

1. No works shall take place until details of the external colour finish of the building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved plans.

Reason - To ensure a satisfactory external appearance in compliance with UDP policies.

2. C09 Details of Hard Surfacing
3. C51A Time Limited Permission

Site and Surroundings

School campus situated within predominantly residential

Proposal

The applicant seeks permission for the erection of a single storey double mobile unit to provide teaching space whilst building works are completed to the main school building. The building would be sited on an area of playing field to the south east of the main building and it would be 22 metres in width by 8 metres in depth and features a flat roof design. The building would be constructed of prefabricated panel with steel featuring a timber roof, aluminium windows and hardwood doors.

Relevant Planning Decisions

A number of planning permissions have been granted for extensions and alterations, however, these are of no particular relevance to this application.

Consultation

Public

The application was advertised by neighbour notification letters to 45 adjoining occupiers. No representations were received.

External

None.

Internal

None

Relevant Policies

The London Plan

3A.24 Education facilities

Unitary Development Plan

(I) CS1	Community services
(I) GD1	Appropriate regard to surroundings
(II)GD3	Design
(II) GD6	Implications to traffic
(I)GD1	Appropriate regard to surroundings

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.

Core policy 16 Children and young people

Analysis

Principle of the Development

The existing use of the site as a school has already been established and therefore the issues to be considered relate to design, impacts on residential amenity and highways implications including parking.

Design and Impact on the Character of the Area

The proposed double mobile classroom has been well sited to the rear of the site and to the south east of existing school buildings and therefore would be well embedded and screened by existing

buildings. Additionally, its location at the start of an existing area of playing field maintains a good integration within the footprint of the existing buildings.

The proposed buildings would feature a flat roofline and the choice of materials and finish are considered satisfactorily and would not have a detrimental impact on the appearance of the site or character of the street scene. Additionally, given the temporary nature of the building, which is required as teaching space whilst an extension is being implemented, it is considered satisfactory.

Impact on Neighbouring Amenities

There are residential properties, which have rear gardens abutting the site at Hammond Road, however due to the nature of the proposal, boundary treatment and separation distances of at least 60 metres from the common boundary, the proposal would not have a detrimental impact on residential amenity in terms of loss of sunlight/daylight, overbearing or additional noise disturbance.

Access

The proposal incorporates an access ramp with handrail providing wheelchair access.

Parking

The development does not propose any additional parking and the site currently provides 21 parking spaces and 10 cycle spaces with a PTAL rating of 2. Given that the mobile classroom is required on a temporary basis to provide classroom accommodation whilst an extension is being implemented to the main school, it is considered that the number of pupil numbers and teachers would not increase and therefore existing parking arrangements are deemed satisfactory.

Conclusion

It is therefore recommended that planning permission be granted for the following reasons.

1. The proposals due to their size and siting do not unduly affect the amenities of adjoining or nearby residential properties or detract from the character and appearance of the surrounding area having regard to Policy (I) GD1, (I) GD2, and (II) GD3 of the Unitary Development Plan.
2. The proposed development improves school facilities having regard to Policy (II)CS1 and Policy 3A.24 of the London Plan

LBE/09/0017



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Scale 1/2500 Date 9/6/2009

Centre = 534952 E 199417 N

Application Number: LBE/09/0017
Date of Registration: 14th May 2009

Ward: Turkey Street

Contact: Eloise Kiernan 3830

Location: HONILANDS PRIMARY SCHOOL, LOVELL ROAD, ENFIELD, EN1 4RE

Proposal: Installation of a temporary classroom building to east of site.

Applicant Name & Address:

London Borough of Enfield
C/O Agent

Agent Name & Address:

Mr Joe Pellegrini, Architectural Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

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

1. No works shall take place until details of the external colour finish of the building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved plans.

Reason - To ensure a satisfactory external appearance in compliance with UDP policies.

2. C09 Details of Hard Surfacing
3. C51A Time Limited Permission

Site and Surroundings

School campus situated within predominantly residential

Proposal

The applicant seeks permission for the erection of a single storey double mobile unit to provide teaching space whilst building works are completed to the main school building. The building would be sited on an area of playing field to the east of the main building and it would be 22 metres in width by 8 metres in depth and features a flat roof design. The building would be constructed of prefabricated panel with steel featuring a timber roof, aluminium windows and hardwood doors.

Relevant Planning Decisions

A number of planning permissions have been granted for extensions and alterations; however, these are of no particular relevance to this application.

Consultation

Public

The application was advertised by neighbour notification letters to 97 adjoining occupiers. One representation was received. The main issues relevant to planning were:

- Increase in traffic and congestion to highways
- The school is large enough for local children

External

None

Internal

None

Relevant Policies

The London Plan

3A.24 Education facilities

Unitary Development Plan

- (I) CS1 Community services
- (I) GD1 Appropriate regard to surroundings
- (II)GD3 Design
- (II) GD6 Implications to traffic
- (I)GD1 Appropriate regard to surroundings
- (II)T16 – Access for pedestrians and people with disabilities

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.

Core policy 16 Children and young people

Analysis

Principle of the Development

The existing use of the site as a school has already been established and therefore the issues to be considered relate to design, impacts on residential amenity and highways implications including parking.

Design and Impact on the Character of the Area

The proposed double mobile classroom has been well sited to the east of existing school buildings and therefore would maintain a good integration with the footprint of the existing buildings.

The proposed buildings would feature a flat roofline and the choice of materials and finish are considered satisfactorily and would not have a detrimental impact on the appearance of the site or character of the street scene. Additionally, given the temporary nature of the building, which is required as teaching space whilst an extension is being implemented, it is considered satisfactory.

Impact on Neighbouring Amenities

There are residential properties, which abut the site in all direction, however those most impacted on by the development would be those to the east and north along Kempe Road as the building would be visible to the occupiers of these properties.

There is dense vegetation to the south of the proposed mobile and a sporadic backdrop of trees fronting Kempe Road to the east, which together would provide screening of the building.

However due to the nature of the proposal, boundary treatment and minimum separation distances of 25 metres from the common boundary to the east, the proposal would not have a detrimental impact on residential amenity in terms of loss of sunlight/daylight, overbearing or additional noise disturbance.

Access

The proposal incorporates an access ramp with handrail providing wheelchair access.

Parking

A representation letter has been received stating the existing parking issues and congestion on Kempe Road and that the existing school is considered to be large enough to accommodate local children.

The development does not propose any additionally parking and the site currently provides 13 (including one motorcycle and bus) parking spaces and 1 cycle spaces with a PTAL rating of 1b. Given that the mobile classroom is required on a temporary basis to provide classroom accommodation whilst an extension is being implemented to the main school, it is considered that the number of pupil numbers and teachers would not increase and therefore existing parking arrangements and vehicular movements would not substantially increase and are therefore deemed satisfactory.

Conclusion

It is therefore recommended that planning permission be granted for the following reasons.

1. The proposals due to their size and siting do not unduly affect the amenities of adjoining or nearby residential properties or detract from the character and appearance of the surrounding area having regard to Policy (I) GD1, (I) GD2, and (II) GD3 of the Unitary Development Plan.

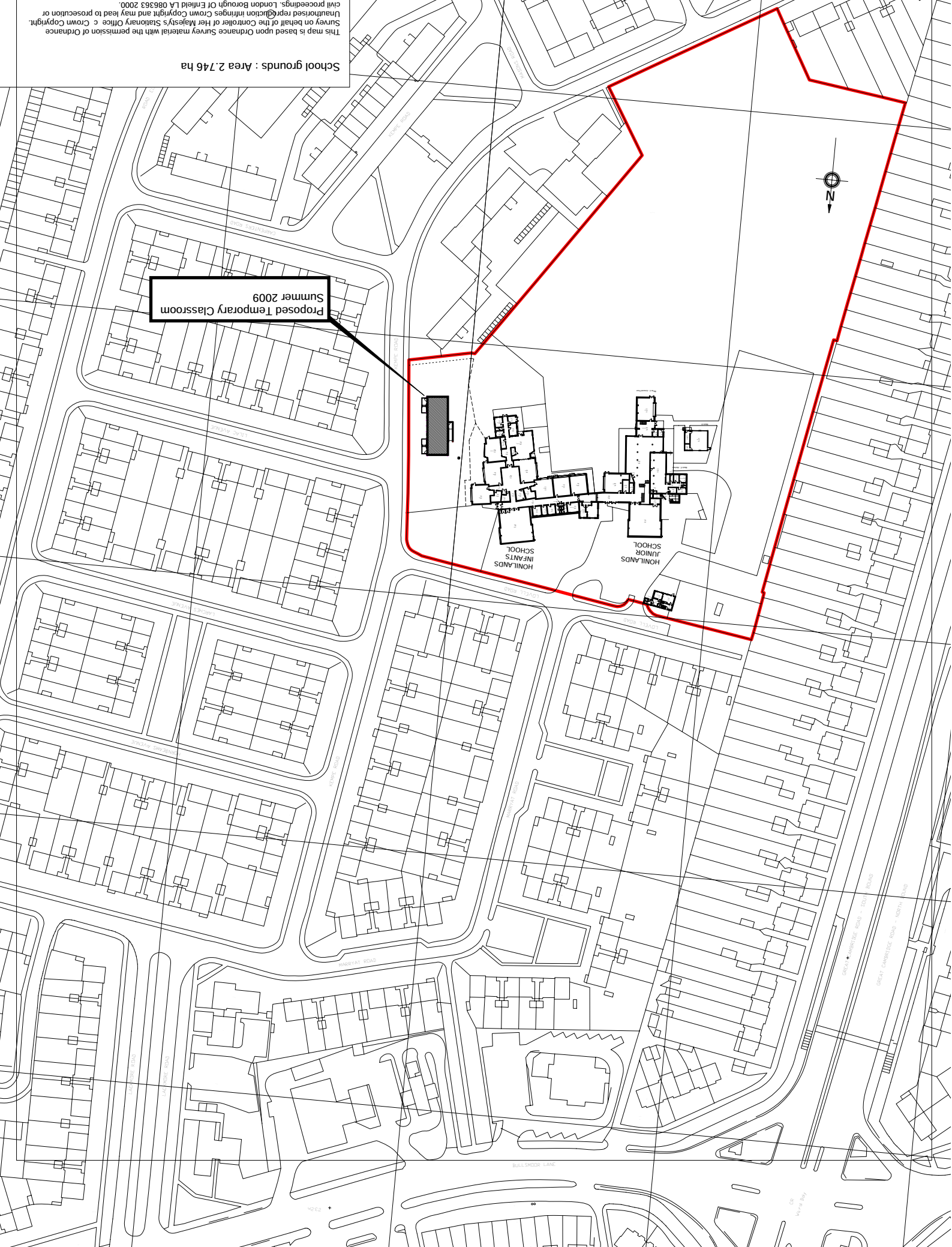
2. The proposed development improves school facilities having regard to Policy (II)CS1 and Policy 3A.24 of the London Plan.
3. The proposals do not prejudice the provision of on site parking nor would they lead to additional parking and do not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II) GD6 and (II) GD8 of the Unitary Development Plan.



Project Name	Honlands School
Location	Local Road, Enfield, EN1 4RE
Scale	1:1250 @ A3
Drawn	25/01/09
Checked	25/01/09
Location Plan	Double Temporary Classroom - Summer 2009
Reference	D/E/245/001790/AL(0)01

School grounds : Area 2.746 ha

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**Proposed Temporary Classroom
Summer 2009**

LBC/08/0024



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Scale 1/1250 Date 12/6/2009

Centre = 531033 E 192415 N

Application Number: LBC/08/0024

Ward: Palmers Green

Date of Registration: 6th April 2009

Contact: David Warden 3931

Location: TRURO HOUSE, 176, GREEN LANES, LONDON, N13 5UJ

Proposal: Restoration and repair of Truro House involving demolition and reconstruction of part of east wall together with internal and external alterations, demolition of former workshop adjoining Coach House (stables) and erection of a total of 25 residential units in 2 buildings within grounds.

Applicant Name & Address:

Luke Comer, Balcrast Properties Ltd
1, Comer House
19, Station Road
Enfield
EN5 1QJ

Agent Name & Address:

Peter Smith, Dr Smith Architects & Planners
45, Buckland Crescent
London
NW3 5DS

Recommendation: That listed building consent be **GRANTED** subject to the following conditions:

1. C53A Time Limit - Listed Building Consent
2. C54 LBC - Start of Works Notification
3. That, subject to the requirement of the conditions attached to this permission, the proposed development shall be carried out and completed in accordance with the proposals contained in the application and any plan or drawing submitted therewith, submitted by the agent before the development is used or occupied for the purposes hereby approved, unless the Local Planning Authority otherwise agrees in writing.

Reason: to ensure that the proposed development will be carried out as approved and to avoid any detriment to amenity by reason of works remaining uncompleted.

4. Salvaged items approved for re-use as part of this consent shall be securely stored on site (or subject to the Local Planning Authority 's agreement, elsewhere) until employed again and Council Officers shall be allowed to inspect them.

Reason: To protect the special architectural and/or historic interest of the building.

5. Unless specified on the approved drawings, the Local Planning Authority 's agreement must be sought and confirmed in writing for any opening up of any part of the interior of the building.

Reason: To safeguard the special architectural and/or historic interest of the building.

6. The development shall not commence until details of all external finishing materials, brickwork, facebond and pointing, large scale joinery details of all windows and doors, large scale details of the new balconies and in respect of the Coach House a detailed schedule of retained and reused features including photographs have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and to protect the special character of the listed building

7. The development shall not commence until full details of drawings, specifications or samples of materials as appropriate of all of the following matters have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

all fireplaces and overmantles in various rooms throughout (except where exact replicas of those lost based on photographic or drawn evidence)
a structural drawing for the drawing room wall reconstruction.
painting, gilding and grisaille overhaul and the decorative plasterwork (Drawing Room)
decorative features to be replaced in hall
damp diagnosis and repair specifications for ground floor dining room and 1st floor stair / lobby, Northeast bedroom, kitchen and movement to Southwest bedroom
replaced bathroom door, Southwest bedroom door, Normandy bedroom door (except where exact replicas of those lost based on photographic or drawn evidence)
reconstructed pulpit or stair
elevations of new partitions to kitchen and Northwest bedroom
works to boundary walls, including any reconstruction of the North wall
materials for any reconstructed walls including facebond and pointing to reflect original and the provision of a sample panel

Reason: To ensure a satisfactory external appearance and to protect the special character of the listed building.

8. All new and replaced fenestration and joinery shall be constructed of timber in accordance with large-scale joinery details scale 1:20 to be submitted to and approved in writing by the Local Planning Authority prior to installation. The fenestration and joinery shall be completed prior to the occupation of the dwelling.

Reason: To ensure a satisfactory appearance to the development and to preserve the special character and appearance of the Grade II Listed Building.

9. The structural works shall be completed in accordance with the submitted details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the structural stability of this Grade II Listed Building.

10. All new internal and external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, and in the case of brickwork, facebond and pointing, unless shown otherwise on the drawing or other documentation hereby approved or required by a Condition attached to this consent.

Reason: To ensure a satisfactory appearance to the development and to preserve the special character and appearance of the Grade II Listed Building.

11. The position, type and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work carried out, and prior written approval of the Local Planning Authority shall be obtained whenever these installations are to be visible or ducts or other methods of concealment are proposed.

Reason: To protect the special architectural and/or historic interest of the building.

12. No plumbing, pipes or relocated services and fittings shall be fixed on the external faces of the building unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to preserve the special character and appearance of the Grade II Listed Building

13. Prior to works commencing, details of measures to protect the building from weather, vandalism and accidental damage shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to any works commencing.

Reason: To safeguard the special architectural and/or historic interest of the building.

Site and Surroundings

Truro House is a two storey detached Grade II listed early C19th villa, set in large grounds, with a late C19th stable block to the rear fronting Oakthorpe Road. The entire site including the stable block buildings, falls within the curtilage of the listed Truro House. The listing also includes the front and side boundary walls. Some of the trees within the site are covered by Tree Preservation Orders.

Truro House is situated on the south eastern corner of the junction of Green Lanes with Oakthorpe Road (opposite Southgate Town Hall) with Green Lanes and Oakthorpe Road comprising the western and northern boundaries respectively. To the north of Oakthorpe Road are St Anne's Girls School, a motor sales lot and a number of large premises in a mix of residential and commercial usage. Further along Oakthorpe Road to the east lies a Mosque and Community Centre. The New River forms the southern boundary and is designated a Green Chain, Wildlife Corridor and Site of Nature Conservation whilst Honeysuckle House (a care home) adjoins the eastern boundary.

The house has now been vacant for a number of years and is suffering from water ingress and an associated outbreak of dry rot. It has been the subject of architectural theft and, due to its current circumstances, the house is on English Heritage's Buildings at Risk Register for Greater London.

Vehicular access to the site is from Oakthorpe Road adjacent to the Stable Block.

Proposal

The scheme proposes enabling development within the curtilage of Truro House. The development comprises the refurbishment and reinstatement of significant features of Truro House itself to provide a four bedroom dwelling; the rebuilding and extension of the Coach House to provide a three bedroom dwelling; the erection of a two storey block comprising 2 two bedroom flats referred to as Oakthorpe House; and a part 3 and part 4 storey block including a basement level and with accommodation in the roof incorporating 23 flats comprising 3 x 1-bed, 10 x 2-bed and 10 x 3-bed referred to as Davis House.

Oakthorpe House is located to the south of, and aligned with, the rebuilt and extended Coach House with Davis House sited in the southeast corner and extending across to the centre of the site fronting the New River. Access will be from Oakthorpe Road in the northeastern corner of the site and a total of 27 car parking spaces will be provided.

Relevant Planning Decisions

Truro House was last used as a single dwelling house providing residential accommodation within Use Class C3. The property was then purchased by a development company who made a number of applications for planning permission and listed building consent at the end of 2000 namely:

LBC/00/0025 – an application for listed building consent in respect of the demolition of the stable block, outbuildings, post war service wing and part of the boundary wall together with internal alterations to Truro House was withdrawn in February 2002 before being considered by Planning Committee. The recommendation was for listed building consent to be refused.

LBC/01/0023 an application for listed building consent for the formation of internal openings in Truro House and associated internal alterations to provide 2 extra bathrooms and WC, 1 extra bedroom and coat and linen cupboards, demolition of external outbuilding to Truro House, formation of external and internal openings to Stable Block to provide 2 bathrooms, WC and clocks and garage and workshop in Stable Extension, involving the removal of glazed courtyard roof, stair and walls was approved in February 2002.

LBC/03/0036 an application for listed building consent for refurbishment, alteration and conversion of Truro House (a Grade 2 Listed Building) into offices and consulting rooms in connection with the erection of a new Nursing Home to provide a mental health facility for 48 residents with 2 guest beds within the curtilage of the site, together with the conversion of existing Coach House/Stables (also Grade 2 Listed) to move-on accommodation linked to the proposed development. Refused February 2005.

LBC/06/0038 an application for listed building consent for internal alterations and external works including repairs to front porch and stairs, removal of external flue and buttress, reinstated shutters, new window and pitched roof over annexe together with enabling works within the curtilage associated with development under ref:TP/06/2270, an appeal against non-determination was lodged but later withdrawn.

LBC/08/0024 an application for listed building consent for restoration and repair of Truro House involving demolition and reconstruction of part of east wall together with internal and external alterations, demolition of former workshop adjoining Coach House (stables) and erection of a total of 25 residential units in 2 buildings within grounds, is the subject of a separate report to committee.

Condition of Listed Building

With regard to the condition of the Grade II listed Truro House, on 1 February 2002 English Heritage served a formal Urgent Works Notice on the then owner of Truro House, requiring that a number of works for the preservation of the building be undertaken immediately. These powers are confined to urgent works i.e. they are restricted to emergency repairs, for example works to keep a building wind and weatherproof and safe from collapse, or action to prevent vandalism or theft. The steps taken should be the minimum necessary. The Urgent Works have not been carried out and the House continues to deteriorate and be the subject of theft/architectural

vandalism. At that time, the owner of Truro House did not have any firm proposals for the future use of the building.

Like-for-like repairs do not normally require listed building consent and there is no reason why the owners should not have undertaken essential works to keep the building weather proof. Consequently in February 2002 English Heritage served an Urgent Works Notice on the development company who owned Truro House. These powers are confined to urgent works i.e. they are restricted to emergency repairs and the steps taken should be the minimum necessary. The owner failed to undertake the urgent works and the house continued to deteriorate.

In April 2003 the Council served a fresh Urgent Works Notice on the new owner of Truro House. The owner failed to undertake the works identified in the Urgent Works Notice so the Council's contractors commenced these works in default in August 2003. Truro House was occupied by squatters in September 2003. The Council's contractors were temporarily withdrawn until the owner regained vacant possession (through an Eviction Order). The Council's contractors returned to site and completed the Urgent Works in January 2004. The Council have commenced the process of seeking to recover this expenditure.

Having taken action to secure the immediate future of Truro House the Council served a Repairs Notice in December 2003 (on both the owner of Truro House itself and the development company who retain ownership of the land on which the stable block is situated) to address the medium term preservation of Truro House. A Repairs Notice is not confined to urgent works and is used where the protracted failure by an owner to keep a listed building in reasonable repair places the building at risk. The Repairs Notice has not been complied with and Truro House continues to deteriorate and continues to experience ongoing incidences of vandalism and theft.

The condition of the stable block continued to deteriorate and became a matter of concern to the Council during 2004 in the light of its condition and the level of security against unauthorised entry. On 22 December 2004 the Council served an Urgent Works Notice in order to safeguard the stable building and to arrest any further deterioration. The Urgent Works notice was not complied with and so the Council's contractors are due to commence these works in default on 26 January 2005.

During a site meeting on Tuesday 23rd January 2007 Council's Conservation Officer found that a painting which formed part of the interior architectural scheme of the ground floor Drawing Room at Truro House has been removed from the building without the benefit of listed building consent.

Consultation

Public

A full summary of the public consultation responses is reported under ref: TP/08/2244 with the majority of the objections focusing on the impact on the highway and the scale of development as opposed to issue relating to the listed building.

However, the following concerns have been raised:

- Impact on the character of the area
- Previous applications were refused
- Overcrowding of the local area
- Overdevelopment

In addition, a petition with 23 signatures from residents of Ecclesbourne Gardens has been received objecting to the application on the following grounds:

- The four-storey block will be the highest in the neighbourhood, which will create a visual impact in the midst of an area of low-rise residential properties

External

English Heritage states that specialist staff have considered the information received and do not wish to offer any comments on this occasion, recommending that the application be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice. This response was subsequently authorised by the Government Officer for London, on behalf of the Secretary of State.

The Ancient Monuments Society comments that the application may be the last best hope for the building and they do not wish to lodge objections. They welcome, in particular, the return of Truro House itself to single family occupation with the repair of its remarkable interiors and the retention of sufficient curtilage unencumbered by new build for it to retain the sense of a villa in its garden. However, the response goes on to state that Davis House is a hard price to pay - a substantial block of flats ringed by verandas and stopped by an octagon. References to the latter as being somehow akin to a garden building are implausible given its ring of glazing and great size. The Society comments that they would have preferred a more continuous block, better addressing the river. Nevertheless the key consideration is that any "enabling development" be pulled back from Truro House so that there is no competitor in views from Green Lanes and the Town Hall - and that is the case. The response concludes that they presume any consent will follow the guidelines in English Heritage's various publications on Enabling Development - in particular that work on the listed buildings is well advanced before the new build is commenced.

The London and Middlesex Archaeological Society's Historic Buildings & Conservation Committee accepts that there has to be enabling development involved with the restoration and repair of Truro House together with the conversion of the Coach House but comments that keeping the restoration and repair of the building on hold until the economy improves financially might be appropriate given that the amount of enabling development should be the minimum necessary to secure the restoration of the historic asset and that this amount of development will reduce as the economic situation improves. The response goes on to state that overall, the Committee welcomed the proposal to restore Truro House, which is badly needed, and did not object, in principle, to the extension of the Coach House although the design could be more imaginative given the large flat roof extension. The dummy pitch was not considered appropriate and there were concerns over the blocked gateway. In addition the proposed new gates were considered over ornate, and a simpler design would be more in character. The Oakthorpe House new building was objected to as it would dominate the Coach House and is inappropriate to the setting of the building. Possibly a contrasting architectural style would help to reduce this over-dominance. The scale required is that of outbuildings or a service wing to the main house, in keeping with the existing Coach House. Davis House - the proposed block on the New River - also appeared grossly out of scale and would be severely detrimental to the setting of the main Listed Building. It was noted that it would appear as a 4-storey building from the river, and even though the tree cover makes it difficult to assess the impact at the moment, it was not felt to be an appropriate form of development. The potential development overall therefore appears to be detrimental to the setting of the Listed Building and unacceptable. The Committee would urge the Council to reject this Application and to request and require a revised, more sympathetic scheme.

The Environment Agency has no objection to the scheme, subject to directives relating SUDS and a comment that Thames Water should be consulted as the proposed basement level is within approximately 1 metre of the wall of the New River.

Thames Water expresses concern that after investigation they have identified an inability of the existing waste water infrastructure to accommodate the needs of the application. Whilst they do

not seek for permission to be refused, they request a Grampian condition, that development shall not commence until the approval of a drainage strategy detailing any on and/or off site drainage works and there shall be no discharge until these works have been completed. They state that this condition is necessary to prevent sewage flooding. Directives relating to surface water drainage, the installation of a non-return valve to prevent storm surcharge and that the New River aqueduct is adjacent to the site and special precautions will be required to avoid damage or pollution.

Arriva, who operate the bus service in Palmers Green and the bus garage in Regents Avenue located towards the North Circular express concern regarding the generation of additional traffic and parking, both during construction and once the development is complete. The response states that the area is already subject to heavy traffic and will be more so over the next three years while the A406 North Circular Road is reconstructed. There is a bus lane adjacent to the site on Green Lanes, which is heavily used by frequent bus services. The response expresses concern that parking associated with the development would obstruct the bus lane.

The Metropolitan Police's Crime Prevention Design Advisor does not object to the application but sets out the importance of designing out crime. The response seeks the adoption of Secure by Design principles highlighting the relevant sections. Due to the open nature of the grounds, it is suggested that the entire development benefits from a strong and secure boundary treatment. The response suggests a 1.8 metre high railing with anti scale finials along the boundary with the New River, Honeysuckle House and Green Lanes along with secure controlled access to both vehicular and pedestrian gates.

Internal

The Housing Strategy Team comments that in light of the shortage of family sized accommodation, the size mix of residential units should comprise 50% family sized homes with 3 or more bedrooms. Also, in keeping with the London Plan target, at least 10% of units should be wheelchair accessible or easily adaptable.

The Housing Enabling Team expresses concern regarding the lack of affordable housing provision.

The Head of Cleansing comment that no refuse storage facilities appear to be provided.

The Council's Arboricultural officer does not object to the application but comments that the submitted tree assessment dates back to 1999. Whilst the findings relating to the condition of the trees and the principles relating to retaining the trees are sound, time has moved impacting on the trees on the site. For example a large poplar in the south east corner of the site fell in January 2007 onto the adjacent Honeysuckle House causing substantial damage to the building. Accordingly it may be prudent to initiate a new survey under the principles of BS 5837: 2005 (Trees in relation to construction), which updates BS 5837:1991, which was applied by the Tree Consultancy Group in 1999.

Any response from Economic Development, Education or Place Shaping will be reported at the meeting.

Conservation Advisory Group

The Group has no objection providing there is overall support for the scheme but states some concerns regarding the roof to Davis House with cut aways visible on the New River elevation, the external treatment to the basement, that appropriate weight be given to the impact on the green chain and that comments from The Enfield Society should be taken into account.

The Conservation Officer questions whether the amount of development is above the floor space agreed at pre-application stage and why the repair schedule now allows for exact replicas of lost fireplaces instead of simple replacements to minimise cost.

Questions are also raised regarding the date of the 1999 Arboricultural Survey, whether the trees affecting Truro House are to be removed and whether the structural survey reflects the advice of English Heritage's Structural Engineer.

Comments on each block are provided below

Davis House

Plans largely reflect those at pre-application stage, although they now show railings to all balconies on the north elevation rather than some brickwork ones. Questions are raised over the void areas, which could feasibly be floored over in future affecting floorspace

English Heritage sought a) the block foreshortened by deletion of the octagonal block, which has not been done; b) more planting between the listed building and the new one, which could be covered by condition; and, c) balconies carried around the octagon, which has been done. It is understood English Heritage will be suggesting that the balconies are also carried around the first floor (north elevation, that the arched entrance feature is better architecturally defined and that the roof is articulated (chimneys).

Oakthorpe House

Given it is following a traditional design approach, it should have a chimney stack at roof level.

Coach House

There are changes to the openings. However, as this is a rebuild rather than a conversion that does give opportunity to change and to improve awkward items e.g. staircase access, a large modern picture window in the south elevation first floor etc. The adjacent double garage between the stables and Oakthorpe House appears to have been deleted and replaced by double gates in a high wall. The elevation to Oakthorpe Road is now a double set of entrance gates between stone piers, the question is raised as to whether brick would be more in keeping than stone. The stable extension roof arrangement has changed since pre app - and now has a large area of flat top - this seems a reduction in design quality. English Heritage previously sought a more subservient and sympathetic stable extension, which has not changed and it is understood English Heritage may be suggesting this is reviewed further

Truro House

The works to the house appear to be unchanged from the previous scheme (which was broadly acceptable with regard to the house). The panel above the mantle in the hall appears a different size in the proposed, which will need clarifying.

Finally, a condition or legal agreement will be required to ensure the works to Truro House are secured prior to the enabling development taking place. The response goes on to state that details on the following matters will need to be secured by condition:

- fireplaces and overmantles - various rooms throughout - (except where exact replicas of those lost based on photographic or drawn evidence)
- structural drawing for the drawing room wall reconstruction.
- painting, gilding and grisaille overhaul and the decorative plasterwork (Drawing Room)
- decorative features to be replaced in hall
- damp diagnosis and repair specifications for g/fl dining room and 1st fl stair / lobby, NE bedroom, kitchen and movement to SW bedroom,

- replaced bathroom door, SW bedroom door, Normandy bedroom door (except where exact replicas of those lost based on photographic or drawn evidence)
- reconstructed pulpit or stair
- elevations of new partitions to kitchen and NW bedroom
- works to boundary walls (spec mentions possible reconstruction of new North wall materials for reconstructed wall / facebond and pointing to match original / sample panel)
- chimney added and detailed to Davis House and Oakthorpe House
- materials for the Coach House and large scale joinery details of all windows and doors and a schedule of retained and reused features
- materials for all new development including joinery details, surfacing, landscaping and large scale details of the new balconies

Relevant Policies

London Plan (2008)

- 4B.11 London's Built Heritage
- 4B.12 Heritage Conservation
- 4B.13 Historic Conservation Led Regeneration

Unitary Development Plan

- (I)C1 Heritage conservation
- (II)C1 Archaeology
- (II)C2 Archaeological evaluation
- (II)C12 Management of listed buildings
- (II)C13 Listed buildings at risk
- (II)C14 Repair of buildings at risk
- (II)C16 Prejudicial uses in listed buildings
- (II)C17 Built development in the curtilage of listed buildings
- (II)C18 Use of the grounds of listed buildings
- (II)C19 Development within historic landscapes
- (II)C20 Management of historic landscapes
- (II)C36 Replacement planting
- (II)C38 Loss of trees of public amenity value
- (II)C39 Replacement of trees

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.

- SO3 Protect and enhance Enfield's environmental quality;
- SO16 Preserve the local distinctiveness
- SO18 Conservation, Listed Buildings and Heritage

Other Material Considerations

- PPG15 Planning and the Historic Environment

English Heritage Policy Statement on Enabling Development and the Conservation of Significant Places (2008)

Analysis

There are a number of key issues raised by this proposal.

Principle of Development within the Curtilage of the Listed Building

The essential characteristic of late Georgian and Victorian villas, such as Truro House, is their setting in spacious grounds. Truro House is a good example of this having retained this special quality in spite of the intensive C20th development which has transformed the surrounding area although more recently challenged by the previous fragmented approach to the reuse/development of the site. Securing an appropriate use is the key to the long term survival of listed buildings with the most appropriate use normally felt to be that for which the building was originally designed. In considering the uses, particular attention must be paid to the architectural and historic features of the building and a use which would preserve them.

Policy (II)C17 states that new development within the grounds of a listed building will normally be resisted other than for such ancillary development as is reasonably required in conjunction with a suitable use of the listed building. Moreover, Policy (II)C18 seeks to ensure that the curtilage of buildings of architectural or historic interest normally retain their historic form, character and use and where development is permitted they are in character with the historic design and use of the curtilage and do not result in the curtilage becoming fragmented in terms of occupation or use, and to seek planning agreements to secure these ends for the foreseeable future.

This approach reflects English Heritage and Government advice contained in Planning Policy Guidance 15 – “Planning and the Historic Environment”. Particular emphasis is placed upon the protection of open landscaped settings, including ‘modest gardens, parks and other open areas forming the whole or the historic curtilage of the buildings of special architectural or historic interest’. Truro House is precisely such a case where this policy should apply.

The application involves development within the curtilage of an important listed building as identified through its inclusion on the Buildings at Risk register. Development of the scale proposed within such a curtilage is clearly contrary to adopted policy and there is a presumption against the approval of such schemes. However, the application is submitted on the basis that it is ‘enabling development’ to undertake the necessary works to Truro House. Where certain strict tests are met, such applications will receive special consideration and must balance any harm they cause to the character or setting of the listed building with the potentially significant benefits of securing its long-term future.

Enabling Development

English Heritage define ‘enabling development’ as *“development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future.”*

English Heritage’s policy statement ‘Enabling Development and the Conservation of Significant Places’ establishes a presumption against ‘enabling development’ which does not meet seven criteria, which are :- .

- a) it will not materially harm the heritage values of the place or its setting
- b) it avoids detrimental fragmentation of management of the place

- c) it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose
- d) it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid
- e) sufficient subsidy is not available from any other source
- f) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests
- g) the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.

There are numerous appeal decisions and a body of case law that demonstrates that English Heritage policy statements are material considerations, which must be taken into account.

Each of the criteria will be assessed within the relevant section below, before a conclusion is drawn on whether the proposal is appropriate enabling development.

Density

The site is within walking distance of the Palmers Green Town Centre to the north, and Green Lanes Local Centre to the south, in an area characterised by mixed-use development. For the purposes of the London Plan 2008 density matrix, it is considered the site lies within an urban area. The site is situated in an area designated PTAL 3, indicating comparatively good links to public transportation. In this area the density matrix suggests a density of 200 to 450 habitable rooms per hectare. Given the predominance of units with more than 3.8 habitable rooms within the vicinity of the site the matrix suggests a unit range of 45 to 120 units per hectare, which is the least dense option within PTAL 2-3 Urban. This indicates that an acceptable density would be towards the lower end of the 200 to 450 hrph, at around 350 hrph. However, the density of the site will be far more significantly limited by the impact of the buildings on Truro House and the need to retain its open character and gardens.

The proposal, including Truro House itself, is for 3 x 1-bed, 12 x 2-bed, 11 x 3-bed and 1 x 4 bed units, resulting in 93 habitable rooms giving a residential density of 156 hrph (93/0.595 ha) or 45 u/h, which somewhat falls below the range set out in the London Plan. However, advice contained in PPS1 and PPS3, states that a numerical assessment of density must not be the sole test of acceptability and must also depend on the attainment of appropriate scale and design relative to character and appearance of the surrounding area. In this instance, the scale of development must be the minimum necessary to ensure the future of the listed building, which would take precedence over the efficient use of land encouraged by the London Plan and PPS3. It is considered that the density of the site will be dictated by obtaining an acceptable layout and built form, which is assessed in detail below.

Layout and Scale

The overall layout of the development seeks to take advantage of the reducing ground levels moving south towards the New River, where the ground falls approximately some 3.5 metres. Oakthorpe House, will be alignment with the rebuilt Coach House. Davis House will be sited fronting the New River where the ground levels allow provide that, notwithstanding its three storey height, its the eaves level will match that of Oakthorpe House, which are in turn will be slightly below the lowest eaves of Truro House. Davis House, which provides the largest mass of new development, starts in the southeast corner of the site, the point furthest from Truro House, with its northernmost point approximately 22 metres from the southern site boundary and its westernmost point approximately 51 metres from the eastern site boundary. Where Davis House faces the New River, accommodation is maximised by providing basement and roof level units.

Overall, the siting of each of the three proposed buildings will be over 30 metres from Truro House at their respective nearest points, with retained and proposed trees providing additional visual separation and the proposed planted balconies seeking to soften the impact of Davis House. It is considered, on balance, that if it is necessary to accommodate the amount of development proposed within the curtilage of Truro House, the proposed layout and scale of the buildings would provide for the least impact on Truro House itself and its immediate gardens.

Design and Impact on the Character and Setting of the Listed Building

The Coach House

The application proposes to rebuild an extended block in the same location replacing the existing stables. Whilst the stables are an important feature, the costs of restoration over rebuilding are such that a greater amount of enabling development would have been required. It is considered, on balance, that the additional harm from further enabling development would outweigh the benefit of restoration.

The proposed design reflects a traditional approach. English Heritage previous raised concerns have been raised regarding the extent of the proposed 'extensions'. Whilst English Heritage have declined to comment on the current proposals, it is considered there is appropriate basis for their previous concerns. The proposed 'extensions' are some 5.5 metres wide, whereas the stable block building is only 4.5 metres wide. Notwithstanding that the 'extensions' are largely single storey, it is considered this would result in an unacceptable unbalanced appearance. Whilst these concerns must be balanced with providing an acceptable form of living accommodation, it is considered that the 'extensions' will need to be reduced to 4.5 metres. This will provide for adequate internal space, whilst maintaining the character of the rebuild stables. Amended plans have been requested and an update will be provided at the committee meeting.

Concerns were also raised regarding the introduction of a flat roof over the 'extension'. In addition, there is a discrepancy between roof over the 'extension' shown on the site location plan and the detailed drawing. Whilst this will be substantially reduced by the reductions required above, clarification has been sought on these matters and will be reported at the meeting.

Adjacent to the Coach House is the proposed access which is shown with a double set of entrance gates between stone piers. Concerns have been raised that brick piers would be more sympathetic and the applicant has accepted this alteration. Amended details of the gates will be secured by condition.

Overall, it is considered that the Coach House will provide for a sympathetic replacement of the existing stables and is considered acceptable.

Oakthorpe House

The proposed new building Oakthorpe House follows a traditional design approach providing a two storey building under a hipped roof with detailing such as doors, windows and eaves comparable with existing features. The Conservation Officer states that a chimney stack should be added to reflect the traditional design approach, details of which will be secured by condition. There are some concerns regarding the bay feature to the western elevation competing with a similar feature on Truro House. However, it is considered, on balance, that it has been simplified sufficiently to ensure that it is complementary.

The building is aligned with the western edge of the currently proposed 'extension' to the Coach House. However, this alignment will change in light of the reduction to the extension referred to above. An update on this matter will be provided at the meeting.

Concerns have been raised regarding the scale of the building, suggesting that it would be more appropriately designed as a service building or outbuilding to the main house, as well as concerns regarding the potential to dominate the Coach House. However, it is not considered that it is necessary to replicate the scale of the Coach House. The proposed building will be approximately 30 metres from Truro House and have subservient eaves and ridge lines. Whilst visually it will provide for a larger building than the extended Coach House, its footprint is comparable with this building and it is not considered it will be overly dominant. In addition, the resulting accommodation provided would be likely to attract a premium, which would serve to limit the overall amount of development within the curtilage.

Overall, the proposed building would provide for a large two storey structure in close proximity to the Coach House. However, it is considered, on balance, having particular regard to the need to provide enabling development, as well as the suitability of the design features, that the proposed building is acceptable.

Davis House

The form of Davis House, as referred to above, seeks to utilise the fall in ground levels to provide views of only 3 storey accommodation from the north at a level below Truro House itself. The design again follows a traditional form with a hipped roof over the main block and sloped roof pitched to the centre of the octagonal block. The window and header detailing relates well to the other buildings on the site and the vertical alignment of the windows serves to relieve some of the horizontal emphasis of the proposed building. The variation in shape and plane, as well as the proposed landscaped balconies serve to break up its overall mass. It is considered that these features combine to provide for an acceptable treatment to all elevations.

English Heritage previously sought the reduction of the block through the removal of the octagonal block. However, the applicant states that this would make the enabling development unviable.

Concerns have been raised regarding that the building will be detrimental to the setting of the main Listed Building. There can be no denying that the proposal is for a significant built structure within the curtilage that will impact upon the character of the listed building. However, having regard to the amount of development required to secure the heritage asset, as well as the design, degree of separation from Truro House itself, tree screen and ground levels, it is considered that the proposal will not harm the material values of the listed building.

The applicant has been requested to provide comments and amendments in respect of the comments seeking the balconies to be wrapped around the northern elevation and improvements to better architecturally define the entrance arch. An update on these matters will be provided at the meeting.

Again, a condition requiring the addition of chimney and the submission of their details included.

Questions have been raised regarding the future potential for void areas within the development to be filled to provide additional floorspace. However, the presence of double height spaces will in turn attract a premium which serves to limit the amount of enabling development required. It is considered, on balance, that the proposed void areas are acceptable.

The impact on trees on the site will be discussed in more detail below. However, it is considered that the location of proposed buildings and car parking within the curtilage would serve to limit the impact of the loss of trees on the setting of the listed building.

Additional planting between Truro House and the proposed building will be secured by condition.

Overall, it is considered that the design of the Davis House response well to its requisite scale screening its most significant impacts from Truro House itself and providing for an acceptable visual appearance. Having regard to all of the above matters, it is considered, on balance, that the proposed building is acceptable.

Truro House

The application details state that Truro House will be restored in accordance with the submitted details, as closely as possible, to its condition in the early 1990's. The works will include: structural repairs of parts of the east and south east walls; a general overhaul of drainage and roofs including relaying of roof finishes, removal of asbestos and rots; repairs to walls ceilings and floors affected by structural movement; joinery and plasterwork will generally be restored to their original condition after building works are completed; and removed fire surrounds, ornamental mirrors and parquet floor finishes etc. will be reinstated within the cost limits imposed by English Heritage. The details go on to state that the general aim is to repair and restore items using materials and finishes to match the existing/original designs, with the aim of providing a restored four bedroom house with plumbing, heating etc to modern standards and set in attractive restored gardens.

The application includes detailed internal and external plans, photographs and structural specifications of the proposed works. The Conservation Officers has questioned the use of exact replicas of lost fireplaces instead of simple replacements to minimise cost and the detailing of the panel above the mantel in the hall. However, the applicant confirms that the costs of the replicas reflect those previously agreed with the Council's consultants and the panel, which was covered in a previous scheme, reflects the original and will be restored. Further comments are awaited from the Conservation Officer, which will be reported at the meeting. However, it is understood that the proposed replica fireplaces were proposed instead of traditional salvaged fireplaces, which may themselves have been the previous subject of architectural theft.

The proposed structural works have been the subject of considerable discussion with English Heritage's Structural Engineer. A request has been made for English Heritage to confirm that the current proposals accords with their latest discussions and an update will be provided at the meeting.

It will be necessary to secure the submission of details on a considerable number of matters as set up in the Conservation Officers response. In addition, it will be necessary to enter into a S106 agreement to provide certainty that the proposed works will be carried out through phasing the development to provide that the works to Truro House be completed prior to the new development taking place. In addition, the guidance from English Heritage on Enabling Development makes it clear that there should be long-term security and maintenance of the heritage asset to ensure that no further need for enable development arises. As a result, the agreement will need to address the long term maintenance of Truro House, the Coach House, the new buildings and the curtilage to an agreed standard. This agreement would be enforceable through the courts and, if necessary, through works in default with the recovery of costs.

Overall, subject to the requisite legal agreement and details conditions referred to above, it is considered that the proposed works will provide for the appropriate restoration of Truro House and its grounds.

Conclusion on Design and Impact on the Character and Setting of the Listed Building

In conclusion, it is considered that the proposal has been well sited, makes positive use of the levels on the site, provides for a high standard of design, is sympathetic to the character of the listed building and its form minimises harm. The Conservation Advisory Group supports the

scheme. The proposal avoids detrimental fragmentation of the management of the place and would secure the long-term future of Truro House for its original use as a single dwellings house. Enabling development, by its very nature, creates a degree of harm to the heritage asset; what must be considered whether a proposal harms its material values. In this instance it is considered, on balance, the proposal will not materially harm the heritage values of Truro House or its setting.

Development Appraisal

The primary matters to be considered are the site cost, the development summaries provided by the application and the net saleable floor space proposed.

Site Cost

The English Heritage guide on enabling development provides that the acquisition cost for enabling development purposes should be the market value of the property in its current condition, which may be negative or zero where significant works are required. It advises that the actual price paid should be disregarded if it is based on the hope of obtaining permission for development contrary to adopted policy. The site cost in respect of this site is listed as approximately £1.68 million. The final value of the Truro House and the Coach House once completed is estimated to be a total of £1 million and approximately £1.8 million will be spent on their restoration, suggesting that the current value of the site is minimal. As such, notwithstanding that holding costs will have been incurred, the site cost is difficult to reconcile.

It is considered that it must be concluded that the site costs provided by the applicant are far greater than the sites true market value. This is a matter of significant concern when considering whether this proposal meets the enabling development tests. Moreover, in this case the amount of the purchase price paid has a significant impact on the amount of development required to provide for the successful restoration. The guidance provided by English Heritage suggests that this figure be discarded in favour of a nominal sum. However, the difficulty with such an approach in respect of Truro House is that it would do nothing to secure the future of the building. Indeed, the only alternative would be the potentially costly and uncertain process of the Council seeking to compulsorily purchase the site.

It is considered that the current proposals represent the best means of securing the long term future of Truro House, to seek to exclude the land value from the enabling development calculations would be certain to ensure that the scheme would not proceed. Having regard to all of these matters and affording particular weight to the need to provide for the long-term future of Truro House, it is considered, on balance, that the site costs shown are acceptable.

Development Summaries and Net Floor Space

The applicant has provided two development summaries that provide residual valuations for the proposed development. These involve the calculation of the eventual sales values of each of the units and the deduction of all of the development cost, including land, construction, restoration, finance and professional fees. After calculation a residual development profit remains. The summaries provide calculations based upon sales values of the flats at rates of £350/sq ft and £299/sq ft, which is the equivalent of approximately £275,000 and £235,000 for two bedroom units, respectively. Both of the development appraisals provide for a loss by the developer of approximately £32,500 and £975,000, respectively.

The development summaries, however, are each based upon 23 two bedroom and 2 one bedroom units rather than the actual mix proposed on site. This follows the meetings with the developer in January and February 2008, where calculations were agreed to provide for a

maximum of 17,250 sq ft of new enabling development. At that time the arrangement of units put forth by the developer was for either 23 two bedroom units at 725 sq ft (67 square metres) each or 19 two bedroom and 6 one bedroom units providing within the same net saleable area. The principle agreed upon was based upon the amount of net saleable floorspace.

The applicant suggests that the proposals now provide 17,840 sq ft of net saleable floorspace, after detailed measurement of the proposed drawings the total net internal areas excluding hallways was approximately 17,800 sq ft. Taking the applicants figure, this is some 590 sq ft above the figure agreed in principle. In addition, the mix of units provides for an additional bedroom in 10 of the units. However, the additional floor space represents only approximately 3% of the agreed figure and whilst 10 of the units provide an additional bedroom they provide for approximately the same total saleable floorspace. Moreover, no account has been made for the fact that these figures were agreed January 2008. As a result they do not reflect some approximately 18 months of reducing house and land prices, with a far more limited reduction in construction costs. The applicant suggests that if the calculations were to be assessed it is likely that a greater amount of enabling development would be required.

For a means of comparison, whilst there will clearly be some differences in value and specification, the 2 bedroom flats for sale within the new Fairview development to the south of the North Circular Road are currently on the market for approximately £200,000. The area of the units is approximately 700 sq ft providing a price per sq ft of approximately £286, which is approximately 18% below the £350 per sq ft referred to above.

Having regard to all of the above matters, it is considered that the wholesale review of the figures would not be in the best interests of providing for the timely restoration of Truro House. Indeed, as time progresses the building is under greater threat and the costs of repairs is only set to increase whilst, if the current trend continues, the sale prices of the enabling development units may decrease.

Conclusion on development appraisal

It is considered that the proposed development provides for the best reasonable option of securing the long-term future of Truro House as it is considered sufficient subsidy is not available from any other source to provide for the works.

Overall, whilst there are some discrepancies that are explained above, it is considered that the figures reflect the advice and figures previously obtained from specialist consultants. As such, it is considered that the provide an accurate reflection of the enabling development calculation and demonstrate that the minimum amount of development required to secure the future of the heritage asset is proposed.

Conclusion on enabling development

The proposed development has been described within the consultation response as a hard price to pay for the requisite restoration. However, the proposal must be considered in light of the significant ongoing need to secure the long-term future of Truro House.

Having regard to all of the above factors, it is considered, on balance, that the proposal meets the relevant tests and is correctly assessed as enabling development. It is considered the public benefit of securing the future of the significant place through this enabling development decisively outweighs the disbenefits of breaching other public policies and this element of the proposal is acceptable.

The remaining planning matters relating to highways, the character and appearance of the surrounding area, the impact on neighbours amenities and other matters are now considered below.

Trees

There are a number of trees within the curtilage of the listed building some of which are the subject of Tree Preservation Orders in recognition of their significant contribution to the visual amenities of the locality. To assist the assessment of the proposal in terms of its effect on trees within the site, an arboricultural report has been submitted as part of the application supporting the proposals put forward. As stated above, there are retained and proposed trees providing separation between Truro House and the new development. In addition, trees will be retained around much of the perimeter of the site. However, the proposal will result in the loss of a number of trees in the eastern half of the site. Essentially, these are located within the footprints of the buildings and part of the parking area. Whilst retention of these trees may have been preferable, the reality of the need to provide development of this scale means that a number of trees will ultimately have to be lost. However, it is considered that the proposal retain the maximum number of trees on the site and provide for additional tree planting

The date of the report is noted and it is likely that additional works to a number of the trees may now be required. As a result, a condition is proposed requiring a revised report to be submitted including a schedule of works to trees.

In addition, the Conservation Officer questioned whether the trees that have impact Truro House itself as shown as removed. Further clarification has been sought on this matter and will be reported at the meeting and for the subject of a condition as required.

There will be need for a landscaping condition. In addition, the maintenance of the grounds will form part of the S106 agreement referred to above.

Overall, it is considered, on balance, that having regard to the need for such enabling development the loss of trees within the curtilage of this listed building, including some protected specimens, is acceptable.

Other Matters

To ensure any proposals for alteration are given appropriate detailed attention, it will be necessary to impose a condition removing permitted development rights for the Coach House and Truro House, as well as rights for the erection of means of enclosure across the site to prevent the segregation of curtilage.

In addition, as the grounds of the building are likely have remained undisturbed for some considerable time there will be need for a condition requiring the submission of an Archaeological Investigation report.

Conclusion

In the light of the above assessment, it is considered, on balance, that the proposed development is appropriately considered as enabling development that is an acceptable exception to the presumption against development within the curtilage of a listed building having particular regard to securing the long-term future and restoration of Truro House. It is considered that it meets the relevant tests set out within English Heritage guidance and that all other aspects have been satisfactorily addressed. As such, it is considered that listed building consent should be granted for the following reason:

1 The proposed development involving the restoration and refurbishment Truro House, a Grade 2 Listed Building, together with the rebuilding and extension of the Coach House / Stable block and the construction of a two new buildings within the curtilage providing 25 flats as enabling development, would preserve the special architectural and historic interest of the listed property having regard to Policies (I)C1, (II)C13, (II)C16, (II)C17, (II)C18 and (II)C19 of the Unitary development Plan and polices 4B.11, 4B.12 and 4B.13 of the London Plan (2008), as well as the objectives of PPG15 and the English Heritage Policy Statement on Enabling Development and the Conservation of Significant Places (2008).

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TP/08/2244



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Scale 1/1250 Date 10/6/2009

Centre = 531033 E 192415 N

Application Number: TP/08/2244 **Ward:** Palmers Green
Date of Registration: 6th April 2009

Contact: David Warden 3931

Location: TRURO HOUSE, 176, GREEN LANES, LONDON, N13 5UJ

Proposal: Restoration and repair of Truro House as a single family dwelling, conversion of Coach House to a single family dwelling involving demolition of existing workshop and external alterations, together with erection of a total of 25 residential units within 2 buildings, comprising one 2-storey block of 2 self-contained flats and one part 3, part 4-storey block of 23 self-contained flats incorporating accommodation at lower ground and roof levels, balconies and terraces together with provision of associated car parking, erection of gates and pillars, and access to Oakthorpe Road.

Applicant Name & Address:

Luke Comer, Balcrast Properties Ltd
1, Comer House
19, Station Road
Enfield
EN5 1QJ

Agent Name & Address:

Peter Smith, Dr Smith Architect & Planners
45, Buckland Crescent
London
NW3 5DS

Recommendation: That subject to the completion of a section 106 Agreement regarding the restoration of Truro House and future management of the building its curtilage and a financial contribution towards highway works, the Assistant Director (Planning and Environmental Protection) be authorised to **GRANT** planning permission subject to the following conditions:

1. C09 Details of Hard Surfacing
2. C10 Details of Levels
3. C11 Details of Enclosure
4. C14 Details of Access and Junction
5. C16 Private Vehicles Only - Parking Areas
6. C19 Details of Refuse Storage & Recycling Facilities
7. C23 Details of Archaeological Investigation
8. C25 No additional Fenestration
9. C26 Restriction of Use of Extension Roofs
10. C41 Details of External Lighting

11. The development shall not commence until details of all external finishing materials, brickwork, facebond and pointing, large scale joinery details of all windows and doors, large scale details of the new balconies and in respect of the Coach House a detailed schedule of retained and reused features including photographs have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and to protect the special character of the listed building.

12. No development shall take place until a detailed Renewable Energy Report, including consideration of solar, grounds source and biomass energy systems and seeking to achieve a minimum of 20% CO2 reduction overall for Davis House, Oakthorpe House and the Coach House and including detailed external drawings and providing an assessment of any benefits vs. any visual impact has been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details prior to the occupation of any of the residential units hereby approved.

Reason: To ensure both an acceptable appearance and that the development contributes to the sustainability objectives of the London Plan (2008).

13. During the period of development, until final completion, no noisy works shall be undertaken on the site outside the following hours:

Monday to Friday 08.00 to 18.00

Saturday 08.00 to 13.00

At no time on Sundays and Bank Holidays

Reason: To ensure the proposed development does not prejudice the amenities of occupiers of nearby premises during its development.

14. a) Prior to the demolition, refurbishment, alteration and extension, all land and building structures associated with the development, and all structures, installations and services including those located underground shall be adequately surveyed to establish the full extent of asbestos containing materials on site. The survey shall incorporate destructive and or intrusive mechanisms to ensure both visible and non-visible materials with a potential to contain asbestos are included.

b) Proposals for the removal, phasing and supervision of asbestos containing materials, all in accordance with current regulations and approved codes of practice and current industry good practice shall be submitted to and approved by the Health and Safety Executive before work commences. The submission shall be in the form of a detailed method statement clearly identifying all relevant factors in accordance with the above and shall be carried out in accordance with the method statement previously approved by the Health and Safety Executive.

Reason: In the interests of public safety.

15. Suitable facilities and methodology for the control of dust generated during development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To safeguard the amenities of the occupiers of nearby premises from dust nuisance during the period of development.

16. No development shall take place until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and, in order to avoid adverse environmental impact upon the community.

17. No development shall take place until an assessment has been carried out into the potential for disposing of surface water by means of a sustainable drainage (SuDS) scheme, in accordance with the principles of sustainable drainage systems set out in national planning policy guidance and statements, and the results of that assessment have been provided to the local planning authority. The assessment shall take into account the design storm period and intensity; methods to delay and control the surface water discharged from the site; and measures to prevent pollution of the receiving groundwater and/or surface waters.

Reason: To ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere.

18. Surface water drainage works shall be carried out in accordance with details that have been submitted to, and approved in writing by, the local planning authority before the development commences. Those details shall include a programme for implementing the works. Where, in the light of the assessment required by the above condition, the local planning authority conclude that a SuDS scheme should be implemented, details of the works shall specify:

- i) a management and maintenance plan, for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime; and
- ii) the responsibilities of each party for implementation of the SuDS scheme, together with a timetable for that implementation.

Reason: To ensure implementation and adequate maintenance to ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere.

19. Notwithstanding the submitted details, the development shall not commence until revised details showing chimneys to Davis House and Oakthorpe House have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and protect the special character of the listed building.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1: Classes A to E and Schedule 2, Part 2: Classes A to C shall not be carried on anywhere within the site boundary unless

planning permission for such development has first been granted by the Local Planning Authority.

Reason: To protect the special character of the Listed Building

21. The development shall not commence until a further Tree Report has been provided in accordance with British Standard BS 5837: 2005 (Trees in relation to construction) and other relevant guidance to include updated details on the current condition of the trees on site and works required thereto, a scheme of protection of the trees during the construction process, a scheme to protect the root systems of any trees that would be likely to be adversely affected by the proposed parking area and access road and a schedule for the works to take place. These works shall be carried out in accordance with the approved schedule and details.

Reason: in order to maintain the trees amenity value and health.

22. The development shall not commence until details of trees, shrubs and grass to be planted on the site, including full details of landscaped gardens, additional planting between the New Development and Truro House, climbing plants to the proposed balconies and planting to the retaining structure along the boundary with the New River, have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance, to protect the setting of the listed building and ensure that the development does not prejudice highway safety.

23. Notwithstanding the submitted details, the development shall not commence until revised details of the siting, design and materials of the entrance gates to Oakthorpe Road have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.

Reason: To ensure that vehicles can stand clear of the public highway so that the development does not prejudice conditions of safety or traffic flow on adjoining highways and in the interests of visual amenity and the character of the listed building

24. The development shall not commence until details of parking and turning facilities to be provided in accordance with the standards adopted by the Local Planning Authority, including the provision of 2 disabled parking spaces, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be constructed in accordance with the approved details before the development is occupied and shall be maintained for this purpose.

Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

25. Any redundant vehicles crossovers shall be reinstated to the satisfaction of the Local Planning Authority prior to the occupation of any unit hereby approved.

Reason: In the interests of pedestrian safety

26. 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: a photographic condition survey of the roads and footways leading to the site, details of construction access and vehicle routing to the site, arrangements for vehicle servicing and turning areas, arrangements for the parking of contractors vehicles, arrangements for wheel cleaning and arrangements for the storage of materials. 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, prejudice highway safety or the free-flow of traffic on Oakthorpe Road or Green Lanes or adversely affect the New River, and to minimise disruption to neighbouring properties.

27. C51A Time Limited Permission

Site and Surroundings

Truro House is a two storey detached Grade II listed early C19th villa, set in large grounds, with a late C19th stable block to the rear fronting Oakthorpe Road. The entire site including the stable block buildings, falls within the curtilage of the listed building. The listing also includes the front and side boundary walls. Some of the trees within the site are covered by Tree Preservation Orders.

Truro House is situated on the south eastern corner of the junction of Green Lanes with Oakthorpe Road (opposite Southgate Town Hall) with Green Lanes and Oakthorpe Road comprising the western and northern boundaries respectively. To the north of Oakthorpe Road are St Anne's Girls School, a motor sales lot and a number of large premises in a mix of residential and commercial usage. Further along Oakthorpe Road to the east lies a Mosque and Community Centre. The New River forms the southern boundary and is designated a Green Chain, Wildlife Corridor and Site of Nature Conservation whilst Honeysuckle House (a care home) adjoins the eastern boundary.

The house has now been vacant for a number of years and is suffering from water ingress and an associated outbreak of dry rot. It has been the subject of architectural theft and, due to its current circumstances, the house is on English Heritage's Buildings at Risk Register for Greater London.

Vehicular access to the site is from Oakthorpe Road adjacent to the Stable Block.

Proposal

The scheme proposes enabling development within the curtilage of Truro House. The development comprises the refurbishment and reinstatement of significant features of Truro House itself to provide a four bedroom dwelling; the rebuilding and extension of the Coach House to provide a three bedroom dwelling; the erection of a two storey block comprising 2 two bedroom flats referred to as Oakthorpe House; and a part 3 and part 4 storey block including a basement level and with accommodation in the roof incorporating 23 flats comprising 3 x 1-bed, 10 x 2-bed and 10 x 3-bed referred to as Davis House.

Oakthorpe House is located to the south of, and aligned with, the rebuilt and extended Coach House with Davis House sited in the southeast corner and extending across to the centre of the site fronting the New River. Access will be from Oakthorpe Road in the northeastern corner of the site and a total of 27 car parking spaces will be provided.

Relevant Planning Decisions

Truro House was last used as a single dwelling house providing residential accommodation within Use Class C3. A development company who made a number of applications for planning permission and listed building consent at the end of 2000 namely then purchased the property:

LBC/00/0025 – an application for listed building consent in respect of the demolition of the stable block, outbuildings, post war service wing and part of the boundary wall together with internal alterations to Truro House was withdrawn in February 2002 before being considered by Planning Committee. The recommendation was for listed building consent to be refused.

TP/00/1787 – an application for the redevelopment of the south eastern and eastern sections of the site involving the construction of 4 three storey blocks to provide 24 flats together with the construction of an access road onto Oakthorpe Road, provision of associated car parking together with the erection of a car port at side of Truro House with access on to Oakthorpe Road was withdrawn in February 2002. The recommendation was for planning permission to be refused.

TP/01/1465 an application for the conversion of the stable block into self-contained dwelling, garage area and workshop together with the construction of 19 self-contained dwellings in two 2/3 storey blocks with access, parking and ancillary works was withdrawn in February 2002 prior to consideration by Planning Committee.

TP/03/0103 - an application for the erection of a new Nursing Home to provide a mental health facility for 48 residents with 2 guest beds within the curtilage of the site, together with change of use of Truro House into offices and consulting rooms, and conversion of existing Coach House/Stables to move-on accommodation, both associated to the new Nursing Home.

The Planning Committee resolved to grant this application subject to legal agreement. However, this resolution was the subject of a judicial review which quashed the decision. Upon redetermination, planning permission was refused

TP/06/2270 an application for redevelopment to provide a total of 53 residential units, involving conversion and alterations to Coach House to provide a 1 x 3 bed self contained unit with double garage and erection of 3 storey building to provide 51 self contained units (comprising 47x 2 bed and 4 x 1 bed) incorporating accommodation in the roof with dormers on the south, west and east elevations, basement parking for 56 cars and access via Oakthorpe Road, together with external alterations to Truro House (residential unit) and curtilage was refused in March 2007 for the following reasons:

- 1. The proposed development, due to its siting, size, scale, height, bulk and design results in over-bearing and obtrusive form of development which detracts from the setting of the listed building contrary to Policies (I)C1 and (II)C14, (II)C17 and (II)C18 of the Unitary Development Plan.*
- 2. The details submitted in support of the development, as 'enabling development' for the repair of the listed building, does not provide sufficient information to justify the development within the curtilage of a listed building. This, together with the size and scale of the proposed building which would detract from the setting of a listed building, results in the proposal being contrary to English Heritage Policy Statement on Enabling Development and contrary to Policies (I)C1 and (II)C14, (II)C17 and (II)C18 of the Unitary Development Plan.*

3. *The proposed development, by reason of its siting, design, size, height, scale, bulk and density results in an intrusive and discordant form of development and an over-development of the site, which is considered detrimental to the visual amenities and the character and appearance of the surrounding area. This is contrary to Policies (I) GD1, (I) GD2, (II) GD3, (II) H7 and (II) H9 of the Unitary Development Plan.*

4. *The proposed development, due to the substandard access, inadequate on-site turning and parking facilities, would result in conditions prejudicial to the safety and free flow of traffic on the adjoining highways, contrary to Policies (II)GD6, (II)GD7, (II)GD8 and (II)T19 of the Unitary Development Plan.*

5. *The development proposed gives rise to levels of traffic generation, taking into account that associated with other uses along Oakthorpe Road and would be prejudicial to the free flow and conditions of highway safety having regard to Policies (II)GD6, (I)T11 (II) T13 of the Unitary Development Plan.*

An appeal against this refusal was made but before it was heard, discussions with the Applicant were held to establish principles for a revised scheme. Following considerable discussion involving consultation with CAG, it was agreed that a scheme that entailed up to 25 new residential units with a maximum net saleable area of 17,250 ft sq (approximately 1,603 square metres), could receive favourable consideration. On this basis, the appeal was withdrawn and this application submitted

LBC/01/0023 an application for listed building consent for the formation of internal openings in Truro House and associated internal alterations to provide 2 extra bathrooms and WC, 1 extra bedroom and coat and linen cupboards, demolition of external outbuilding to Truro House, formation of external and internal openings to Stable Block to provide 2 bathrooms, WC and clocks and garage and workshop in Stable Extension, involving the removal of glazed courtyard roof, stair and walls was approved in February 2002.

LBC/03/0036 an application for listed building consent for refurbishment, alteration and conversion of Truro House (a Grade 2 Listed Building) into offices and consulting rooms in connection with the erection of a new Nursing Home to provide a mental health facility for 48 residents with 2 guest beds within the curtilage of the site, together with the conversion of existing Coach House/Stables (also Grade 2 Listed) to move-on accommodation linked to the proposed development. Refused February 2005.

LBC/06/0038 an application for listed building consent for internal alterations and external works including repairs to front porch and stairs, removal of external flue and buttress, reinstated shutters, new window and pitched roof over annexe together with enabling works within the curtilage associated with development under ref:TP/06/2270, an appeal against non-determination was lodged but later withdrawn.

LBC/08/0024 an application for listed building consent for restoration and repair of Truro House involving demolition and reconstruction of part of east wall together with internal and external alterations, demolition of former workshop adjoining Coach House (stables) and erection of a total of 25 residential units in 2 buildings within grounds, is the subject of a separate report to committee.

Condition of Listed Building

With regard to the condition of the Grade II listed Truro House, on 1 February 2002 English Heritage served a formal Urgent Works Notice on the then owner of Truro House, requiring that a number of works for the preservation of the building be undertaken immediately. These powers

are confined to urgent works i.e. they are restricted to emergency repairs, for example works to keep a building wind and weatherproof and safe from collapse, or action to prevent vandalism or theft. The steps taken should be the minimum necessary. The Urgent Works have not been carried out and the House continues to deteriorate and be the subject of theft/architectural vandalism. At that time, the owner of Truro House did not have any firm proposals for the future use of the building.

Like-for-like repairs do not normally require listed building consent and there is no reason why the owners should not have undertaken essential works to keep the building weather proof. Consequently in February 2002 English Heritage served an Urgent Works Notice on the development company who owned Truro House. These powers are confined to urgent works i.e. they are restricted to emergency repairs and the steps taken should be the minimum necessary. The owner failed to undertake the urgent works and the house continued to deteriorate.

In April 2003 the Council served a fresh Urgent Works Notice on the new owner of Truro House. The owner failed to undertake the works identified in the Urgent Works Notice so the Council's contractors commenced these works in default in August 2003. Truro House was occupied by squatters in September 2003. The Council's contractors were temporarily withdrawn until the owner regained vacant possession (through an Eviction Order). The Council's contractors returned to site and completed the Urgent Works in January 2004. The Council have commenced the process of seeking to recover this expenditure.

Having taken action to secure the immediate future of Truro House the Council served a Repairs Notice in December 2003 (on both the owner of Truro House itself and the development company who retain ownership of the land on which the stable block is situated) to address the medium term preservation of Truro House. A Repairs Notice is not confined to urgent works and is used where the protracted failure by an owner to keep a listed building in reasonable repair places the building at risk. The Repairs Notice has not been complied with and Truro House continues to deteriorate and continues to experience ongoing incidences of vandalism and theft.

The condition of the stable block continued to deteriorate and became a matter of concern to the Council during 2004 in the light of its condition and the level of security against unauthorised entry. On 22 December 2004 the Council served an Urgent Works Notice in order to safeguard the stable building and to arrest any further deterioration. The Urgent Works notice was not complied with and so the Council's contractors are due to commence these works in default on 26 January 2005.

During a site meeting on Tuesday 23rd January 2007 Council's Conservation Officer found that a painting which formed part of the interior architectural scheme of the ground floor Drawing Room at Truro House has been removed from the building without the benefit of listed building consent.

Consultation

Public

Consultation letters have been issued to 544 neighbouring properties. 6 replies have been received objecting to the application on the following grounds:

Highways

- Increased traffic
- Highway safety, particularly in respect of the nearby schools
- Access location on Oakthorpe Road
- Proximity to traffic lights

- Disruption to rush hour traffic
- Lack of parking
- Combination with traffic and parking problems of other local uses including St. Anne's School, Honeysuckle House, the Shree Darji Pavilian and the Mosque
- Increased pressure on parking since the previous refused application
- Roads are used as a cut through to the North Circular

Other matters

- Impact on the character of the area
- Previous applications were refused
- Planning approvals are changing the face of Palmers Green for the worse including flats and takeaways
- Increased pollution
- Overcrowding of the local area
- Overdevelopment
- Increase in crime
- Impact on quality of life of residents
- Impact on infrastructure, in particular sewerage, which seeps into Ecclesbourne Gardens

In addition, a petition with 23 signatures from residents of Ecclesbourne Gardens has been received objecting to the application on the following grounds:

- The four-storey block will be the highest in the neighbourhood, which will create a visual impact in the midst of an area of low-rise residential properties
- Lack of parking, in particular due to the narrow width of Oakthorpe Road and already insufficient parking provisions. Any shortfall would lead to substantially increased congestion and dangerous driving practices, a major concern is a direct route to the local school used daily by parents dropping off their children at the peak rush hour

External

English Heritage states that specialist staff have considered the information received and do not wish to offer any comments on this occasion, recommending that the application be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice. This response was subsequently authorised by the Government Officer for London, on behalf of the Secretary of State.

The Ancient Monuments Society comments that the application may be the last best hope for the building and they do not wish to lodge objections. They welcome, in particular, the return of Truro House itself to single family occupation with the repair of its remarkable interiors and the retention of sufficient curtilage unencumbered by new build for it to retain the sense of a villa in its garden. However, the response goes on to state that Davis House is a hard price to pay - a substantial block of flats ringed by verandas and stopped by an octagon. References to the latter as being somehow akin to a garden building are implausible given its ring of glazing and great size. The Society comments that they would have preferred a more continuous block, better addressing the river. Nevertheless the key consideration is that any "enabling development" be pulled back from Truro House so that there is no competitor in views from Green Lanes and the Town Hall - and that is the case. The response concludes that they presume any consent will follow the guidelines in English Heritage's various publications on Enabling Development - in particular that work on the listed buildings is well advanced before the new build is commenced.

The London and Middlesex Archaeological Society's Historic Buildings & Conservation Committee accepts that there has to be enabling development involved with the restoration and

repair of Truro House together with the conversion of the Coach House but comments that keeping the restoration and repair of the building on hold until the economy improves financially might be appropriate given that the amount of enabling development should be the minimum necessary to secure the restoration of the historic asset and that this amount of development will reduce as the economic situation improves. The response goes on to state that overall, the Committee welcomed the proposal to restore Truro House, which is badly needed, and did not object, in principle, to the extension of the Coach House although the design could be more imaginative given the large flat roof extension. The dummy pitch was not considered appropriate and there were concerns over the blocked gateway. In addition the proposed new gates were considered over ornate, and a simpler design would be more in character. The Oakthorpe House new building was objected to as it would dominate the Coach House and is inappropriate to the setting of the building. Possibly a contrasting architectural style would help to reduce this over-dominance. The scale required is that of outbuildings or a service wing to the main house, in keeping with the existing Coach House. Davis House – the proposed block on the New River – also appeared grossly out of scale and would be severely detrimental to the setting of the main Listed Building. It was noted that it would appear as a 4-storey building from the river, and even though the tree cover makes it difficult to assess the impact at the moment, it was not felt to be an appropriate form of development. The potential development overall therefore appears to be detrimental to the setting of the Listed Building and unacceptable. The Committee would urge the Council to reject this Application and to request and require a revised, more sympathetic scheme.

The Environment Agency has no objection to the scheme, subject to directives relating SUDS and a comment that Thames Water should be consulted as the proposed basement level is within approximately 1 metre of the wall of the New River.

Thames Water expresses concern that after investigation they have identified an inability of the existing waste water infrastructure to accommodate the needs of the application. Whilst they do not seek for permission to be refused, they request a Grampian condition, that development shall not commence until a the approval of a drainage strategy detailing any on and/or off site drainage works and there shall be no discharge until these works have been completed. They state that this condition is necessary to prevent sewage flooding. Directives relating to surface water drainage, the installation of a non-return valve to prevent storm surcharge and that the New River aqueduct is adjacent to the site and special precautions will be required to avoid damage or pollution.

Arriva, who operate the bus service in Palmers Green and the bus garage in Regents Avenue located towards the North Circular express concern regarding the generation of additional traffic and parking, both during construction and once the development is complete. The response states that the area is already subject to heavy traffic and will be more so over the next three years while the A406 North Circular Road is reconstructed. There is a bus lane adjacent to the site on Green Lanes, which is heavily used by frequent bus services. The response expresses concern that parking associated with the development would obstruct the bus lane.

The Metropolitan Police's Crime Prevention Design Advisor does not object to the application but sets out the importance of designing out crime. The response seeks the adoption of Secure by Design principles highlighting the relevant sections. Due to the open nature of the grounds, it is suggested that the entire development benefits from a strong and secure boundary treatment. The response suggests a 1.8 metre high railing with anti scale finials along the boundary with the New River, Honeysuckle House and Green Lanes along with secure controlled access to both vehicular and pedestrian gates.

Internal

The Housing Strategy Team comments that in light of the shortage of family sized accommodation, the size mix of residential units should comprise 50% family sized homes with 3 or more bedrooms. Also, in keeping with the London Plan target, at least 10% of units should be wheelchair accessible or easily adaptable.

The Housing Enabling Team expresses concern regarding the lack of affordable housing provision.

The Head of Cleansing comment that no refuse storage facilities appear to be provided.

The Council's Arboricultural officer does not object to the application but comments that the submitted tree assessment dates back to 1999. Whilst the findings relating to the condition of the trees and the principles relating to retaining the trees are sound, time has moved impacting on the trees on the site. For example a large poplar in the south east corner of the site fell in January 2007 onto the adjacent Honeysuckle House causing substantial damage to the building. Accordingly it may be prudent to initiate a new survey under the principles of BS 5837: 2005 (Trees in relation to construction), which updates BS 5837:1991, which was applied by the Tree Consultancy Group in 1999.

Any response from Economic Development, Education or Place Shaping will be reported at the meeting.

Conservation Advisory Group

The Group has no objection providing there is overall support for the scheme but states some concerns regarding the roof to Davis House with cut aways visible on the New River elevation, the external treatment to the basement, that appropriate weight be given to the impact on the green chain and that comments from The Enfield Society should be taken into account.

The Conservation Officer questions whether the amount of development is above the floor space agreed at pre-application stage and why the repair schedule now allows for exact replicas of lost fireplaces instead of simple replacements to minimise cost.

Questions are also raised regarding the date of the 1999 Arboricultural Survey, whether the trees affecting Truro House are to be removed and whether the structural survey reflects the advice of English Heritage's Structural Engineer.

Comments on each block are provided below

Davis House

Plans largely reflect those at pre-application stage, although they now show railings to all balconies on the north elevation rather than some brickwork ones. Questions are raised over the void areas, which could feasibly be floored over in future affecting floorspace

English Heritage sought a) the block foreshortened by deletion of the octagonal block, which has not been done; b) more planting between the listed building and the new one, which could be covered by condition; and, c) balconies carried around the octagon, which has been done. It is understood English Heritage will be suggesting that the balconies are also carried around the first floor (north elevation, that the arched entrance feature is better architecturally defined and that the roof is articulated (chimneys).

Oakthorpe House

Given it is following a traditional design approach, it should have a chimney stack at roof level.

Coach House

There are changes to the openings. However, as this is a rebuild rather than a conversion that does give opportunity to change and to improve awkward items e.g. staircase access, a large modern picture window in the south elevation first floor etc. The adjacent double garage between the stables and Oakthorpe House appears to have been deleted and replaced by double gates in a high wall. The elevation to Oakthorpe Road is now a double set of entrance gates between stone piers, the question is raised as to whether brick would be more in keeping than stone. The stable extension roof arrangement has changed since pre app - and now has a large area of flat top - this seems a reduction in design quality. English Heritage previously sought a more subservient and sympathetic stable extension, which has not changed and it is understood English Heritage may be suggesting this is reviewed further

Truro House

The works to the house appear to be unchanged from the previous scheme (which was broadly acceptable with regard to the house). The panel above the mantle in the hall appears a different size in the proposed, which will need clarifying.

Finally, a condition or legal agreement will be required to ensure the works to Truro House are secured prior to the enabling development taking place. The response goes on to state that details on the following matters will need to be secured by condition:

- fireplaces and overmantles - various rooms throughout - (except where exact replicas of those lost based on photographic or drawn evidence)
- structural drawing for the drawing room wall reconstruction.
- painting, gilding and grisaille overhaul and the decorative plasterwork (Drawing Room)
- decorative features to be replaced in hall
- damp diagnosis and repair specifications for g/fl dining room and 1st fl stair / lobby, NE bedroom, kitchen and movement to SW bedroom,
- replaced bathroom door, SW bedroom door, Normandy bedroom door (except where exact replicas of those lost based on photographic or drawn evidence)
- reconstructed pulpit or stair
- elevations of new partitions to kitchen and NW bedroom
- works to boundary walls (spec mentions possible reconstruction of new North wall materials for reconstructed wall / facebond and pointing to match original / sample panel
- chimney added and detailed to Davis House and Oakthorpe House materials for the Coach House and large scale joinery details of all windows and doors and a schedule of retained and reused features
- materials for all new development including joinery details, surfacing, landscaping and large scale details of the new balconies

Relevant Policies

London Plan (2008)

- | | |
|-------|--|
| 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.17	Tackling Congestion and Reducing Traffic
3C.21	Improving Conditions for Walking
3C.22	Improving Conditions for Cycling
3C.23	Parking Strategy
3D.14	Biodiversity and Nature Conservation
4A.3	Sustainable Design and Construction
4A.7	Renewable Energy
4A.12	Flooding
4A.13	Flood risk management
4A.14	Sustainable drainage
4A.19	Improving air quality
4B.2	Architectural design
4B.8	Respect the context of local communities
4B.11	London's Built Heritage
4B.12	Heritage Conservation
4B.13	Historic Conservation Led Regeneration
Annex 4	Parking standards

Unitary Development Plan

(I)EN1	Environmental quality
(I)C1	Heritage conservation
(II)C1	Archaeology
(II)C2	Archaeological evaluation
(II)C12	Management of listed buildings
(II)C13	Listed buildings at risk
(II)C14	Repair of buildings at risk
(II)C16	Prejudicial uses in listed buildings
(II)C17	Built development in the curtilage of listed buildings
(II)C18	Use of the grounds of listed buildings
(II)C19	Development within historic landscapes
(II)C20	Management of historic landscapes
(II)C36	Replacement planting
(II)C38	Loss of trees of public amenity value
(II)C39	Replacement of trees
(I)GD1	Regard to Surroundings / Integrated into Local Community
(I)GD2	Quality of Life and Visual Amenity
(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)T14	Contributions from Developers for Highway Works
(II)T15	Improve, Maintain and Enhance Footways
(II)T16	Adequate access for pedestrians and disabled persons
(II)T19	Needs of cyclists and cycle parking standards
(II)T32	Parking for disabled people
(II)O7	Development of green chains along the New River

- (II)O8 Considering proposals adjacent to the New River
- (II)O9 Encouraging developers to contribute to the creation of further green chain links

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

Other Material Considerations

- PPS1 Delivering Sustainable Communities
- PPS3 Housing
- PPS9 Biodiversity and Geological Conservation
- PPG13 Transport
- PPG15 Planning and the Historic Environment
- PPS25 Flood Risk

English Heritage Policy Statement on Enabling Development and the Conservation of Significant Places (2008)

Analysis

There are a number of key issues raised by this proposal;

- a) the principle of residential development
- b) the principle of development within the curtilage of the listed building
- c) the need for development of the nature and scale currently proposed as 'enabling development'
- d) the design and appearance of the proposed enabling development
- e) the impact of the development on the character and appearance of surrounding area
- f) the impact on amenities of neighbouring properties / premises
- g) the impact of the proposed development on existing trees
- h) traffic generation
- i) highway safety along Oakthorpe Road and nearby highways
- j) the adequacy of parking and servicing arrangements
- k) impact on green chain, wildlife corridor and site of nature conservation

Principle of Residential

The character of the surrounding area is mixed reflecting its varied composition, which includes residential, residential institutions, offices, educational, retail and commercial. It is considered that residential development would be consistent with the character of uses within the surrounding area. The proposal also has the potential to contribute to the housing needs of the Borough in accordance with London Plan Policies 3A.1 – 3A.2. As such, the principle of the proposed development is, subject to the detailed matters below, considered acceptable.

Principle of Development within the Curtilage of the Listed Building

The essential characteristic of late Georgian and Victorian villas, such as Truro House, is their setting in spacious grounds. Truro House is a good example of this having retained this special quality in spite of the intensive C20th development which has transformed the surrounding area. Securing an appropriate use is the key to the long term survival of listed buildings with the most appropriate use normally felt to be that for which the building was originally designed. Clearly, residential use would accord with this objective.

Policy (II)C17 states that new development within the grounds of a listed building will normally be resisted other than for such ancillary development as is reasonably required in conjunction with a suitable use of the listed building. Moreover, Policy (II)C18 seeks to ensure that the curtilage of listed buildings retain their historic form, character and use and where development is permitted, it is in character with the historic design and use of the curtilage and does not result in the curtilage becoming fragmented. This approach also reflects advice contained in Planning Policy Guidance 15 – “Planning and the Historic Environment”. Particular emphasis is placed upon the protection of open landscaped settings, including ‘modest gardens, parks and other open areas forming the whole or the historic curtilage of the buildings of special architectural or historic interest’. Truro House is precisely such a case where this policy should apply.

The application involves development within the curtilage of an important listed building as identified through its inclusion on the Buildings at Risk register. Development of the scale proposed within such a curtilage is clearly contrary to adopted policy and there is a presumption against the approval of such schemes. However, the application is submitted on the basis that it is ‘enabling development’ to find the necessary works to Truro House. Where certain strict tests are met, such applications will receive special consideration and must balance any harm they cause to the character or setting of the listed building with the potentially significant benefits of securing its long-term future.

Enabling Development

English Heritage define ‘enabling development’ as *“development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future.”*

English Heritage’s policy statement ‘Enabling Development and the Conservation of Significant Places’ establishes a presumption against ‘enabling development’ which does not meet seven criteria, which are :- .

- a) it will not materially harm the heritage values of the place or its setting
- b) it avoids detrimental fragmentation of management of the place
- c) it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose
- d) it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid
- e) sufficient subsidy is not available from any other source

- f) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests
- g) the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.

There are numerous appeal decisions and a body of case law that demonstrates that English Heritage policy statements are material considerations, which must be taken into account.

Each of the criteria will be assessed within the relevant section below, before a conclusion is drawn on whether the proposal is considered to represent “enabling development”.

Density

The site is within walking distance of the Palmers Green Town Centre to the north, and Green Lanes Local Centre to the south, in an area 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 site is situated in an area designated PTAL 3, indicating comparatively good links to public transportation. In such areas, a density of 200 to 450 habitable rooms per hectare is suggested. Given the predominance of units with more than 3.8 habitable rooms within the vicinity of the site, the matrix further suggests a unit range of 45 to 120 units per hectare, which is the least dense option within PTAL 2-3 Urban. Consequently, an acceptable density would be towards the lower end of the 200 to 450 hrph, at around 250-300 hrph. However, the density of the site will be far more significantly limited by the impact of the buildings on Truro House and the need to retain its open character and gardens.

The proposal, including Truro House itself, is for 3 x 1-bed, 12 x 2-bed, 11 x 3-bed and 1 x 4 bed units, resulting in 93 habitable rooms giving a residential density of 156 hrph (93/0.595 ha) or 45 u/h, which somewhat falls below the range set out in the London Plan. However, advice contained in PPS1 and PPS3, states that a numerical assessment of density must not be the sole test of acceptability: it must also depend on the attainment of appropriate scale and design relative to character and appearance of the surrounding area. In this instance, the scale of development must be the minimum necessary to ensure the future of the listed building, which would take precedence over the efficient use of land encouraged by the London Plan and PPS3. It is considered that the density of the site will be dictated by obtaining an acceptable layout and built form, which is assessed in detail below.

Layout and Scale

The overall layout of the development seeks to take advantage of the fall in ground levels towards the New River: a difference of some 3.5 metres. Oakthorpe House, will be aligned with the rebuilt Coach House. Davis House will be sited fronting the New River where the ground levels mean that, notwithstanding its three storey height, its eaves level will match that of Oakthorpe House, which are in turn, will be slightly below the lowest eaves of Truro House. Davis House, which provides the largest mass of new development, is positioned in the southeast corner of the site to maximise the distance from and the setting of Truro House.

Overall, the siting of each of the three proposed buildings will be over 30 metres from Truro House at their nearest points. In addition, retained and proposed trees provide additional visual separation and the proposed planted balconies aim to soften the impact of Davis House. It is considered, on balance, that if it is necessary to accommodate the amount of development proposed within the curtilage of Truro House, the proposed layout and scale of the buildings would provide for the least impact on Truro House itself and its immediate gardens.

Design and Impact on the Character and Setting of the Listed Building

The Coach House

It is proposed to demolish the Coach House and rebuild a larger block in the same location. Whilst it is recognised that the stables are an important feature, its extremely poor condition means that the costs of restoration would be significant and require a greater amount of enabling development. It is therefore considered that the additional harm from further enabling development would outweigh the benefit of restoration and thus, no objection is raised to its demolition.

The proposed design reflects a traditional approach. English Heritage had previously raised concerns regarding the extent of the proposed 'extensions' and although they have declined to comment on the current proposals, in the light of their previous comments, it is considered that the width of the proposed extensions at 5.5 metres wide, are greater than the width of the stable block building which is only 4.5 metres. Notwithstanding that the 'extensions' are largely single storey, it is considered this would result in an unbalanced and discordant appearance. Whilst these concerns must be balanced with providing an acceptable form of living accommodation, it is considered that the 'extensions' will need to be reduced in width to 4.5 metres and amended plans are being prepared to address this issue. This reduction will also address concerns regarding the appearance of the flat roof element of the 'extension'. However, there remains a discrepancy in the details submitted and clarification has been sought. An update on these matters will be provided at the meeting.

Adjacent to the Coach House is the proposed access which is shown with a double set of entrance gates between stone piers. Concerns have been raised that brick piers would be more sympathetic and the applicant has accepted this alteration. Amended details of the gates will be secured by condition.

Overall, it is considered that the Coach House will provide a sympathetic replacement of the existing stables building and is therefore considered acceptable.

Oakthorpe House

The proposed new building "Oakthorpe House" also follows a traditional design providing a two-storey building under a hipped roof with detailing such as doors, windows and eaves comparable with existing features. A bay feature to the western elevation has been simplified and is now considered to sympathetically relate to a similar feature on Truro House. However, it has been agreed to impose a condition to secure the addition of a chimney stack to improve the overall appearance.

The building is aligned with the western edge of the currently proposed 'extension' to the Coach House. However, this alignment will change in light of the reduction to the extension referred to above. An update on the implications of this alteration will be provided at the meeting.

Concerns have been raised regarding the scale of the building, suggesting that it would be more appropriately designed as a service building or outbuilding to the main house, as well as its potential to dominate the Coach House. However, it is considered that it is not necessary in historic or visual terms to replicate the scale of the Coach House. The proposed building will be approximately 30 metres from Truro House and have subservient eaves and ridge lines. Whilst visually it will provide for a larger building than the extended Coach House, its footprint will be comparable with this building and thus, it will not be overly dominant. In addition, the resulting dwelling would be likely to attract a financial premium, which would serve to limit the overall amount of development within the curtilage.

Overall, therefore, although the proposed building would be a large two storey dwelling in close proximity to the Coach House, it is considered, on balance, having particular regard to the need to provide enabling development, as well as the suitability of the design features, that the proposed building is acceptable.

Davis House

The form of Davis House, as referred to above, seeks to utilise the fall in ground levels to provide a 3 storey development at a level below Truro House itself. The design again follows a traditional form with a hipped roof over the main block and sloped roof pitched to the centre of an octagonal block. The window and header detailing relates well to the other buildings on the site and the vertical alignment of the windows serves to relieve some of the horizontal emphasis of the proposed building. The variation in shape and plane, as well as the proposed landscaped balconies serve to break up its overall mass. It is considered that these features combine to provide for an acceptable treatment to all elevations.

English Heritage previously sought the reduction of the block through the removal of the octagonal block. However, the applicant states that this would make the enabling development unviable.

Comments have been made that the scale of the building will be detrimental to the setting of the main Listed Building and there can be no denying that the proposal would represent a significant presence within the curtilage that will therefore impact upon the character of the listed building. However, taking into account the amount of development required to secure the heritage asset, as well as the design, degree of separation from Truro House itself, the tree screen and ground levels, it is considered on balance, that the proposal is acceptable.

Nevertheless, in recognition of other comments that have been received, a response is awaited in terms of securing an extension of the balconies around the northern elevation and improvements to better architecturally define the entrance arch. An update on these matters will be provided at the meeting.

It is also acknowledged that CAG questioned the future potential for void areas within the development to be filled to provide additional floorspace. However, the presence of double height spaces will in turn attract a premium which serves to limit the amount of enabling development required. It is considered, on balance, that the proposed void areas are acceptable.

The impact on trees on the site will be discussed in more detail below. However, it is considered that the location of proposed buildings and car parking within the curtilage would serve to limit the impact of the loss of trees on the setting of the listed building. Additional planting between Truro House and the proposed building will be secured by condition.

Overall, it is considered that the design of the Davis House responds well to the demand and constraints of the site, screening its most significant impacts from Truro House itself and providing for an acceptable visual appearance. Having regard to all of the above matters, it is considered, on balance, that the proposed building is acceptable.

Truro House

It is proposed that Truro House will be restored in accordance with the submitted details, as closely as possible, to its condition in the early 1990's. The works will include: structural repairs of parts of the east and south east walls; a general overhaul of drainage and roofs including relaying of roof finishes, removal of asbestos and rots; repairs to walls ceilings and floors affected by structural movement; joinery and plasterwork will generally be restored to their original condition after building works are completed; and removed fire surrounds, ornamental mirrors and

parquet floor finishes etc. will be reinstated within the cost limits imposed by English Heritage. The details go on to state that the general aim is to repair and restore items using materials and finishes to match the existing/original designs, with the aim of providing a restored four bedroom house with plumbing, heating etc to modern standards and set in attractive restored gardens.

The Conservation Officer has questioned the use of exact replicas of lost fireplaces instead of simple replacements to minimise cost and the detailing of the panel above the mantel in the hall. However, the applicant confirms that the costs of the replicas reflect those previously agreed with the Council's consultants and the panel, which was covered in a previous scheme, reflects the original and will be restored. Further comments are awaited from the Conservation Officer, which will be reported at the meeting. However, it is understood that the proposed replica fireplaces were proposed instead of traditional salvaged fireplaces, which may themselves have been the previous subject of architectural theft.

The proposed structural works have been the subject of considerable discussion with English Heritage's Structural Engineer. A request has been made for English Heritage to confirm that the current proposals accords with their latest discussions and an update will be provided at the meeting.

It will be necessary to secure the submission of details on a considerable number of matters in response to the comments of the Conservation Officer. In addition, it will be necessary to enter into a S106 agreement to provide certainty that the proposed works to Truro House will be completed prior to the new development taking place. In addition, the guidance from English Heritage on Enabling Development makes it clear that there should be long-term security and maintenance of the heritage asset to ensure that no further need for enabling development arises.

Overall, subject to the requisite legal agreement and details conditions referred to above, it is considered that the proposed works will provide for the appropriate restoration of Truro House and its grounds.

Conclusion on Design and Impact on the Character and Setting of the Listed Building

In conclusion, it is considered that the proposal has been well sited, makes positive use of the levels on the site enabling its form to minimise harm and provides for a high standard of design. In addition, it is considered to be sympathetic to the character of the listed building. The proposal also avoids detrimental fragmentation of the site and with the S106 agreement, would secure the long-term future of Truro House for its original use as a single dwellings house. Enabling development, by its very nature, creates a degree of harm to the heritage asset; what must be considered is whether a proposal harms its material values. In this instance it is considered, on balance, the proposal will not materially harm the heritage values of Truro House or its setting. It should also be noted that the Conservation Advisory Group supports the scheme

Development Appraisal

The primary matters to be considered are the site cost, the development summaries provided by the application and the net saleable floor space proposed.

Site Cost

The English Heritage guide on enabling development provides that the acquisition cost for enabling development purposes should be the market value of the property in its current condition, which may be negative or zero where significant works are required. It advises that the actual price paid should be disregarded if it is based on the hope of obtaining permission for

development contrary to adopted policy. The site cost in respect of this site is listed as approximately £1.68 million. The final value of the Truro House and the Coach House once completed is estimated to be a total of £1 million and approximately £1.8 million will be spent on their restoration, suggesting that the current value of the site is minimal. As such, notwithstanding that holding costs will have been incurred, the site cost is difficult to reconcile.

It is considered that it must be concluded that the site costs provided by the applicant are far greater than the sites true market value. This is a matter of significant concern when considering whether this proposal meets the enabling development tests. Moreover, in this case, the amount of the purchase price paid has a significant impact on the amount of development required to provide for the successful restoration. The guidance provided by English Heritage suggests that this figure be discarded in favour of a nominal sum. However, the difficulty with such an approach in respect of Truro House is that it would do nothing to secure the future of the building. Indeed, the only alternative would be the potentially costly and uncertain process of the Council seeking to compulsorily purchase the site of another, potentially lengthy, delay in resolving the buildings future.

It is considered that the current proposals represent the best means of securing the long term future of Truro House, and to exclude the land value from the enabling development calculations would mean that the scheme would not proceed. Having regard to all of these matters and affording particular weight to the need to provide for the long-term future of Truro House, it is considered, on balance, that the site costs shown are acceptable.

Development Summaries and Net Floor Space

The applicant has provided two development summaries that provide residual valuations for the proposed development. These involve the calculation of the eventual sales values of each of the units and the deduction of all of the development cost, including land, construction, restoration, finance and professional fees. After calculation a residual development profit remains. The summaries provide calculations based upon sales values of the flats at rates of £350/sq ft and £299/sq ft, which is the equivalent of approximately £275,000 and £235,000 for two bedroom units, respectively. Both of the development appraisals provide for a loss by the developer of approximately £32,500 and £975,000, respectively.

The development summaries, however, are each based upon 23 two bedroom and 2 one bedroom units rather than the actual mix proposed on site. This follows the meetings with the developer in January and February 2008, where calculations were agreed to provide for a maximum of 17,250 sq ft of new enabling development. At that time the arrangement of units put forth by the developer was for either 23 two bedroom units at 725 sq ft (67 square metres) each or 19 two bedroom and 6 one bedroom units providing within the same net saleable area. The principle agreed upon was based upon the amount of net saleable floorspace.

The applicant suggests that the proposals now provide 17,840 sq ft of net saleable floorspace, after detailed measurement of the proposed drawings the total net internal areas excluding hallways was approximately 17,800 sq ft. Taking the applicants figure, this is some 590 sq ft above the figure agreed in principle. In addition, the mix of units provides for an additional bedroom in 10 of the units. However, the additional floor space represents only approximately 3% of the agreed figure and whilst 10 of the units provide an additional bedroom they provide for approximately the same total saleable floorspace. Moreover, no account has been made for the fact that these figures were agreed January 2008. As a result they do not reflect some approximately 18 months of reducing house and land prices, with a far more limited reduction in construction costs. The applicant suggests that if the calculations were to be assessed it is likely that a greater amount of enabling development would now be required.

For a means of comparison, whilst there will clearly be some differences in value and specification, the 2 bedroom flats for sale within the new Fairview development to the south of the North Circular Road are currently on the market for approximately £200,000. The area of the units is approximately 700 sq ft providing a price per sq ft of approximately £286, which is approximately 18% below the £350 per sq ft referred to above.

Having regard to all of the above matters, it is considered that the wholesale review of the figures would not be in the best interests of providing for the timely restoration of Truro House. Indeed, as time progresses the building is under greater threat and the costs of repairs is only set to increase whilst, if the current trend continues, the sale prices of the enabling development units may decrease.

Conclusion on development appraisal

It is considered that the proposed development provides for the best reasonable option of securing the long-term future of Truro House as it is considered sufficient subsidy is not available from any other source to provide for the works.

Overall, whilst there are some discrepancies that are explained above, it is considered that the figures reflect the advice and figures previously obtained from specialist consultants. As such, it is considered that the provide an accurate reflection of the enabling development calculation and demonstrate that the minimum amount of development required to secure the future of the heritage asset is proposed.

Conclusion on enabling development

It is acknowledged though the consultation process, that some view this scheme as a hard price to pay for the requisite restoration. However, the proposal must be considered in light of the significant ongoing need to secure the long-term future of Truro House.

Nevertheless, having regard to all of the above factors, it is considered, on balance, that the proposal meets the relevant tests and does represent enabling development. It is considered the public benefit of securing the future of the significant place through this enabling development does outweighs the disbenefits of breaching other planning policies and consequently, this element of the proposal is acceptable.

The remaining planning matters relating to highways, the character and appearance of the surrounding area, the impact on neighbours amenities and other matters are now considered below.

Highway matters

The previous application involving a total of 53 residential units was refused due to issues relating to substandard access, inadequate on-site turning and parking facilities and levels of traffic generation. It will be necessary to consider whether the current proposal has overcome the previous concerns.

Existing Conditions

Oakthorpe Road is a non-classified road with a mixed frontage comprising residential properties, a secondary school (St. Anne's Upper School), a Mosque, and a community centre. Oakthorpe Road has a high level of traffic demand, a significant proportion of which is through traffic using it as a link to and from the North Circular Road. The bridge over the New River, to the east of Truro House, constrains traffic flow to one way working and queuing can take place at certain times.

Waiting restrictions operate on the southern side of Oakthorpe Road (8am and 6.30pm Monday to Saturday) between the junction with Green Lanes and the bridge over the New River. School Keep Clear markings are also in force outside the pedestrian entrance to St Anne's School on the northern side of Oakthorpe Road. Parking to the east of the bridge over the New River is generally fairly light. However, when the Mosque is at its busiest (1200-1400 on a Friday) parking occurs on both sides of the road, restricting traffic flow and causing localised congestion.

Public transport in the vicinity of the site comprises bus routes 121 and 329 which stop on Green Lanes adjacent to Truro House. Other services within walking distance include bus routes 29, 34, 102 and 232. Palmers Green station is approximately 10 minutes walk from the site. The measure of public transport accessibility promoted in the London Plan (PTAL) places the site within Level 3, which is relatively high for an Outer London location

Pedestrian routes between the site and the public transport are reasonable and the all red phase at the junction of Oakthorpe Road and Green Lanes ensures that pedestrians have a safe crossing point. There are no dedicated cycle facilities in the vicinity of the site. However, it is clear that the application site is accessible by a range of means of transport.

Mean of Access

The access from Oakthorpe Road is in a similar location to the previous scheme, opposite St Anne's Catholic High School. This means that there is the potential for a high level of vehicle movements during peak times.

The proposed access is of a width which is adequate to allow for 2 way vehicle passing. However, currently the access is proposed to be gated and although the gates are set back from the footway and opens inwards, there would only be approximately 3.5 metre of clearance. A condition is thus included to increase this.

A further concern relates to sightlines for vehicles exiting the site. Ideally, a distance of 43 metres should be available but due to the road alignment and intervening structures / vegetation, this would be difficult to achieve.

Waiting restrictions between 0800-1830 are in place to the east of the site entrance on the south of Oakthorpe Road although further improvements would be necessary to provide no waiting at any time lines to mitigate the safety concerns, especially given the school opposite the site. Subject to this, a clear 43m along the left side of Oakthorpe Road could be maintained. Visibility for pedestrians is considered acceptable as the entrance will be wide enough to allow good pedestrian visibility (even after reductions), but this should be dropped on both sides to allow for pedestrian and wheelchair/buggy crossing.

Consequently, there will be a requirement for the developer to provide for a road safety improvement scheme to mitigate the direct consequences of the development. This will form part of the S106 agreement and will require the developer to fund additional waiting restrictions and safety signage up to £10k. Given that there is an existing access with very poor visibility that would be improved, it is considered that, on balance, these works will adequately mitigate the proposed additional use of the improved access.

Servicing

The level of servicing traffic generated by the proposed use will comparatively low, with a refuse vehicle likely to be the largest vehicle needing to access the site on a regular basis. Whilst refuse

storage is not shown, given the space available there is scope to achieve an acceptable layout which will be secured through a condition.

Parking

The scheme proposes a total of 27 parking spaces, providing for 100% parking provision. The submitted Transport Assessment indicates that the maximum standard within the London Plan for the development would be 33.5 spaces. However, the site has a relatively high PTAL rating and is close to bus services on Green Lanes and Palmers Green Station. The bays are all accessible although some disabled parking needs to be shown, which can be secured by condition. Concerns have been raised regarding the level of parking and pressures within the surrounding area. However, the provision of additional parking spaces would result in the further erosion of the grounds of the listed building and thus on balance, the number of parking spaces is considered acceptable

To address concerns that some of the bays would affect trees along the boundary with Honeysuckle house, a condition will secure the use of a form of geo-grid to distribute the weight of any vehicle to prevent root compaction and harm to the trees.

Traffic Generation

The previous application was refused on the basis of increased trip generation. However, the current scheme application provides for approximately half of the previous proposal. As such, it is considered that the increased traffic would not be at a level that would give rise to highway safety concerns that would warrant the refusal of this application

Other matters

Concerns have been raised regarding the impact on the adjacent bus land during and after construction. It is considered that a construction management plan will be required and can be secured by condition. Following occupation of the proposed development, it is considered that the existing restrictions and enforcement of the bus lane would be adequate to control any unauthorised parking.

In addition to the matters discussed above, further conditions will be required in respect of details of disabled parking spaces, hard surfacing, levels, enclosure, use of parking areas, refuse collection and cycle parking.

Highways conclusion

Overall, it is considered that the mitigation measures and matters to be resolved by conditions referred to above will, on balance, provide for an acceptable development that makes appropriate provision for access, servicing and car parking having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Government advice contained in PPG 13 and The London Plan policy 3C.23.

Impact on the Character and Appearance of the Surrounding Area

It is considered that due to the nature of the site and extent of tree screening much of the proposed development will not be prominent, and often not immediately visible, within the streetscene. The rebuilt and extended Coach House and repairs to Truro House would provide improvements to the streetscene along Oakthorpe Road and the junction with Green Lanes. Oakthorpe House and parts of Davis House may be visible from the north and across the Honeysuckle House car park, but would not appear overly dominant. The greatest external visual

impact will be from Davis House along the New River. However, the building is sited approximately 40 metres from Green Lanes itself and the proposed planted balconies will serve to reduce its bulk. Whilst some concerns remain regarding the potential for the southern elevation to be overly dominant, it is considered, on balance, that its appearance will be acceptable.

Overall, it is considered that the proposal will have an acceptable appearance within the streetscene and from the New River and will not harm the character of the surrounding area.

Impact on Amenities of Neighbouring Premises

Policy (II)H8 seeks to maintain privacy and prevent overlooking in the case of residential development and Appendix A1.7 sets out minimum distances between facing windows. Appendix A1.7 requires a minimum of 25 metres for 2-3 storey buildings and 30 metres for 3-3 storey buildings. Paragraph 13 states that an increased distance will be required in cases where buildings are a greater height. Consideration must also be given to the increased potential for overlooking from the proposed balconies and dormer windows.

On the opposite side of the New River are the residential properties of Ecclesbourne Gardens. However, there is a distance of over 30 metres to the ends of the gardens of these properties and approximately 50 metres to the houses themselves. Having regard to the Council's standards, no adverse effect is considered to arise in terms of loss of light, outlook and privacy (through overlooking) prejudicial to their residential amenity.

To the east is the two-storey Honeysuckle House, a residential care home. Davis House is sited a minimum distance of 18 metres away the nearest part of Honeysuckle House. Appendix A1.6 of the UDP sets out minimum distances between facing residential buildings, for a building of the proposed storey height the minimum distance should be at least 25 metres. However, there are trees retained along this boundary and, moreover, the views would be across the car towards the service end of the building with any windows to habitable rooms set approximately a further 10 metres away. As such, it is not considered this relationship would give rise to an unacceptable degree of overlooking.

To the north on the opposite side of Oakthorpe Road is St Anne's RC School, a car sales premises and 178 Green Lanes whilst to the west on the opposite side of Green Lanes is Palmers Green "Town Hall" and library. The development would not give rise to conditions through loss of light or outlook to any of these properties or uses.

Housing matters

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 mix of the current scheme is as follows: 11% x 1 bed, 44% x 2 bed, 41% x 3 bed and 4% x 4-bed. This indicates a lack of four bedroom units and an overprovision of two bedroom units. Nevertheless, taking into account the affect that 45% of the total would be family sized accommodation, this composition is considered acceptable. Moreover, the unit numbers and sizes have been finely balanced to meet the enabling development requirements.

The adopted standards within the UDP for internal floor areas provides for a minimum of 45 square metres for a one bedroom unit, 57 square metres for two bedroom unit and 80 square metres for 3 bedroom unit. With reference to the standard of residential accommodation being provided, the proposed units meet and often exceed this standards.

In addition, in respect of outlook and privacy of the proposed units, the only areas of concern relate to outlook from the basement units of and potential loss of privacy to the occupiers of Davis

House from the footpath along the New River. However, at its nearest point, the proposed retaining structure along the boundary with the New River will be only 0.8 metres high and at a distance of 4 metres from the south facing windows and this separation will increase to 6 metres as the height of the retaining structure increases to a maximum of 2.5 metres. There is also potential for planting this structure, in accordance with details submitted via condition, which would soften its impact and improve nature conservation along the New River. Overall, it is considered there will be an acceptable outlook from this property. In respect of loss of privacy, it is considered that the views into the properties would be consistent with any form of waterfront living and no objection is raised.

The adopted standards for amenity space provision seek an amount equal to 100% of the gross internal area (GIA) for dwellings, 75% of the GIA for flats with 2 or more bedrooms and 50% provision for flats with one bedroom. Having regard to the internal areas of all of the proposed buildings the communal amenity space provided exceeds the adopted standard and is considered acceptable.

The London Plan seeks to ensure all major developments include at least 10% of the units as wheelchair accessible. Currently no provision is made within the scheme. However, there may be potential that units 2 or 3 of the units on the ground floor could be provided. An update on this matter will be provided at the meeting and, if necessary, could form the subject of a planning condition.

The scheme does not provide any affordable housing, nor has a requirement been made for an education contribution. However, both of these matters would add to the cost of development, which in turn would require a greater number of units and a more significant impact on the character of the listed building. English Heritage's guidance on enabling development states that such requirements should therefore normally be avoided. In this instance, the exceptional circumstances of the case and the delicate balance of the amount of development against the impact on the character of the listed building it is considered that such requirements should not be imposed.

Trees

There are a number of trees within the curtilage of the listed building some of which are the subject of Tree Preservation Orders. To assist the assessment of the proposal in terms of its effect on trees within the site, an arboricultural report has been submitted as part of the application supporting the proposals put forward. As stated above, there are retained and proposed trees providing separation between Truro House and the new development. In addition, trees will be retained around much of the perimeter of the site. However, it is acknowledged that the development will result in the loss of a number of trees in the eastern half of the site. Essentially, these are located within the footprints of the new buildings and part of the parking area. Whilst retention of these trees may have been preferable, the scheme has been designed to minimise tree loss. In order to facilitate an acceptable scheme, this is accepted in conjunction with the proposed landscaping measures. However, to ensure the works to trees remain appropriate, a condition is proposed requiring a revised report to be submitted including a schedule of works to trees.

In addition, the Conservation Officer questioned whether the trees that have had an adverse impact Truro House itself are shown as being removed. Further clarification has been sought on this matter and will be reported at the meeting.

Green Chain

The New River runs along the southern boundary of the application site and is designated a Green Chain, Wildlife Corridor and a Site of Nature Conservation Importance. Policy (II)O6 seeks to promote public access, nature conservation and environmental improvements along this corridor. In particular, the New River is an opportunity to interlink and improve access between open spaces, footpaths, river corridors, not only for the public but also for wildlife.

Although any development will result in a reduction of the natural environment and habitats alongside the New River frontage, there are some concerns regarding the proximity of the proposed development to the New River. However, it is considered that the proposed planted balconies will assist in softening the impact and provide for a suitable transition between built form and the New River. As such, it is considered that the proposal will not prejudice the objectives of the green chain or its status as a wildlife corridor.

Sustainable Design and Construction

Policy 4A.6 of the London Plan (2008) relates to sustainable design and construction seeking to ensure that the design and construction of the proposed development has regard to environmental sustainability issues such as energy and water conservation, renewable energy generation, and efficient resource use. The submitted Sustainability Assessment Form has received a grade of 86%, which is considered acceptable. The submitted form states that a Sustainable Drainage System approach will not be adopted. However, it is not considered that such an approach is required and this view is supported by the Environment Agency. As such, a condition requiring SUDS is proposed.

The applicant states that the new buildings will meet Secure by Design Standards. In addition, a directive is proposed drawing their attention to the comments of the Crime Prevention Design Advisor. The comments relating to enclosure will also be addressed through condition. It should be noted that the secure boundary requested will need to be carefully assessed in respect of any potential impact on Truro House itself.

The applicant has also provided a Sustainable Energy Report, which concludes that it would not be feasible to provide low carbon technology to Truro House itself and the Coach House lacks sufficient south facing roof space for either photovoltaic or solar thermal panels. However, the report recommends a solar hot water installation to Oakthorpe and Davis House. It also states that further reductions can be achieved to the Coach House by using either a communal ground source heating system or biomass boiler. No details of the appearance of the solar thermal additions have been included and there are concerns that the external visual appearance may be incompatible with the buildings location in relation to the listed building. However, there are also concerns regarding the welfare of the trees on the site in respect of excavations necessary for ground source heating. It is considered that between solar thermal, ground source, a biomass boiler or a combination it will be possible to achieve the 20% target for onsite renewables set out within the London Plan. A condition requiring a further report and approval of details is proposed.

Other Matters

Concerns have been raised regarding the adequacy of sewerage infrastructure. Thames Water have confirmed that they have identified an inability of the existing waste water infrastructure to accommodate the needs of the application and a condition is requested that prevents development without first carrying out works in accordance with an approved drainage strategy. It is considered that this will adequately mitigate the impact of the proposed development on waste water infrastructure.

To ensure any proposals for alteration are given appropriate detailed attention, it will be necessary to impose a condition removing permitted development rights for the Coach House

and Truro House, as well as rights for the erection of means of enclosure across the site to prevent the segregation of curtilage.

In addition, as the grounds of the building are likely have remained undisturbed for some considerable time there will be need for a condition requiring the submission of an Archaeological Investigation report.

Conclusion

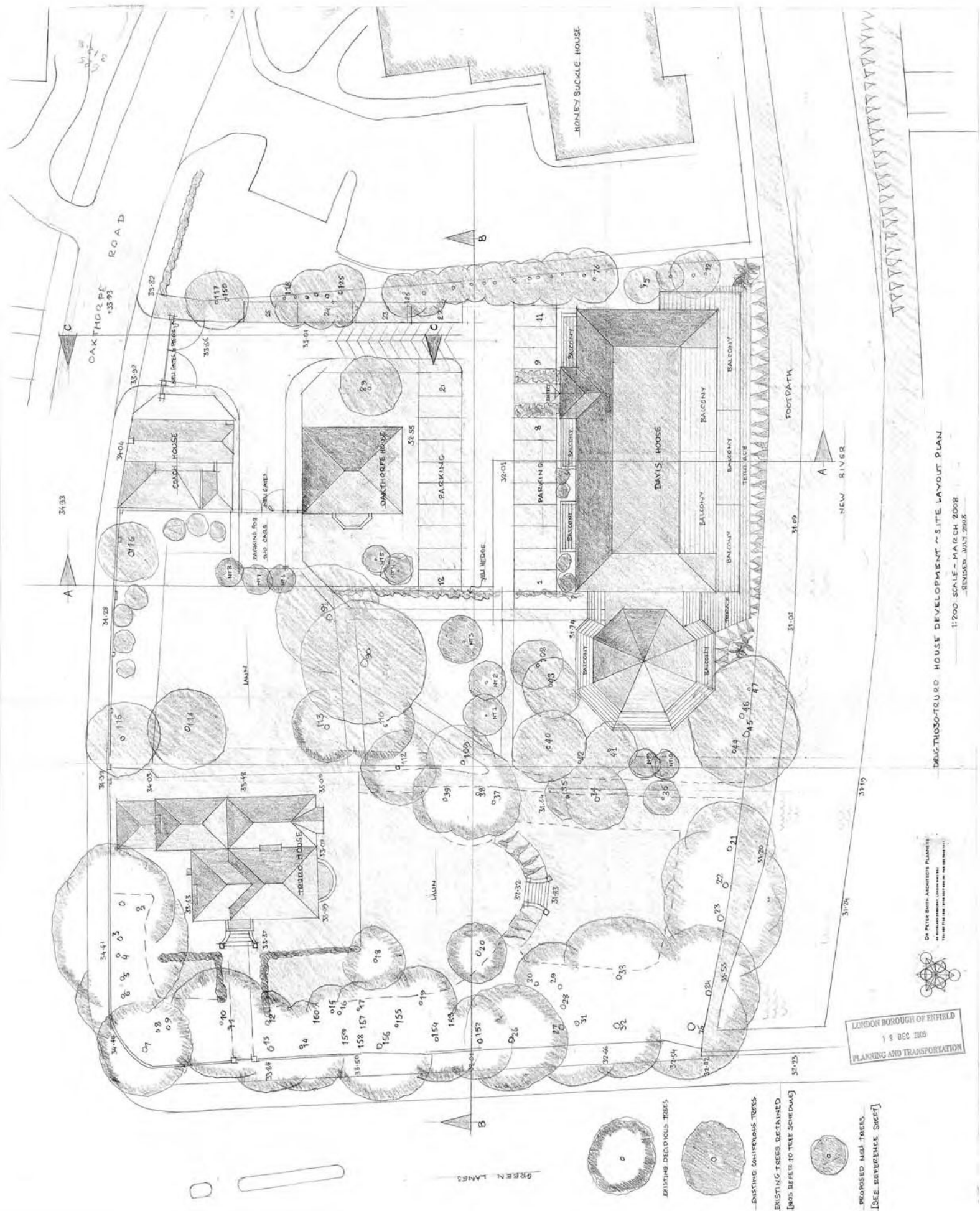
In the light of the above assessment, it is considered, on balance, that the proposed development does fulfil the tests to represent enabling development so that it can be considered an acceptable exception to the presumption against development within the curtilage of a listed building due to the safeguarding of the long-term future and restoration of Truro House. In addition, on balance, it is considered the scheme represents an appropriate form of development for this historic location and it is therefore considered that planning permission should be granted subject a S106 agreement relating restoration of Truro House and future management of the building its curtilage and a financial contribution towards highway works

It is therefore recommended that planning permission is approved for the following reasons:

- 1 The proposed development involving the restoration and refurbishment Truro House, a Grade 2 Listed Building, together with the rebuilding and extension of the Coach House / Stable block and the construction of a two new buildings within the curtilage providing 25 flats as enabling development, would preserve the special architectural and historic interest of the listed property having regard to Policies (I)C1, (II)C13, (II)C16, (II)C17, (II)C18 and (II)C19 of the Unitary development Plan and policies 4B.11, 4B.12 and 4B.13 of the London Plan (2008), as well as the objectives of PPG15 and the English Heritage Policy Statement on Enabling Development and the Conservation of Significant Places (2008).
- 2 The proposed development involving the loss of protected trees on the site and planting of replaces would not detract from the setting of the listed building or the character of the surrounding area having regard to policies (I)C1, (II)C20, (II)C36, (II)C38 and (II)C39 of the Unitary development Plan.
- 3 The proposed development would maintain adequate separation and provide appropriate landscaping along the New River having regard to policies (II)O7, and (II)O9 of the Unitary Development Plan, as well as the objectives of PPS9.
- 4 The proposed development would contribute to increasing the range and quantity of the Borough's housing stock, having regard to policies (I)GD1, (I)GD2, (II)H6 of the Unitary Development Plan, policy 3A.6 of the London Plan (2008), as well as the objectives of PPS1 and PPS3
- 5 The proposed development of would not detract from the character and appearance or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan and Policies 4B.8 of the London Plan (2008), as well as the objectives of PPS1 and PPS3.
- 6 The proposed development would not unduly affect the amenities of adjoining or nearby residential properties having regard to Policies (I)GD1 and (I)GD2 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.

7 The proposed development would not prejudice through overlooking or loss of privacy, the amenities enjoyed by neighbouring properties, having regard to Policy (II)H8 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.

8 The proposed development including the provision of a road safety improvement scheme to Oakthorpe Road and 27 car off-street parking and secure cycle spaces would not give rise to unacceptable on street parking, volume of traffic, congestion, access or highway safety issues, having regard to Policies (II)GD6, (II)GD8, (II)T13 and (II)T14 as of the Unitary Development Plan, Policy 3C.23 of the London Plan (2008), as well as the objectives of PPG13.



DREYTHORPE ROAD HOUSE DEVELOPMENT - SITE LAYOUT PLAN
 1:200 SCALE - MARCH 2008
 -REVISED- JULY 2008

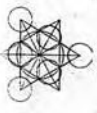
DR PETER BURN ARCHITECTS PLANNING
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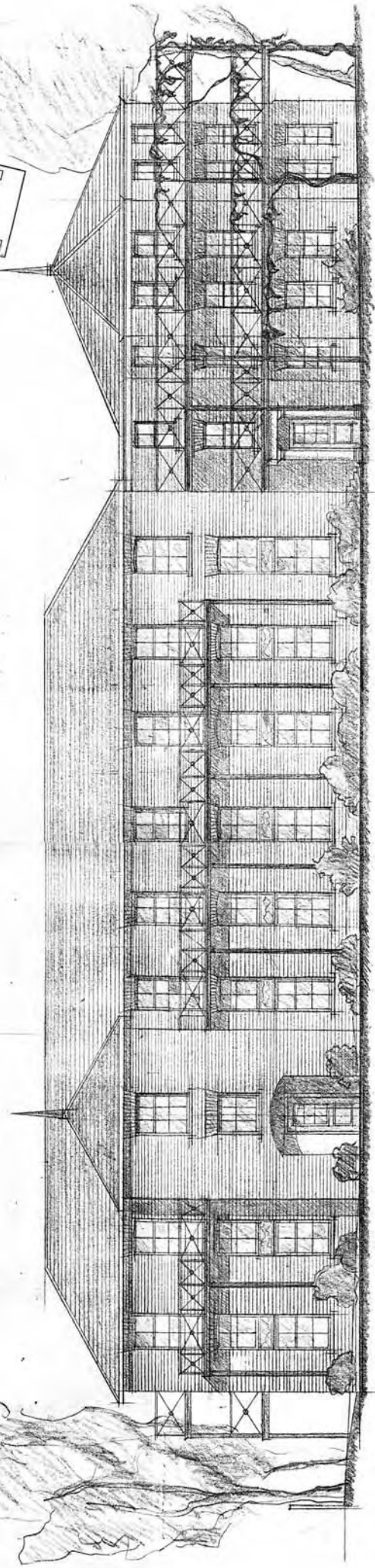
LONDON BOROUGH OF ENFIELD
 19 DEC 2008
 PLANNING AND TRANSPORTATION

- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- EXISTING TREES TO BE RETAINED (INDS REFER TO TREE SCHEDULE)
- PROPOSED NEW TREES (SEE REFERENCE SHEET)

DR PETER SMITH ARCHITECTS PLANNERS
AS REGULATED CONTRACTORS, LONDON AND 2007
TEL: 020 7766 1888 / 0798 0007 488 OR: 0406 888 3388 2007

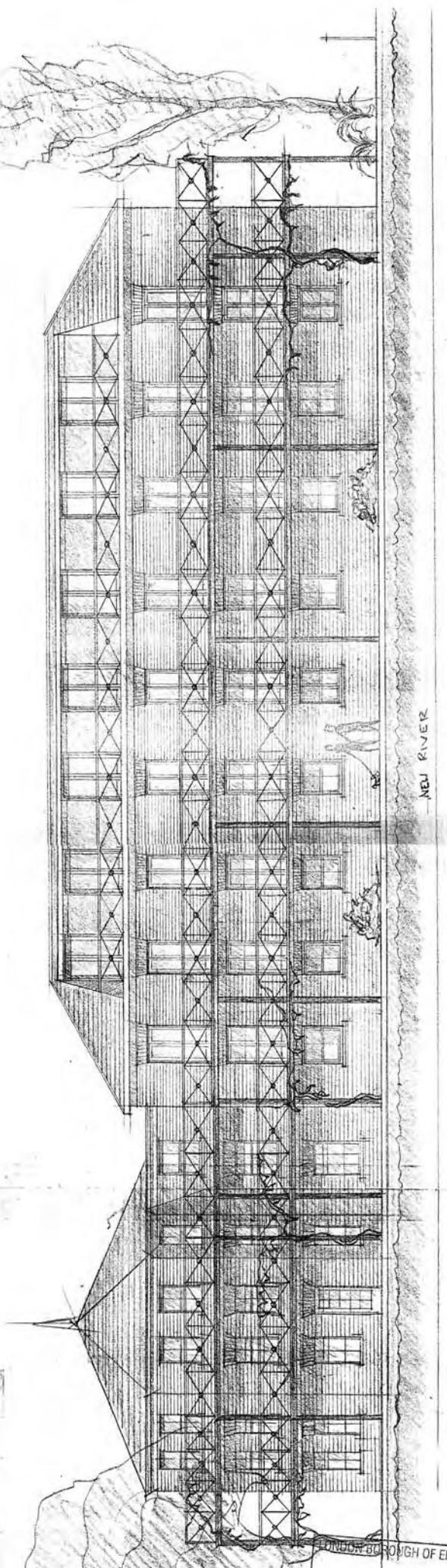
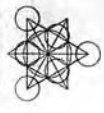


LONDON BOROUGH OF ENFIELD
06 APR 2009
DEVELOPMENT SERVICES



TRURO HOUSE DEVELOPMENT ~ DAVIS HOUSE ~ NORTH ELEVATION
1:100 SCALE MARCH 2008
REVISED JULY 2008 WINDBOLUS AMENDED 28/03/08

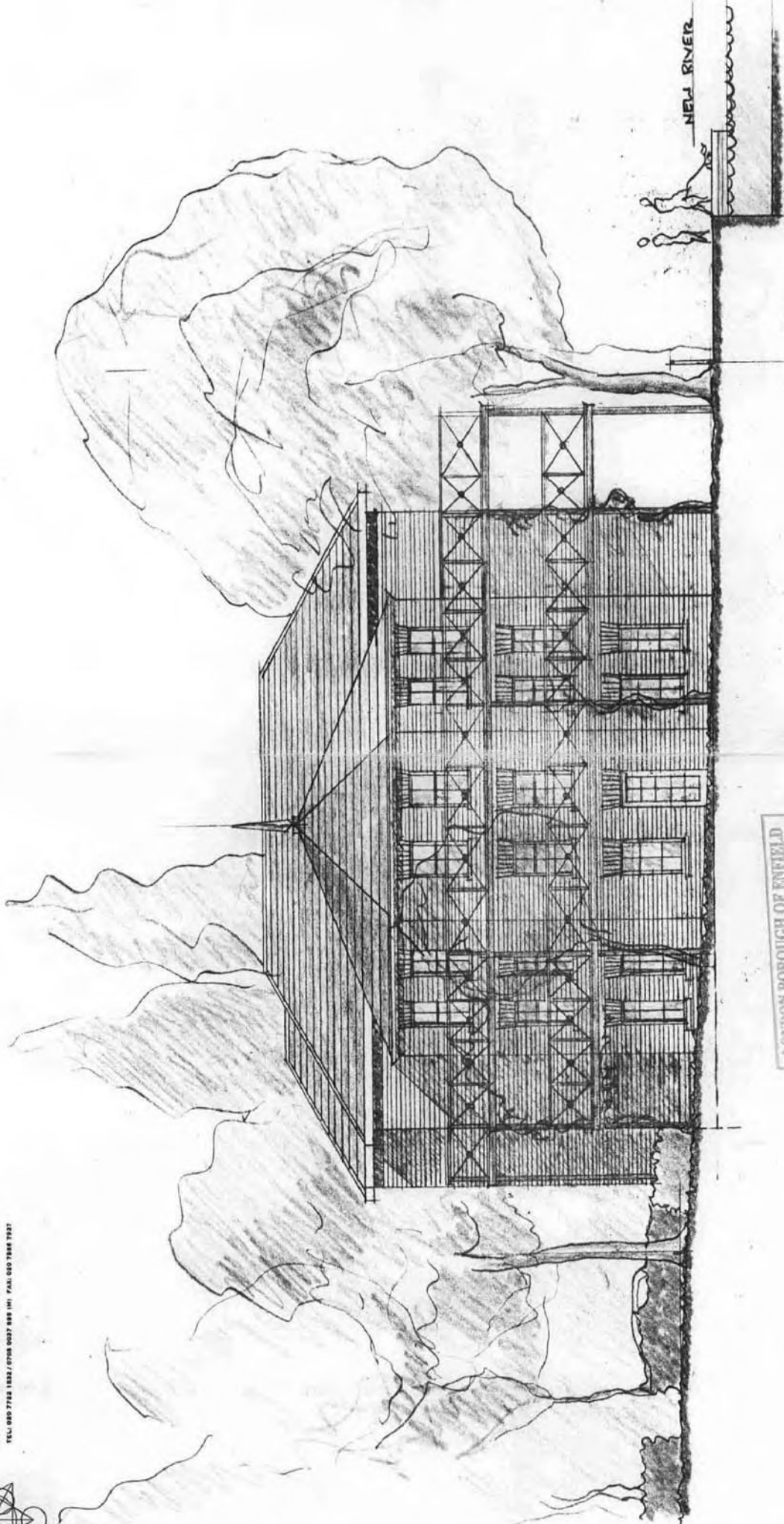
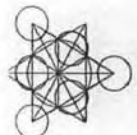
DR PETER SMITH ARCHITECTS PLANNERS
AS REGULATED CONTRACTORS, LONDON AND 2007
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TRURO HOUSE DEVELOPMENT ~ DAVIS HOUSE ~ SOUTH ELEVATION
1:100 SCALE MARCH 2008

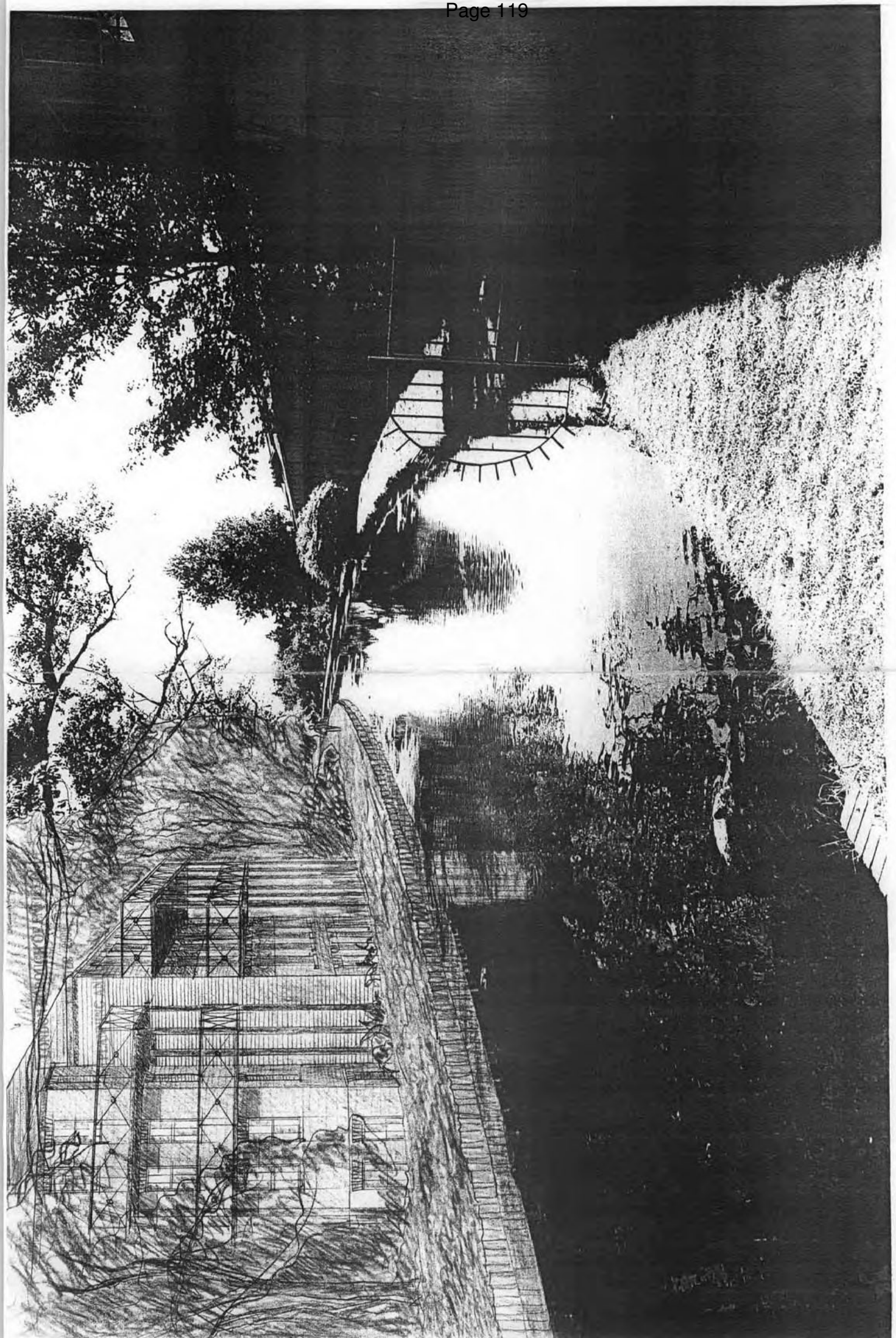
LONDON BOROUGH OF ENFIELD
06 APR 2009
DEVELOPMENT SERVICES

DR PETER SMITH ARCHITECTS PLANNERS
48 BUCKLAND CRESENT, LONDON NW3 5BJ
TEL: 080 7762 1832 / 0708 0007 888 (INT) FAX: 020 7686 7927



LONDON BOROUGH OF ENFIELD
19 DEC 2008
PLANNING AND TRANSPORTATION

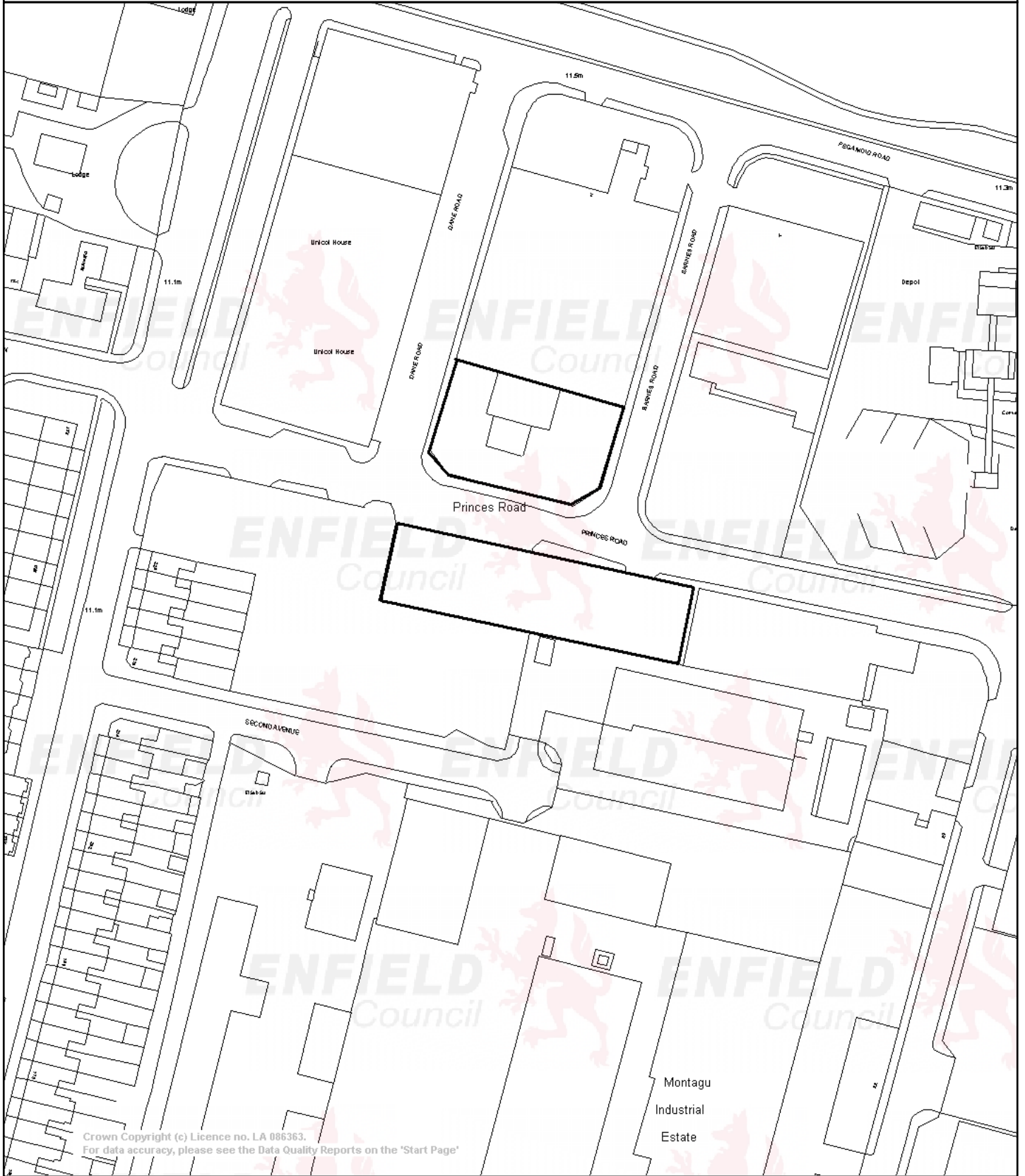
DRUGHTON TRURO HOUSE DEVELOPMENT - DAVIS HOUSE - WEST ELEVATION - 1:100 - JULY 2008



DRWG TH 044 TRUSS HOUSE ~ VIEW OF DAVIS HOUSE FROM GREEN LANES BRIDGE OVER NEW RIVER

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TP/07/1029



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Scale 1/1250 Date 10/6/2009

Centre = 535163 E 192933 N

Application Number: TP/07/1029 **Ward:** Edmonton Green
Date of Registration: 25th June 2007

Contact: David Warden 3931

Location: 4, PRINCES ROAD, LONDON, N18 3PR

Proposal: Change of use of first floor from warehouse to function hall with ancillary ground floor unloading area and office; including retention of existing ground floor warehouse unit; new central stairway providing access to first floor function room; alterations to front elevation; and associated car parking on site across road at 3 Princes Road.

Applicant Name & Address:

Dr. Hamdullah Erpolat
C/O Agent

Agent Name & Address:

Carolyn Apcar, Apcar Smith Planning
Kenetic House
Theobald Street
Borehamwood
Herts
WD6 4PJ

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

1. The proposed use of the first floor of the premises as a function hall (Sui Generis) it would result in the introduction of an inappropriate activity within a designated Primary Industrial Area in the Unitary Development Plan and Strategic Industrial Location in the London Plan (2008), detrimental to the function, character, economic activity and availability of viable employment land in the area. The proposed use would also be likely to result in the curtailment of adjacent industrial uses. This would be contrary to Policies (I) GD1, (I) GD2, (II) GD2 and (II) E2 of the Unitary Development Plan, Policies 3B.1, 3B.4 and 3B.11 of the London Plan and the objectives of PPG4: Industrial, Commercial and Small Firms.
2. The proposal does not make appropriate provision for access and car parking having regard to Policies (II) GD6 and (II) GD8 of the Unitary Development Plan, policy 3C.23 of the London Plan (2008) and government advice contained in PPG 13.
3. The car parking facility by reason of its proximity from the main building would lead to indiscriminate crossing of pedestrians and disabled persons across the busy freight route to Montagu Road Industrial Estate prejudicial to pedestrian safety, highway safety and free flow traffic. This is contrary to Policies (II) GD11, (II) T16, and (II) T17 of the Unitary Development Plan.

Site and Surroundings

The application site comprises an area of land on the northern side of Princes Road that is currently in use as a temporary car wash and a two-storey building, located on the southern side of Princess Road. This road forms the sole route into and out of the Montagu Industrial Estate and the sites are located approximately 60 metres from the junction with Montague Road.

The existing building has two accesses onto Princess Road and the area of land to the north is accessed from the adjoining Barnes Road.

The surrounding area is characterised by a mixture of B1, B2, B8 and waste uses, including two cement works and a waste transfer station. The area is designated a Primary Industrial Area (PIA) within the Unitary Development Plan and Strategic Industrial Land (SIL) in the London Plan (2008). The site falls within the 1 in 100 year flood zone.

Proposal

Permission is sought for the change of use of first floor from industrial usage (B2/B8) to a function room (Sui Generis).

The ground floor would be retained as an industrial unit and it is currently in use as a cash and carry warehouse for building products. The first floor of approximately 1200 square metres, would be for use as a function hall encompassing a central stage, sitting, dining and dancing area, children's playroom, kitchens, brides suite, toilets, offices and staff room. A letter accompanying the application suggests there will be only 120 covers, although more recently, it has been confirmed that the maximum capacity would be in the region of 250 guests. However, the indicative table layout shows 30 tables, which would presumably seat 8 – 12 guests, providing for a maximum capacity of some 360 guests.

No commencement times have been specified but the use would operate until 23:00, 7 days a week. It is assumed the application would need to open in the afternoon to cater for its intended market.

A total of 23 members of staff will be employed on site, in addition to the approximately 10 people employed in connection with the ground floor use.

A site on the opposite side of Princes Road would be used to provide 30 car parking spaces. The Council owns this site and the applicant states a 10-year lease has been obtained. However, the site is currently being used as a temporary car wash, employing 3 people.

Relevant Planning Decisions

4 Princess Road

TP/05/1843 Change of use of first floor from Industrial to Function room (Sui Generis), refused in January 2006 for the following reasons:

1. The proposed use of the first floor of the premises as a function hall would result in the introduction of an inappropriate activity within a designated Primary Industrial Area / Primary Employment Area, detrimental to the function, character and economic activity of the area. This would be contrary to Policies (II) GD1 and (II) E2 of the Unitary Development Plan and Policy (II)E2(D) of the Council's Interim Unitary Development Plan Amendments.
2. The proposal does not make provision for car and pedal cycle parking in accordance with the standards adopted by the Council and could therefore give rise to kerbside parking in the adjacent streets to the detriment of safety and the free flow of traffic including pedestrians and public transport traffic on the public highway. The proposal is therefore contrary to policies (II)GD6, (II)GD7, (II)T16 and (II) T19 of the Unitary Development Plan.

TP/05/0754 Change of use of first floor to wedding function hall incorporating alterations to fenestration at front; refused in June 2005 for the following reason:

1. The proposed use of the premises as a function hall would result in the introduction of an inappropriate activity within a designated Primary Industrial Area / Primary Employment Area, detrimental to the function, character and economic activity of the area. This would be contrary to Policies (II) GD1 and (II) E2 of the Unitary Development Plan and Policy (II)E2(D) of the Council's Interim Unitary Development Plan Amendments.

TP/05/0098 Change of use to wedding function hall incorporating internal parking at ground floor level; refused in April 2005 for the following reasons:

1. *The proposed use of the premises as a function hall would result in the introduction of an inappropriate activity within a designated Primary Industrial Area / Primary Employment Area, detrimental to the function, character and economic activity of the area. This would be contrary to Policies (II) GD1 and (II) E2 of the Unitary Development Plan and Policy (II)E2(D) of the Council's Interim Unitary Development Plan Amendments.*

2. *The proposal does not make provision for car and pedal cycle parking in accordance with the standards adopted by the Council and could therefore give rise to kerbside parking in the adjacent streets to the detriment of safety and the free flow of traffic including pedestrians and public transport traffic on the public highway. The proposal is therefore contrary to policies (II)GD6, (II)GD7, (II)T16 and (II) T19 of the Unitary Development Plan.*

TP/00/1889 Redevelopment of site by erection of a replacement two-storey industrial warehouse with ancillary offices, and mezzanine floor and associate car parking; granted subject to conditions in March 2001.

Relevant planning decisions for similar uses proposed in primary industrial areas

Unit C42 & C38, HARBET ROAD

TP/09/0135 Change of use of Unit C38 from warehouse (B8) to banquet hall (sui generis) together with retention of existing cafe to Unit C42, refused in March 2009 for reasons relating to the loss of industrial accommodation, the impact on the surrounding industrial uses and lack of parking.

Units 1 & 2 Alexander Business Centre, Alma Road

TP/06/0973 Change of use from existing warehouse, distribution centre and workshop to a function room/banqueting centre (Use Class D2) including alterations to roof, side and front elevation, refused in August 2006 for reasons relating to loss of industrial accommodation, parking, volume of traffic and impact on nearby residential properties.

Toaken House, Pegamoid Road

TP/04/2221 Change of use from office/warehouse use (B1) to a mixed use of counselling, printing and training rooms for training and community use (B1 & D1), granted in May 2005 subject to conditions including a personal condition for the sole benefit of The Kings House Trust, a limited time condition until 31st May 2010 and conditions restricting the precise mixture of uses on the site.

Watkins House, Pegamoid Road

TP/03/1737 Change of use to meeting hall and warehouse and retention of existing offices refused in December 2003 due to loss of industrial accommodation, a subsequent appeal was withdrawn.

Kelan House, 78, Pretoria Road North

TP/02/1448 Change of use of part of building to Function Hall, refused in October 2002 for reasons relating to impact on the industrial estate, lack of parking and inadequate servicing and access.

Consultation

Public

Consultation letters have been issued to 17 neighbouring properties. No objections have been received. However, letters have been received in support of the proposal and these are set out below:

a) DAY-MER Turkish and Kurdish Community Centre, Howard Road N16

- states that there is a need for the Conference and Wedding Hall, due to the growing community and the shortage of such facilities. They consider 4 Princes Road is an ideal place for Weddings and the support of the business seeking to serve the community requested.

b) Alevi Cultural Centre and Cemevi, Stoke Newington Road, N16 (a religious and cultural organisation looking after the rights of the Alevi Turkish and Kurdish Community)

- state that in their culture prayers with music and folk singers is very important to them and because they and other organisations are in need of available halls, they support the application. They consider this will be a good opportunity to provide for larger conferences and bring their cultural singers to sing special prayers.

c) Kurdish Community Centre, Ridley Road, E8 (a community organisation and registered charity serving refugees living in London, particularly those from the Kurdish region).

- They state their main aims are to empower and encourage quality of life by advancing education, welfare and providing facilities for recreation and leisure time. The response concludes that one of the major problems in London is the absence of a Wedding and Conference facility in Enfield and they strongly support the provision of such a facility.

d) Anadolu Halk Kültür Merkezi – Anatolia People Culture Centre Stoke Newington Road, N16 (a community organisation serving the Turkish-speaking community since 1989)

- state that they support people adopting to life in the UK as well as maintaining their own culture. They run various activities such as folk dancing, interpreting/translation services, drama classes, family support, projects against drug issues, yearly picnics, musical concerts and celebrating other international and national holidays and their main problem is finding venues for these activities, as, whilst there are lots of venues in London, prices for hire are too high. They request that consideration be given to the community needs when making any decision.

External

The Environment Agency initially objected as the submitted Flood Risk Assessment (FRA) did not demonstrate effective arrangements for safe egress, particularly for vulnerable persons, in the event of a flood and the lack of flood resilience measures for the warehouse units. After the submission of additional details, the Environment Agency maintained their objection as the safe egress led to a 'dry island', the exit from which would have been through other flood waters. However, after further negotiations, the Environment Agency withdrew their objection subject to a condition relating to a flood warning and evacuation plan and flood proofing measures set out by

the applicant, as a dry escape can be provided from the development to a dry island. They also commented that the Council is the competent authority on emergency planning and evacuation, the applicant should contact the Council's emergency planning team and the emergency services to establish whether they are happy for people to be evacuated to this dry island and comment on the practicability of rescue and evacuation from this location.

Internal

The Head of Economic Development objects to the application on economic development grounds stating that the Montague Industrial Estate has been the subject of substantial grant investment to upgrade infrastructure and enhance operational conditions for the range of industrial firms on the estate. Within this context, the proposal is not acceptable as the operation of the function hall 7 days a week, would be likely to create conditions in conflict with other businesses on the estate especially as the proposed car park would be inadequate to cope with the full capacity of the venue leading to high levels of on-street parking which would create traffic congestion. This issue would be exacerbated by the lack of off-street parking or loading for the 4 ground floor industrial units. In addition, direct loading facilities are not provided for these industrial units with the unloading area shown only serving the function hall. The entrance doors to all the warehouse units are also inadequate to serve normal warehouse operations. The response concludes by acknowledging that the shape and size of the unit may render it difficult to attract a single occupier, but suggests that the unit be split to form 2 separate two-story warehouse units.

Environmental Health do not object to the application subject to conditions relating to extract ventilation, hours of use and for deliveries and refuse.

Relevant Policies

London Plan (2008)

3A.17	Addressing the needs of London's diverse population
3B.1	Developing London's Economy
3B.4	Strategic Industrial Locations
3B.11	Improving Employment Opportunities for Londoners
3C.1	Integrating transport and development
3C.21	Improving Conditions for Walking
3C.22	Improving Conditions for Cycling
3C.23	Parking Strategy
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.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 Amenity
(II)GD1	New development to be appropriately located.
(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)T13	Creation or improvement of accesses
(II)T16	Adequate access for pedestrians and disabled persons
(I)E4	Use of land in employment generating areas
(II)E2	Concentrate B1-B8 uses within Primary Industrial Area.
(II)CS1	Support through the planning process the work of various community services.

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;
SO11	Safer and stronger communities
SO17	Safeguard established communities and the quality of the local environment
SO21	Sustainable Transport

Other Material Considerations

PPS1	Delivering Sustainable Communities
PPG4	Industrial, Commercial and Small Firms
PPG13	Transport
PPS25	Flood Risk

Analysis

Background

There have been three previous applications for a function hall at this site all of which have been refused planning permission.

A letter accompanying this application suggests the current proposals overcome the reasons imposed on the first two applications (TP/05/0098 & TP05/0754), due to the retention of more industrial floor space. Whilst there is a marginal increase in the industrial floor space, no mention is made of the third submission (TP/05/1843), which is similar to the current proposal and was also refused. The main differences between this most recent refusal (TP/05/1843) and the current application is that the correct identification of the site to the north ensuring it correctly forms part of the application site, the provision of a central entrance to the first floor function hall and some minor internal alterations.

In assessing this application therefore, it must be considered whether the previous reasons for refusal have been addressed or whether there has been a material change in policy or circumstances in the interim to warrant an alternative decision being made with reference to the following key issues: the principle of a non industrial use in a primary industrial area, the impact of the proposed use on the character and function of the surrounding industrial area, the adequacy of parking, access and servicing arrangements as well as the issue of flood risk.

Principle and Character and Function of the Industrial Estate

Within Primary Industrial Areas and Strategic Industrial Locations both the Unitary Development Plan and the London Plan seek to retain, preserve and enhance the industrial function of the area and resist the introduction of uses that do not fall within Classes B1/B2/B8. Notwithstanding that the ground floor would remain in use as a B8 warehouse, the proposed change of use to a function hall would represent the introduction of a non conforming use and result in the loss of industrial floor space.

In mitigation, the applicant has submitted letters detailing the marketing of the premises which states that after 9 months and 28 viewings, there were no interested parties. However, the premises is of modern construction, the ground floor of the premises is currently let and there is no evidence that consideration has been given to the subdivision of the premises into two units as suggested by the Head of Economic Development. Consequently, it is considered that the unit remains viable warehousing and distribution unit.

It has also been suggested that the proposal would result in a greater retention of industrial floor space than was approved in March 2001 under reference TP/00/1889. However, this proposal involved the rebuilding of the units to provide improved parking and servicing for the industrial units themselves and would not have resulted in the potentially negative impacts on the surrounding businesses referred to above.

Notwithstanding the above, whilst it is acknowledged that the majority of the ground floor would be retained in industrial use, it is considered that the first floor function room would be likely to make the ground floor more difficult to let for an industrial purpose and therefore, would undermine the industrial use of the unit and its contribution to the Borough's employment opportunities. It is also considered the proposed external alterations would only serve to identify that the building was no longer in industrial use. The proposed use also has the potential to be noise sensitive as well as providing for large numbers of pedestrian movements within the estate, which could curtail the existing surrounding industrial activities.

To this end, it is considered that the loss of part of a viable warehousing and distribution unit together with the imposition of potential restrictions on the remaining floor space from the banqueting use and the character of the wider industrial estate, would represent an inappropriate and incompatible addition to this primary industrial area and a significant departure from strategic directions relating to industrial land within the Borough.

It should also be noted that the use of the land as a car park further erodes the supply of industrial land. This land opposite appears to have historically been used as a separate unit (no. 4). Planning permission was granted in 1976, ref TP/76/0696 for the erection of a single storey shed and fencing for use as a sawmill. The site currently has temporary permission for use as a car wash and no information has been put forward to suggest that it is unsuitable for development for industrial purposes. In light of the Primary Industrial Area designation it is considered that the use of the land as a car park is not acceptable, particularly for the benefit of a non-industrial use.

Four supporting letters have been received from community groups that identify the need for such a facility within the area, particularly for the Turkish-speaking community. To this end, the applicant cites a shortage of such facilities within the area: a view supported by the applications for function halls within industrial estates referred to earlier in this report. In particular, the applicant refers to the planning permission at Toaken House, Pegamoid Road where it is claimed a mixed use has set the precedent. However, this permission at Toaken House is on a temporary basis and is tied to The Kings House Trust and more recently, to an associated training company. The trust is a Registered Charity and whilst that proposal results in the temporary loss of part of an industrial unit it was considered, on balance, that the benefits to the community from the

proposed training, the use was acceptable for a temporary period whilst a more permanent location could be found

Nevertheless, the cultural benefits to the community can be given weight in the overall assessment. However, this must be balanced against the other planning matters detailed within this report but particularly, the retention of the industrial purpose of the premises and the wider estate. Moreover, it would be difficult to justify an approval at this particular site when where planning permission has been refused elsewhere. No such justification has been provided in this case.

Overall, notwithstanding the identified need and the cultural benefits of the proposal discussed above, it is considered that on balance, that the proposal would be contrary to the objectives of this industrial land designation and therefore, Policies (I)GD1, (I)GD2 and (II)E2 of the Unitary Development Plan, Policy 3B.1 and Policy 3B.4 of the London Plan and PPG4.

Parking, Access and Servicing

The site is located on Princes Road, which, whilst not a classified road, is the primary route serving the Montagu Industrial Estate. The site is located over two plots separated by Princes Road with the northern plot containing the car parking facility. The parking facility is located on a corner section with three street frontages and provides for 30 parking spaces.

The applicant has confirmed that approximately 250 guests, in addition to the 23 staff, would use the premises; although the indicative layout of 30 tables may suggest up to 360 guests. The applicant suggests that in line with PPG13 the parking requirement would be a maximum of 24 spaces for 120 guests. Notwithstanding that guest numbers have now been confirmed to be at least 250, PPG13 is only applicable in areas of high accessibility. The site in question only has a PTAL rating of 1b which is considered low. Consequently the parking provision is not considered suitable even for the lowest of the estimates for the number of guests and even at this level, it could lead to indiscriminate parking of vehicles on surrounding roads that prejudice the functioning of the industrial area. Moreover, these issues would be significantly compounded as guest numbers increased to 360

The proposed use will generate a high level of pedestrian activity, both from pedestrians crossing Princes Road from the car park and also any users arriving via public transport. However, there are no pedestrian crossing facilities in the area or a network of properly defined pedestrian footways. The separation of the parking facility from the main building would thus require pedestrians including disabled persons, to cross Princes Road and compete with turning traffic at the Dane Road and Barnes Roads junctions. This would be prejudicial to pedestrian safety and be contrary to the provisions of Policy (II)T17. Having regard to the above and the industrial context of the area, it is considered that a pedestrian crossing at this location would not be acceptable given the impact on traffic movements.

To address this concern, the applicant has suggested that the hours of operation could be controlled to prevent conflict with other estate traffic and that two car valet staff could be present at all times the premises were open. They have also confirmed that they would be willing to enter into a S106 agreement to confirm this. However, whilst both may provide some assistance, the estate operates on a 24/7 basis and to impose a condition limiting the use of the function hall to evening hours (after 6 pm) would be an unreasonable restriction on the use for which permission is sought. In addition, it is considered that using car valet staff would not overcome the fact that vehicles would still be arriving at and parking in the vicinity of the premises.

On balance therefore, it is not considered that the applicant's suggestions would overcome the above concerns, nor could they be resolved by any other planning conditions or clauses in a legal agreement.

Loading for the function hall would be towards the southern end of the building and for the ground floor industrial unit, towards the northern end. This reflects existing openings in the building and it is considered it would not create a materially worse impact on the function of Princes Road. However, as noted by the Head of Economic Development, the loading doors have been reduced in height to such an extent that it brings into question the practicability of their use. It is considered this is another matter that has the potential to limit the industrial function of the unit.

Overall, it is considered that the inaccessibility of the site via public transport, the potential for unacceptable on street parking and the potential conflict between vehicles and pedestrians would not only serve to further undermine the primary industrial function of the entrance into the estate but would be hazardous to the safety and free flow of traffic and contrary to Policies (II)GD6, (II)GD8, (II)GD11, (II)T16 and (II)T17 of the Unitary Development Plan.

Flood Risk

The site is located within the 1 in 100 year flood zone and the proposals will increase the number of people, including vulnerable individuals, in the location in the event of a flood. After detailed modelling it has been determined that the dry egress would be possible in the event of an extreme flood. However, this would be onto the higher ground of Stacey Avenue, which would be enclosed by flood waters to the west and the railway to the east creating a 'dry island'. The Environment Agency advises that, in accordance with PPS25, the Council is the competent authority for emergency planning and must consider, in consultation with the emergency services, whether appropriate measures are in place for the potential rescue of those taking refuge on the 'dry island'.

The Emergency Planning Team has confirmed the Council would only assist evacuees once they had been brought to a place of safety. Whereas the London Fire and Emergency Planning Authority have confirmed that whilst they do not have any statutory duty in respect of flooding rescue, they would assist where possible.

However, the applicant has demonstrated that the site is on the edge of the peak of the 1 in 1,000 flood event. This peak would build up over a number of hours and as such there would, provided an adequate flood warning and evacuation plan were in place, the premises could be safely evacuated long before the flood waters created the 'dry island' referred to above. In any event, even if evacuation could not take place before the peak of the flood event, there is potential for dry escape to the east via the railway. Alternatively, the modelling data suggests that the peak would last for only a few hours. As such, there would be potential to take refuge in the building itself while peak flood waters reduced.

The Environment Agency has sought conditions to secure the implementation of a flood warning and evacuation plan and flood proofing measures set out by the applicant and subject to these conditions, on balance, no objection is raised on grounds of flood risk.

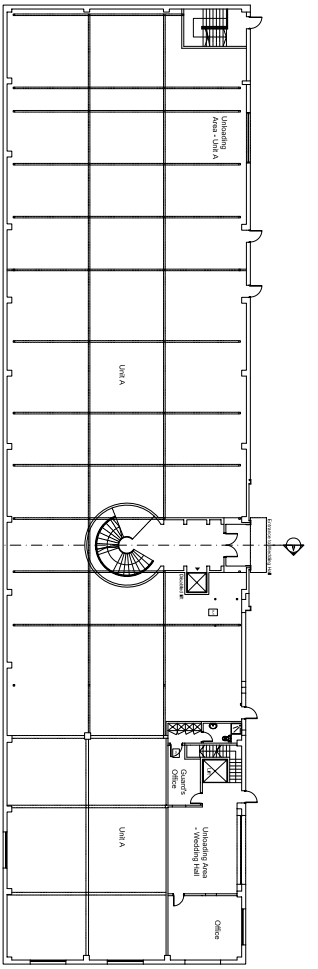
Other Matters

It is considered that there is sufficient separation from the nearest residential dwelling such that the proposal would not adversely affect their amenities.

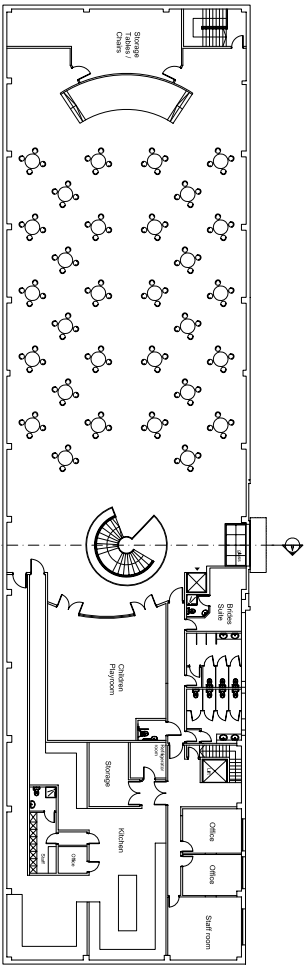
Conclusion

In the light of the above assessment, it is considered that even when considering the weight to be attached to the need for such a facility and the potential benefits to the community the balance of these matters is that they do not outweigh the significant harm that has been identified in respect of the impact on the loss of industrial space, the impact on the wider industrial function of the

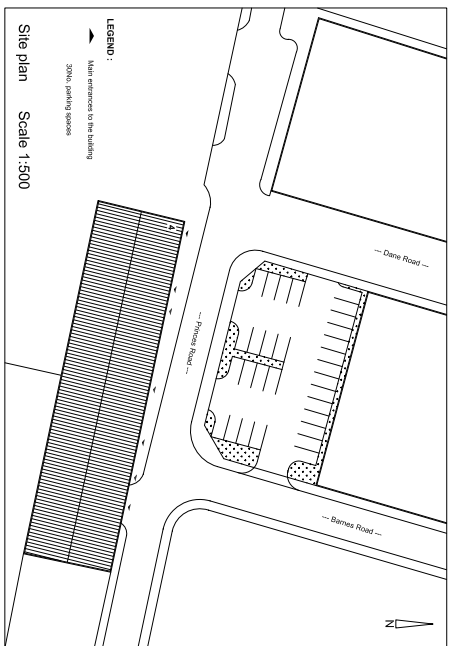
estate, the lack of parking and the potential pedestrian hazards. As a result, it is considered that planning permission should be refused.



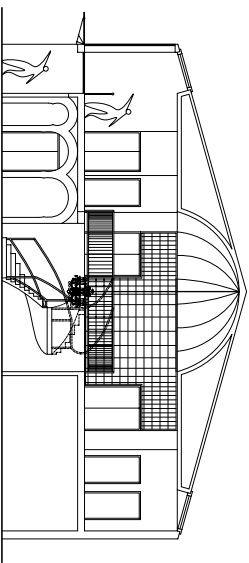
Proposed Ground Floor Scale 1:200



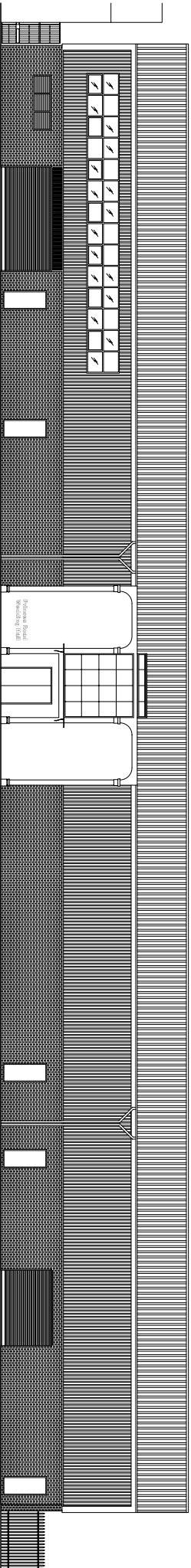
Proposed First Floor Scale 1:200



Site plan Scale 1:500



Proposed Section AA Scale 1:100



Proposed Front Elevation Scale 1:100

NOTE: NO ALTERATIONS ARE MADE TO THE REAR AND SIDE ELEVATIONS.

<p>Comments:</p> <p>1. Details are to be checked by the client before construction.</p> <p>2. Construction of the building is subject to the approval of the local authority.</p> <p>3. The client is responsible for obtaining all necessary permissions and approvals.</p> <p>4. The client is responsible for ensuring that the building is constructed in accordance with the approved plans.</p> <p>5. The client is responsible for ensuring that the building is constructed in accordance with the approved plans.</p>	
<p>NOTES:</p>	
<p>PROJECT:</p> <p>4 Phoenix Road London, N18</p> <p>CLIENT:</p> <p>Mr. H. Ebrahim</p>	<p>ZONE:</p> <p>A</p> <p>DISCIPLINE:</p> <p>ARCHITECTURE</p> <p>STATUS:</p> <p>DEVELOP</p>
<p>JOB NO.:</p> <p>07/98</p> <p>DATE:</p> <p>08/04/09</p>	<p>REVISION:</p> <p>01</p> <p>DATE:</p> <p>08/04/09</p>
<p>PROJECT TITLE:</p> <p>Phoenix Road Wedding Hall</p>	
<p>TAL ABC LTD:</p> <p>Architectural Services Yossi Shihai I.A. E&A Mentmore, 2, Park Lane, Room 302 London, W1P T: 020 3584 0357, 020 3584 0358 or 07700 324 457 E: info@talabc.co.uk</p>	

TP/09/0435



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Scale 1/1250 Date 10/6/2009

Centre = 535137 E 193861 N

Application Number: TP/09/0435 **Ward:** Lower Edmonton
Date of Registration: 30th March 2009

Contact: Jennie Rebaire 3822

Location: 21, EXETER ROAD, LONDON, N9 0JY

Proposal: Retention of single storey extension

Applicant Name & Address:

Mrs D DaCosta
21, EXETER ROAD
LONDON
N9 0JY

Agent Name & Address:

Note for Members

An application of this nature would normally be determined under delegated authority. However, the Applicant is a member of staff within Development Services and thus, in accordance with the scheme of delegation, the proposal is reported to committee for determination

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

1. C25 No additional Fenestration
2. C26 Restriction of Use of Extension Roofs

Site and Surroundings

A two-storey end of terrace dwelling located within a residential area.

Proposal

Permission is sought to retain a 3 metre deep single storey rear extension. The extension is 5.3 metres wide across the full width of the dwelling with a height of 3.27 metres.

Relevant History

LDC/08/0441 – an application for a Lawful Development Certificate in respect of a single storey rear extension was granted in April 2009. Unfortunately, the extension was built larger than shown on the plans and now requires formal planning permission.

Consultations

Public

Consultation letters were sent to 3 neighbouring residential properties. No replies have been received.

External: None

Internal: None

Relevant Policy

London Plan

4B.8 Respect local context and character

Unitary Development Plan

(I)GD1 Development appropriate to surroundings

(I)GD2 Quality of life and visual amenity

(II)GD3 Character and appearance

(II)H12 Rear extensions

Other Material Considerations

None

Analysis

The key issue in assessing the acceptability of this proposal is whether the extension has any impact on the amenities of neighbouring residential properties having regard to the criteria contained in Policy (II)H12.

At 3 metres, the extension is deeper than normally considered acceptable. However, with the introduction of revised permitted development regulations in October of last year, an extension with a depth of 3 metres can often be built as permitted development. In this instance, the extension does not constitute permitted development due to its height which exceeds 3 metres. In such cases, weight is given to the individual circumstances and the effects on the residential amenities of neighbouring properties.

The adjoining property, No. 23 Exeter Road, has a small 1 metre deep lean to at the rear. As a result, the extension projects 2 metres beyond this and having regard to its 3.27m height which is within normally applied parameters, it is considered that the extension does not impact on the amenities of this adjoining property through a loss of light or outlook.

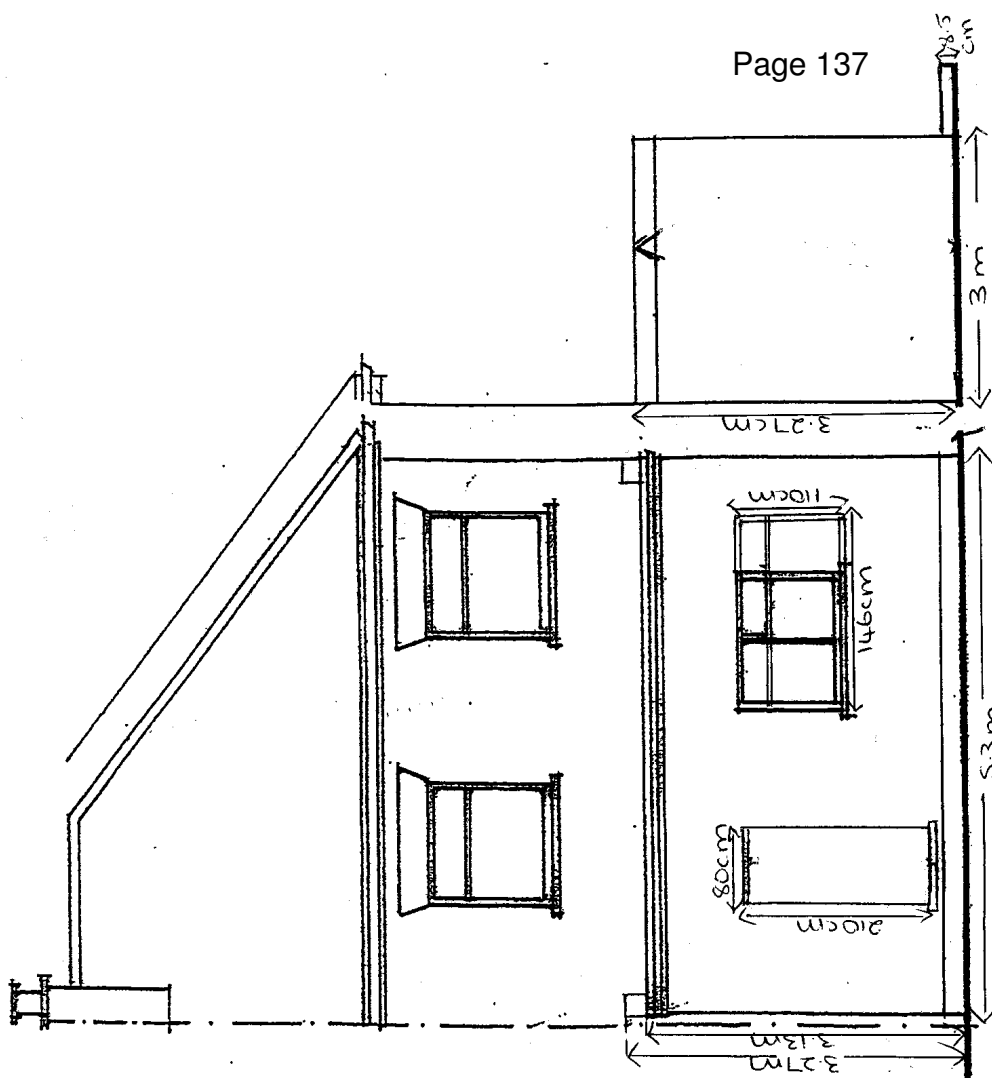
No 19 Exeter Road is separated from the boundary with the application site by a 3m wide access road serving a garage court. As a result, the presence of the extension has no impact on the amenities of this property.

The appearance of the extension is appropriate and in keeping with the character of the property and other extensions in the surrounding area. No objection is therefore raised in terms of its effect on the character and appearance of the locality.

Conclusion

In the light of the above, it is recommended that the proposed rear extension be approved for the following reasons:

The rear extension due to its size, siting and design, does not have an impact on the amenities of the adjoining occupiers or detract from the character and appearance of the surrounding area having regard to Policies (I)GD1, (I)GD2, (II)GD3 and (II) H12 of the Unitary Development Plan.

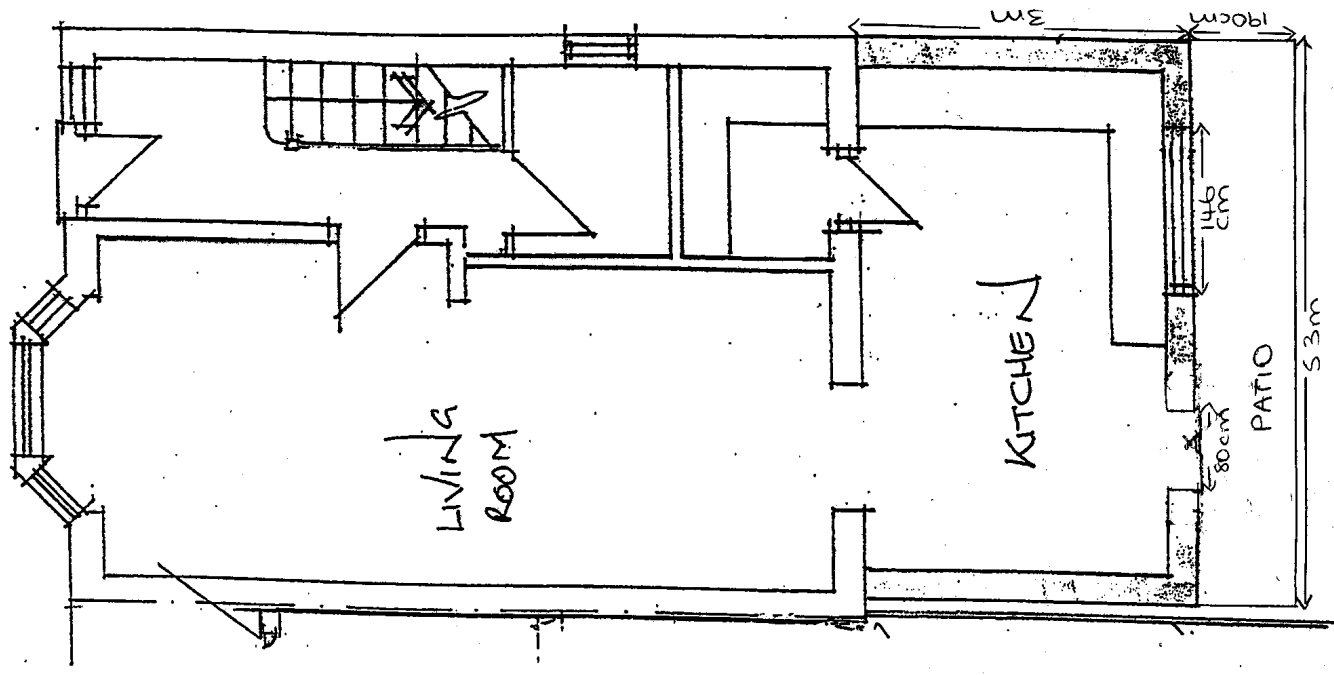


LONDON BOROUGH OF ENFIELD
 30 MAR 2009
 DEVELOPMENT SERVICES

MARCH 2009
 21 EXETER ROAD
 EDMONTON
 N9 0SY

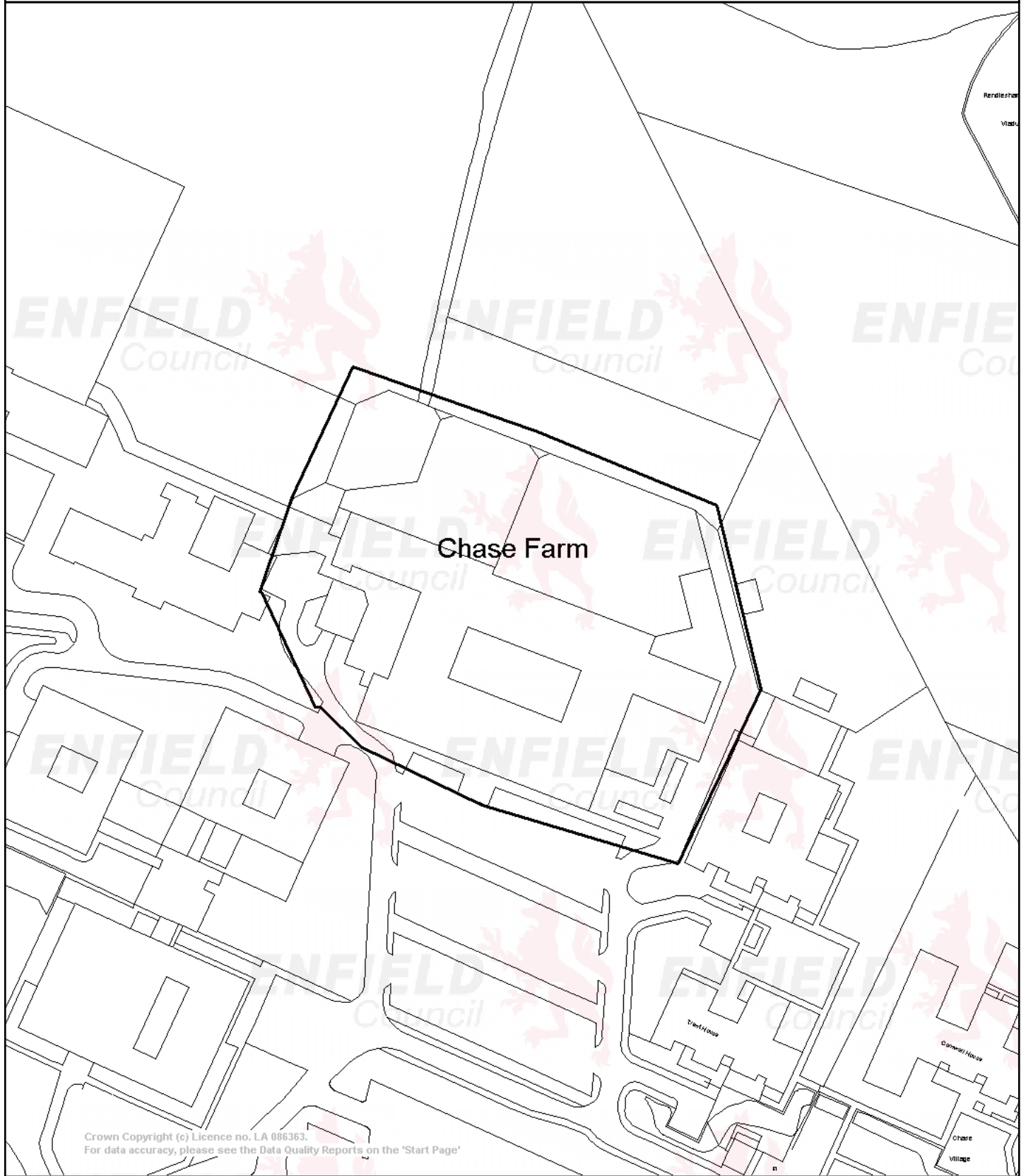
Resodol
 Draughting
 10 BUSINESS

TP10910435



PROPOSED GROUND FLOOR PLAN

TP/09/0604



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Scale 1/1250 Date 9/6/2009

Centre = 531319 E 198369 N

Application Number: TP/09/0604 **Ward:** Highlands

Date of Registration: 29th April 2009

Contact: David Snell 3838

Location: CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, MIDDLESEX, EN2 8JR

Proposal: Reconstruction of upper floor and roof to ward areas of medium secure unit, construction of 2 external staircases for upper floor garden access, addition of roof terrace to upper floor to east, addition of roof solar panel and external alterations.

Applicant Name & Address:

Mr R Horsley, B, E & H Mental Health Trust
Ivy House
The Ridgeway
Enfield
Middx
EN2 8JL

Agent Name & Address:

Mr Neville Penter, Devereux Architects Ltd
Zeta House
200, Upper Richmond Road
London
SW15 2SH

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

1. C07 Details of Materials
2. C51A Time Limited Permission

Site and surroundings

The application relates to the Medium Secure Unit Building within the Chase Farm Hospital Complex that was the subject of major fire damage that destroyed the first floor of the building. The building is located on the west boundary of site adjoining the Metropolitan Green Belt.

Proposal

The scheme proposes the rebuilding of the upper floor and roof, the construction of two new external staircases, the addition of a roof terrace and the introduction of solar panels to the new roof. Small extensions are proposed to parts of the ground floor together with replacement windows. .

Relevant planning history

TP/94/0131 – planning permission granted for the construction of a 20 bed space medium secure unit.

Consultation

Public

Given that the application involved rebuilding an existing building and its location in relation to residential properties no property specific consultation was carried out. The application was advertised. No responses were received.

Internal

None.

External

None.

Policy

The London Plan

3D.9	Green Belt
3A.18	Social infrastructure and community facilities
4A.3	Sustainable design and construction
4B.2	Design
4B.12	Conservation

Unitary Development Plan

(I) GD1	Appropriate regard to surroundings
(II)GD1	Appropriate location
(II)GD3	Design
(II)G1	Green Belt
(II)CS1	Community facilities

Local Development Framework

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy which will set out the long-term spatial vision and strategic objectives for the Borough.

In response to consultation in respect of Issues and Options which identified key areas, the Council is now consulting on the Preferred Options for the Core Strategy. As a policy document, the Core Strategy is at an early stage in its process to adoption and thus, presently, can only be afforded limited weight as a material consideration. As the process continues the weight to be attributed to the Core Strategy will increase and the relevant policies are reported to demonstrate the degree to which development proposals are consistent with the emerging policy direction for the Borough.

Core policy 2	Sustainable design and construction and energy
Core policy 14	Safer and stronger communities
Core policy 15	Supporting people
Core policy 19	Green Belt and the countryside

National policy

PPG2 Green Belts
PPG15 Planning and the historic environment

Analysis

The building would be reconstructed largely as it existed prior to fire damage but with minor extensions, improvements to window design, improved amenity space facilities, solar panels and an improved external staircase design.

There have been no material changes in circumstances since planning permission was granted for the construction of the building in 1994. The development is therefore considered to be acceptable.

Conclusion

The application is recommended for approval for the following reason:

1. There have been no material changes in circumstances since the grant of planning permission to construct the original building having regard to Unitary Development Plan and London Plan policies.



NOTES
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LEGEND:
Site Boundary

DEVEREUX
ARCHITECTS
210 UPPER RICHMOND ROAD LONDON, SW15 2SH
Tel: +44(0)20 8780 1800 Fax: +44(0)20 8780 2046
Email: design@devereux.co.uk Web: www.devereux.co.uk

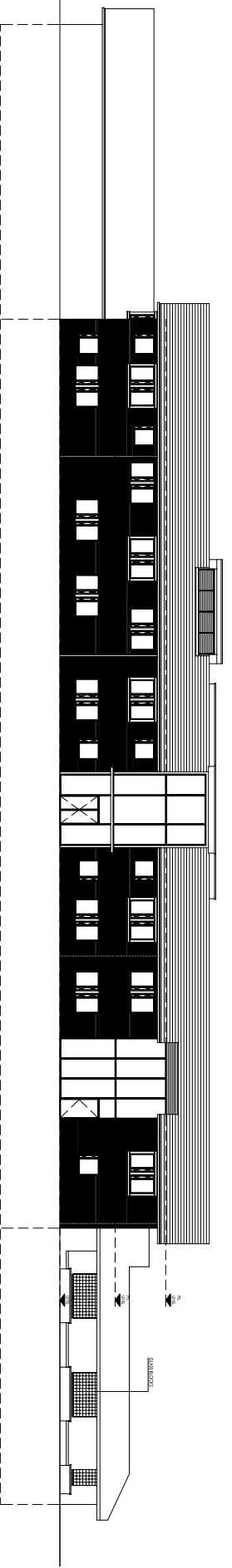
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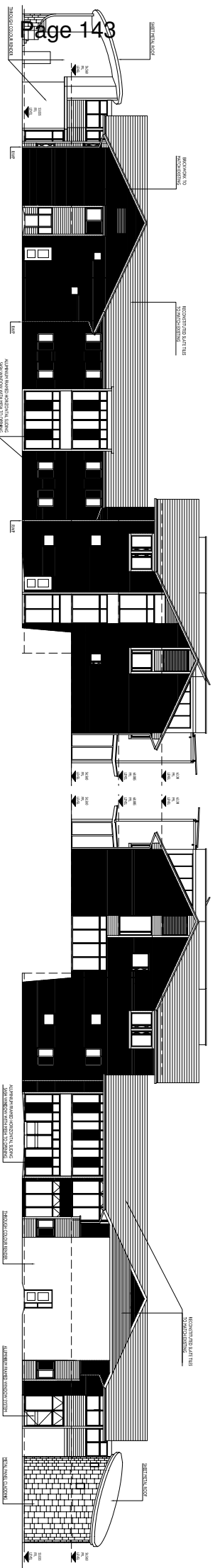
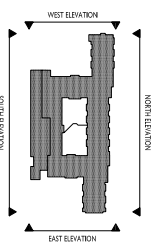
PROJECT
CAWLEY 3 MEDIUM SECURE UNIT
RECONSTRUCTION

TITLE
SITE LOCATION PLAN

SCALE/DATE	STATUS
1:1250	PLANNING
DATE	DATE
DESIGNED BY: S. ARNOLD	17-04-2009
DRAWN BY: M. CAWLEY	17-04-2009
CHECKED BY:	
LEVEL 3 APPROVED:	
DRAWING NUMBER: 091153	D 010
REVISION:	

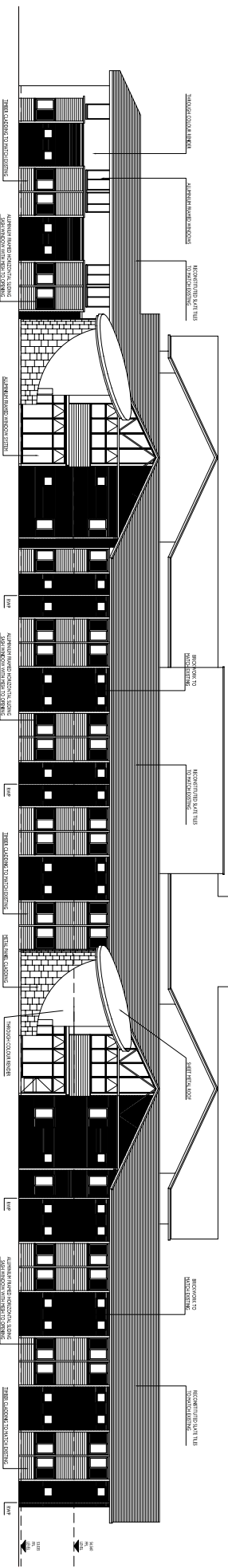


SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

NOTES
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 2. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT DOCUMENT.
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 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.DEVEREUXARCHITECTS.COM

PROJECT
 CAMLETT 3 MSU

DATE
 09/14/13

SCALE
 1/8" = 1'-0"

TITLE
 ELEVATIONS

DATE
 09/14/13

BY
 M. C. W.

CHECKED BY
 M. C. W.

DATE
 09/14/13

SCALE
 1/8" = 1'-0"

TITLE
 ELEVATIONS

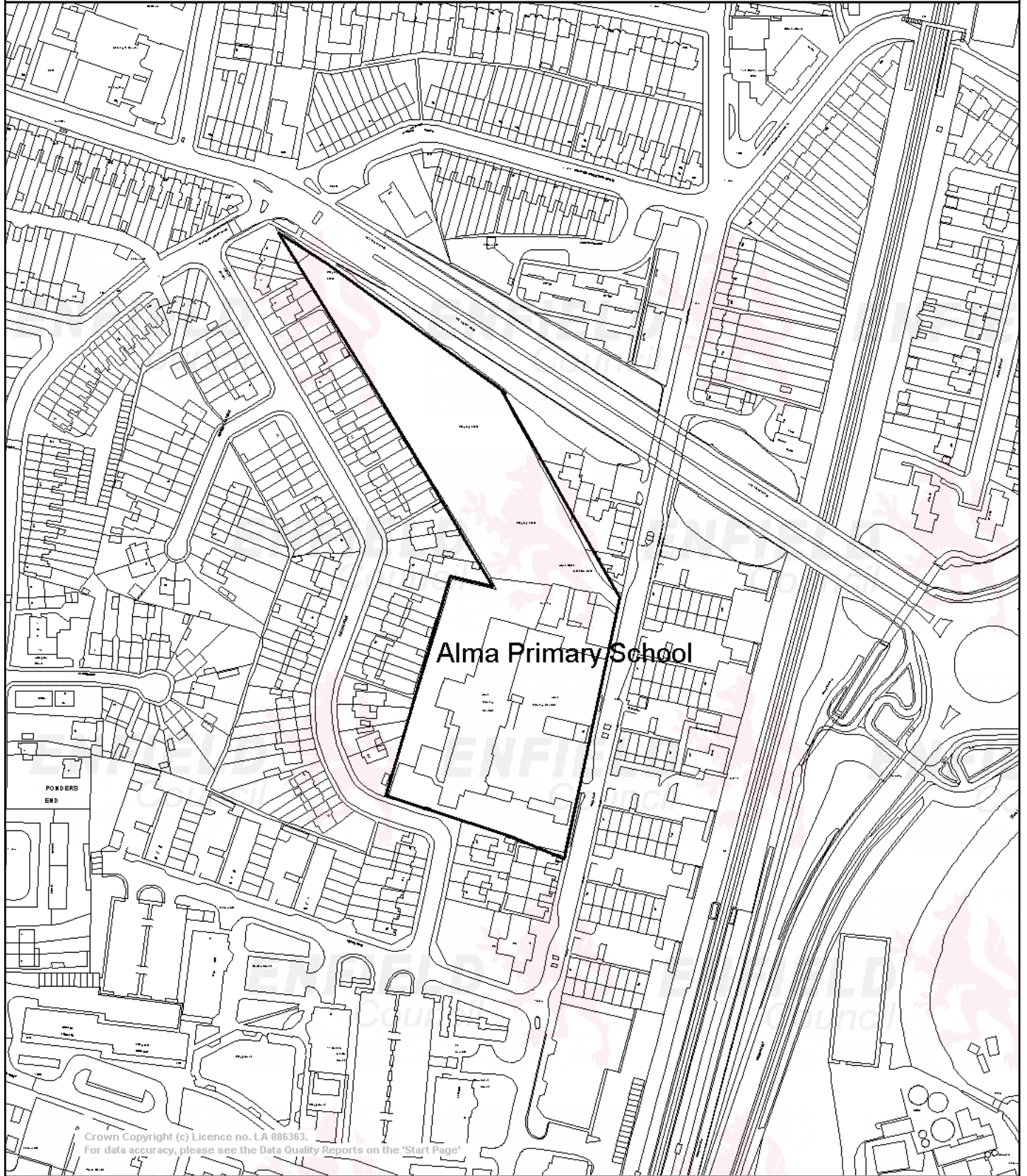
DATE
 09/14/13

BY
 M. C. W.

CHECKED BY
 M. C. W.

DATE
 09/14/13

TP/09/0664



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Scale 1/2500 Date 10/6/2009

Centre = 536003 E 195860 N

Application Number: TP/09/0664 **Ward:** Ponders End

Date of Registration: 8th May 2009

Contact: David Snell 3838

Location: ALMA PRIMARY SCHOOL, ALMA ROAD, ENFIELD, MIDDLESEX, EN3 4UQ

Proposal: Installation of temporary classroom with access ramps to south east of site.

Applicant Name & Address:

Mrs Janice Feavearyear
ALMA PRIMARY SCHOOL
ALMA ROAD
ENFIELD
MIDDLESEX
EN3 4UQ

Agent Name & Address:

Mr Anil Rana
London Borough Of Enfield
Architectural Services
Po Box 50
Civic Centre
Enfield
EN1 3XB

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

1. C51A Time Limited Permission

Site and surroundings

Primary school campus fronting Alma Road and Curzon Avenue.

Proposal:

Erection of single temporary classroom with access ramps in the south east corner of the site.

Relevant planning history

None

Consultation

Public

11 surrounding properties were consulted. No replies have been received.

Policy

The London Plan

3A.24 Education facilities

Unitary Development Plan

(I) GD1	Appropriate regard to surroundings
(II)GD1	Appropriate location
(II)GD3	Design
(II)G6	Traffic generation
(II)CS1	Community services

Local Development Framework

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy which will set out the long-term spatial vision and strategic objectives for the Borough.

In response to consultation in respect of Issues and Options which identified key areas, the Council is now consulting on the Preferred Options for the Core Strategy. As a policy document, the Core Strategy is at an early stage in its process to adoption and thus, presently, can only be afforded limited weight as a material consideration. As the process continues the weight to be attributed to the Core Strategy will increase and the relevant policies are reported to demonstrate the degree to which development proposals are consistent with the emerging policy direction for the Borough.

Core policy 16 Children and young people

Analysis

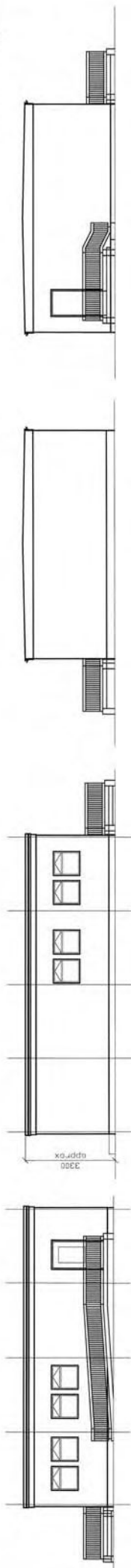
The building would be sited close to the boundary of the school adjoining the front/side garden of No.80 Curzon Avenue, a residential dwelling. Within the boundary of this dwelling adjoining the new classroom is a large domestic shed building and on the boundary is a concrete fence that would partially screen the proposed development.

The proposal has been amended to provide of screening to the access ramp to prevent overlooking and disturbance to the occupiers of No.80 the proposed siting of the classroom is considered to be acceptable.

It is recommended that planning permission be granted for the following reasons:

1. The proposed development improves school facilities in accordance with Policy (II)CS1 of the Unitary Development Plan and Policy 3A.24 of the London Plan.
2. The proposed development has appropriate regard to its surroundings and does detract from the amenities of surrounding residential occupiers having regard to Policies (I)GD1 of the Unitary Development Plan.

09/0664

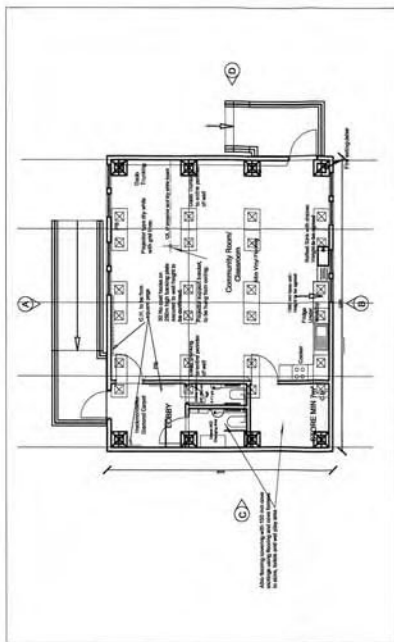


Proposed Elevation A

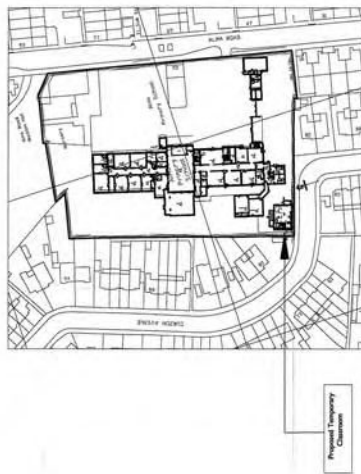
Proposed Side Elevation B

Proposed Front Elevation C

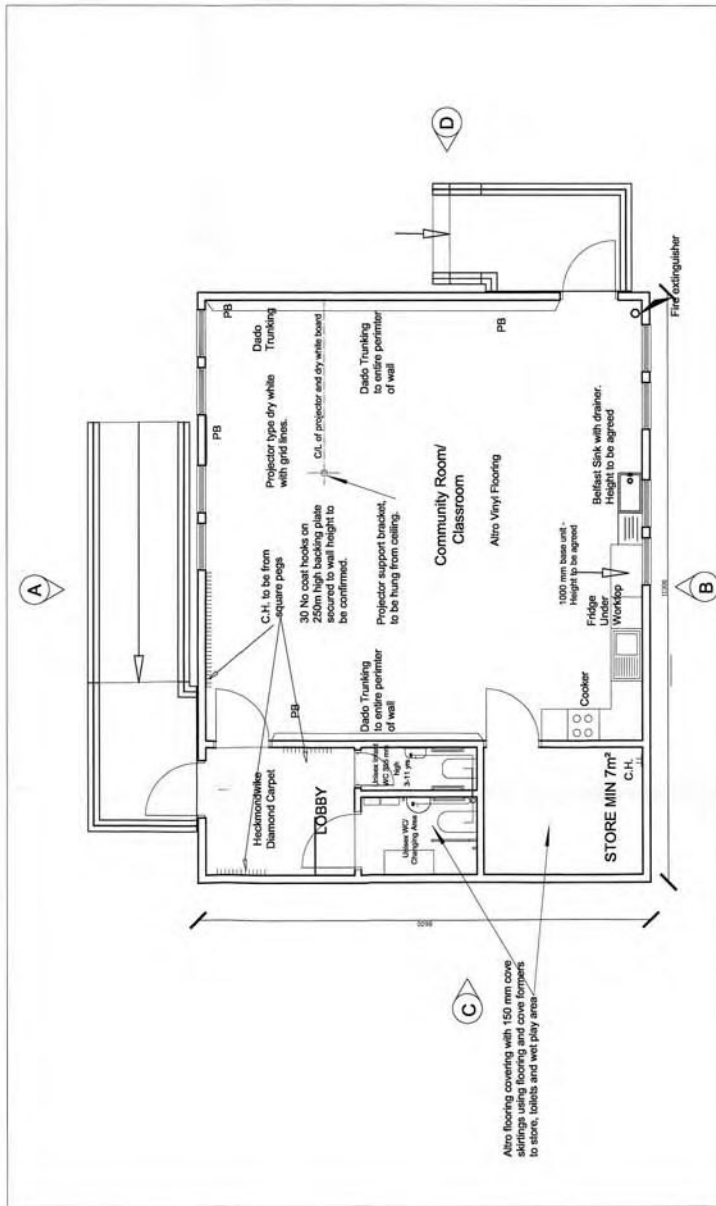
Proposed Side Elevation D



Proposed Indicative Foundation Layout



Site Location Plan
1:1250



Proposed Ground Floor Layout

LONDON BOROUGH OF ENFIELD
08 MAY 2023
DEVELOPMENT SERVICES

ENFIELD Council

Ref: Date: Name: 09/0664

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Architectural **S**ervices

Project: Temporary Community Room & Classroom Alma Primary School, Alma Road, Enfield, EN1 4LQ	Drawing No: MIE201901852-2/AL0901	Drawing Title: Proposed Plans and Elevations
Scale: 1:500-1:500 (1:1250)	Date: MAY 2023	Drawn by: AK

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TOWN PLANNING APPEALS

Appeal Information for Period: 07/05/2009 to 09/06/2009

Section 1: New Town Planning Application Appeals

Section 2: Decisions on Town Planning Application Appeals

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Page 151
SECTION 1
NEW TOWN PLANNING APPLICATION APPEALS

Application No.: AD/09/0002

Ward:Edmonton Green

Appeal Type: Written Representation

Appeal Received date: 04-Jun-2009

Location: Land between 17 Park road and, Railway Lines, Edmonton, London, N18

Proposal: Installation of 1 non illuminated sign to side of building and 1 non illuminated sign to fence at rear.

Application No.: LDC/09/0036

Ward:Southgate

Appeal Type: Written Representation

Appeal Received date: 08-May-2009

Location: 31, CHELMSFORD ROAD, LONDON, N14 5PS

Proposal: Single storey rear extension and rear dormer.

Application No.: TP/08/0555

Ward:Chase

Appeal Type: Written Representation

Appeal Received date: 18-May-2009

Location: GUY LODGE FARM, WHITEWEBBS LANE, ENFIELD, EN2 9HJ

Proposal: Formation of new access road from Whitewebbs Lane to Whitewebbs Farm incorporating fencing and planting. (RETROSPECTIVE)

Application No.: TP/08/1773

Ward:Palmers Green

Appeal Type: Written Representation

Appeal Received date: 15-May-2009

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

Proposal: Conversion of premises into 5 self-contained flats (comprising 1 x studio, 3 x 1-bed and 1x2-bed) to provide supported accommodation for people with special needs(RETROSPECTIVE).

Application No.: TP/08/1854 Ward:Palmers Green

Appeal Type: Written Representation

Appeal Received date: 05-Jun-2009

Location: 196, HEDGE LANE, LONDON, N13 5DA

Proposal: Vehicular access.

Application No.: TP/08/1861 Ward:Highlands

Appeal Type: Written Representation

Appeal Received date: 13-May-2009

Location: 28, CURTHWAITE GARDENS, ENFIELD, EN2 7LN

Proposal: Porch at side involving new side doorway.

Application No.: TP/08/1950 Ward:Ponders End

Appeal Type: Written Representation

Appeal Received date: 08-Jun-2009

Location: 15, WHARF ROAD, ENFIELD, EN3 4TD

Proposal: Demolition of existing units and erection of a new workshop and hardstanding involving a change of use to Sui Generis for commercial vehicle hire and ancillary office accommodation.

Application No.: TP/09/0024 Ward:Edmonton Green

Appeal Type: Written Representation

Appeal Received date: 04-Jun-2009

Location: Land between 17 Park Road and, Railway Line, Edmonton, London, N18

Proposal: Change of use to display and sales of motor vehicles together with a temporary wooden building to provide an office (RETROSPECTIVE).

Application No.: TP/09/0111

Ward:Ponders End

Appeal Type: Written Representation

Appeal Received date: 07-May-2009

Location: 2, NAGS HEAD ROAD, ENFIELD, EN3 7AJ

Proposal: Erection of a 2-storey 2-bed end of terrace single family dwelling.

Application No.: TP/09/0116

Ward:Southgate

Appeal Type: Written Representation

Appeal Received date: 26-May-2009

Location: 234, CHASE ROAD, LONDON, N14 6HH

Proposal: Conversion of single family dwelling into 3 self contained flats (comprising 1x3-bed, 1x2-bed and 1x1-bed) involving the erection of a two storey side extension, part two, part single storey rear extension, conversion of garage into a habitable room, rear dormer, parking to front and new access to Chase Road.

Application No.: TP/09/0135

Ward:Upper Edmonton

Appeal Type: Written Representation

Appeal Received date: 21-May-2009

Location: Unit C42 & C38, HARBET ROAD, LONDON, N18 3HU

Proposal: Change of use of Unit C38 from warehouse (B8) to banquet hall (sui generis) together with retention of existing cafe to Unit C42.

Application No.: TP/09/0193

Ward:Enfield Highway

Appeal Type: Written Representation

Appeal Received date: 18-May-2009

Location: 56, OSBORNE ROAD, ENFIELD, EN3 7RW

Proposal: Use of premises as 5 self contained flats (comprising 3 x 1-bed and 2 x 2-bed).

Application No.: TP/09/0210 Ward:Palmers Green

Appeal Type: Written Representation

Appeal Received date: 02-Jun-2009

Location: 37, FARNDALE AVENUE, LONDON, N13 5AJ

Proposal: First floor side and rear extension and rear dormer.

Application No.: TP/09/0239 Ward:Turkey Street

Appeal Type: Written Representation

Appeal Received date: 11-May-2009

Location: 3, THE GREENWAY, ENFIELD, EN3 6TT

Proposal: Single storey rear extension.

Application No.: TP/09/0256 Ward:Ponders End

Appeal Type: Written Representation

Appeal Received date: 13-May-2009

Location: 13, QUEENSWAY, ENFIELD, EN3 4SA

Proposal: Change of use of part ground floor to provide retail in connection with existing use (RETROSPECTIVE).

Application No.: TP/09/0293 Ward:Ponders End

Appeal Type: Written Representation

Appeal Received date: 05-Jun-2009

Location: 373, LINCOLN ROAD, ENFIELD, EN3 4AG

Proposal: Alterations to external staircase at rear with walkway and handrail.

Application No.: TP/09/0336

Ward:Highlands

Appeal Type: Written Representation

Appeal Received date: 05-Jun-2009

Location: 6, FARORNA WALK, ENFIELD, EN2 8JG

Proposal: Redevelopment of site to provide 3 detached 2-storey single family dwelling houses (comprising 2 x 6-bed and 1 x 4-bed) with double garages.

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SECTION 2
DECISIONS ON TOWN PLANNING APPLICATION APPEALS

Application No.: AD/08/0026

Ward:Southgate Green

(Delegated - 24-Nov-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal allowed subject to
condition(s)

Decision Date: 18-May-2009

Location: 26, CANNON HILL, LONDON, N14 6LG

Proposal: Installation of externally illuminated fascia sign and non illuminated projecting
sign(Retrospective).

Application No.: LDC/07/0501

Ward:Grange

(Delegated - 10-Mar-2008 - REFUSED)

Appeal Type: Inquiry

Appeal Decision: Appeal Allowed

Decision Date: 08-May-2009

Location: 29, VILLAGE ROAD, ENFIELD, EN1 2ER

Proposal: Use of the outbuilding as a gym.

Application No.: LDC/08/0462

Ward:Edmonton Green

(Delegated - 24-Nov-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal withdrawn

Decision Date: 05-Jun-2009

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

Proposal: Single storey rear extension.

Application No.: TP/07/2497

Ward:Southbury

(Delegated - 30-Apr-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 29-May-2009

Location: 81, SOUTHBURY ROAD, ENFIELD, EN1 1PJ

Proposal: Change of use from a single family dwelling to a centre for adult education courses, between the hours of 8:00-18:00 mon-sat and sunday 9:00-13:00.

Application No.: TP/08/0217

Ward:Enfield Highway

(Delegated - 10-Jun-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 03-Jun-2009

Location: 55, CARTERHATCH ROAD, ENFIELD, EN3 5LT

Proposal: Conversion of dwelling into two self-contained dwellings, (comprising 1x5-bed and 1x2-bed) and new front porch extension (PART RETROSPECTIVE).

Application No.: TP/08/0264

Ward:Winchmore Hill

(Delegated - 16-Jun-2008 - REFUSED)

Appeal Type: Hearing

Appeal Decision: Appeal Dismissed

Decision Date: 15-May-2009

Location: 9, OAKLANDS, LONDON, N21 3DE

Proposal: Single storey rear extension and rear patio (RETROSPECTIVE)

Application No.: TP/08/0280

Ward:Enfield Lock

(Delegated - 17-Mar-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 08-May-2009

Location: 88, BEACONSFIELD ROAD, ENFIELD, EN3 6AP

Proposal: Conversion of a single family dwelling into 6 studio flats (RETROSPECTIVE).

Application No.: TP/08/0554

Ward:Enfield Lock

(Delegated - 22-May-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 12-May-2009

Location: 17, FOREST ROAD, ENFIELD, EN3 6ST

Proposal: Conversion of single family dwelling into 4 flats (comprising 1 x 3-bed and 3 x 2-bed) involving a 2-storey side extension, 4 off street parking spaces at front and new access from Forest Road.

Application No.: TP/08/0578

Ward:Winchmore Hill

(Delegated - 15-Jul-2008 - GRANTED WITH CONDITIONS)

Appeal Type: Written Representation

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 22-May-2009

Location: 551, GREEN LANES, LONDON, N13 4DR

Proposal: Variation of application TP/06/0361 to allow an increase in ground floor floorspace to be used in connection with private clinic use, and the erection of a single storey side extension to be used in connection with the private clinic use, (the first floor and roof space are to be retained for residential use).

Application No.: TP/08/0588

Ward:Town

(Delegated - 22-May-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Allowed

Decision Date: 14-May-2009

Location: 173, WILLOW ROAD, ENFIELD, EN1 3BS

Proposal: Demolition of detached shed at rear and erection of a detached building at rear (RETROSPECTIVE).

Application No.: TP/08/0634

Ward:Palmers Green

(Delegated - 15-May-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 04-Jun-2009

Location: 95, NEW RIVER CRESCENT, LONDON, N13 5RL

Proposal: Conversion of single family dwelling into 2 x 1-bed self contained flats.

Application No.: TP/08/0645

Ward:Cockfosters

(Delegated - 15-May-2008 - REFUSED)

Appeal Type: Hearing

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 12-May-2009

Location: 37, LANCASTER AVENUE, BARNET, EN4 0ER

Proposal: Construction of basement incorporating swimming pool, gym, games room & study including extension to previously approved terrace. (Revised scheme)

Application No.: TP/08/0784

Ward:Haselbury

(Delegated - 10-Jun-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 04-Jun-2009

Location: 46, KENDAL AVENUE, LONDON, N18 1NG

Proposal: Conversion of single family dwelling into 2 x 1-bed self contained flats (RETROSPECTIVE).

Application No.: TP/08/0878

Ward:Cockfosters

(Delegated - 20-Jun-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 08-May-2009

Location: 22, CHASE ROAD, LONDON, N14 4EU

Proposal: Alterations to existing vehicular access to chase side and construction of new vehicular access to Lakenheath.

Application No.: TP/08/0939

Ward:Highlands

(Delegated - 07-Jul-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 29-May-2009

Location: 10, LOWTHER DRIVE, ENFIELD, EN2 7JL

Proposal: Erection of single storey rear extension, raising roof height at the side and a rear dormer window.

Application No.: TP/08/0983

Ward:Winchmore Hill

(Delegated - 22-Jul-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 20-May-2009

Location: 9, BOURNE HILL, LONDON, N13 4LJ

Proposal: Conversion of single family dwelling into 5 flats (comprising 1 x 1-bed and 4 x studio) with 3 off street parking spaces at front.

Application No.: TP/08/1050

Ward:Chase

(Delegated - 22-Aug-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 26-May-2009

Location: 12, LAVENDER GARDENS, ENFIELD, EN2 0TP

Proposal: Front canopy

Application No.: TP/08/1090

Ward:Cockfosters

(Delegated - 24-Jul-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 15-May-2009

Location: 19, HEDDON COURT AVENUE, BARNET, EN4 9NE

Proposal: Erection of a 2-storey side, part single part 2- storey rear extension, rear dormer and front porch involving demolition of garage.

Application No.: TP/08/1119

Ward:Enfield Lock

(Delegated - 07-Aug-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 12-May-2009

Location: 17, FOREST ROAD, ENFIELD, EN3 6ST

Proposal: Conversion of single family dwelling into 4 self-contained flats (2 x 3-bed, 2 x 2-bed) involving erection of a 2-storey side extension with rear dormer and alteration existing rear extension, new access to Forest Road and associated car parking.

Application No.: TP/08/1136

Ward:Bowes

(Delegated - 29-Jul-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 14-May-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/08/1315

Ward:Turkey Street

(Delegated - 27-Aug-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 11-May-2009

Location: 624, HERTFORD ROAD, ENFIELD, EN3 5TD

Proposal: Change of use of rear ground floor from storage to a studio flat (RETROSPECTIVE).

Application No.: TP/08/1627

Ward:Edmonton Green

(Delegated - 13-Oct-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 26-May-2009

Location: 10, DUNHOLME GREEN, LONDON, N9 9LS

Proposal: First floor rear extension (RETROSPECTIVE).

Application No.: TP/08/1647

Ward:Bush Hill Park

(Delegated - 16-Oct-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal allowed subject to
condition(s)

Decision Date: 21-May-2009

Location: FLAT 1-12, WOODLEA LODGE, 72, WELLINGTON ROAD, ENFIELD, EN1 2NW

Proposal: Installation of replacement windows to all elevations.

Application No.: TP/08/2016

Ward:Jubilee

(Delegated - 17-Dec-2008 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal allowed subject to
condition(s)

Decision Date: 19-May-2009

Location: 203, BURY STREET, LONDON, N9 9JG

Proposal: First floor side extension.

Application No.: TP/08/2058

Ward:Winchmore Hill

(Delegated - 09-Jan-2009 - REFUSED)

Appeal Type: Written Representation

Appeal Decision: Appeal Dismissed

Decision Date: 22-May-2009

Location: Site, Public footpath Hoppers Road, Adjacent To Land At Rear Of, 136-138, Woodland Way, Southgate, London, N21

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/94/0123/VAR2

Ward:Chase

(Planning Committee - 23-Oct-2008 - REFUSED)

Appeal Type: Inquiry

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 08-May-2009

Location: ST JOHN SENIOR SCHOOL, ST NICHOLAS HOUSE, THE RIDGEWAY, ENFIELD, EN2 8AQ

Proposal: The continued use of St John's Senior School as a school without complying with condition 6 of planning permission ref: TP/94/0123, and the provision of a new vehicular access.

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MUNICIPAL YEAR 2009/2010 REPORT NO. **25**

**CONSERVATION ADVISORY
GROUP**
2 June 2009

PLANNING COMMITTEE
24 June 2009

REPORT OF:
Director of Place Shaping and
Enterprise

Agenda – Part: 1

Subject:
**ANNUAL REVIEW OF THE
CONSERVATION ADVISORY GROUP
2008/09**

Wards: All

Contact officer and telephone number:

Christine White
Tel : 020-8379-3852

1. EXECUTIVE SUMMARY

1.1 This report is for Members information and is an annual review summarising the contribution made by the Conservation Advisory Group (CAG) over the municipal year 2008/09 to managing change in the built environment.

2. RECOMMENDATIONS

2.1 That the report be noted, for information.

3. BACKGROUND

3.1 The Council's Conservation Advisory Group (CAG) for 2008/09 comprised seven Members of the Council and eleven co-opted representatives of a number of local heritage study groups. The Group's remit is to consider and advise the Council (particularly the Planning Committee and Cabinet Members for Place Shaping and Enterprise and the Environment and Street Scene) on the preservation and enhancement of heritage buildings, features and areas and to promote a greater awareness of architectural design quality.

3.2 The table attached as Appendix A summarises the issues CAG has given advice on during the Municipal year 2008/09 and demonstrates how CAG has contributed to facilitating and driving forward built heritage and other environmental and design initiatives this year.

3.3 The statistics show that CAG has considered in detail and tendered advice on 50 applications during the last municipal year. The applications are selected by the conservation officer, development control team leaders and the CAG Chairman and comprise cases that constitute significant development and / or have a major impact on the conservation area. CAG contribute to the quality of decisions taken on the most environmentally sensitive sites by bringing to bear members knowledge of local history, design and construction. Of the cases considered, CAG supported approximately 48% of the applications either as presented, or with specified modifications and objected to 44%. (The remaining 8% being deferred applications).

3.4 This compares favourably to 35% supported and 65% objected to in 2007/8. A number of factors contribute to this e.g. improved quality of applications submitted as a result of increasing take up in the use of guidance now available such as the character appraisals, improved submissions resulting from early consultation under the pre application advice system, and more stringent registration requirements such as design and access and conservation statements and not least CAG's positive and proactive approach to development proposals. CAG have also made a major contribution to ensuring that important development details such as materials selection are of sufficient quality, (for example the Enfield Town Library extension and the Enfield Evangelical Free Church, Cecil Road).

3.5 The Group has also monitored the decisions taken on 480 applications in the last year. Most of these applications were considered in detail and commented on by the relevant individual local study groups represented on CAG.

3.6 By focussing it's input into the most significant conservation area and listed building applications and reaping the benefits of the guidance now in place in the conservation area character appraisals and management proposals and other guidance, CAG has again created agenda time to continue their input into guiding other projects, strategy and policy initiatives and monitoring across the borough during 2008/09.

3.7 For example, the Group has again this year made a number of strong contributions to the evolution of proposals affecting the public realm and street scene in conservation areas and the whole borough. This includes input into major design and heritage initiatives such as the PFI street lighting renewal scheme. This is a significant initiative, which will affect the character and appearance of the conservation areas and the whole borough for many years to come. Other examples include the contribution to the evolution of major corporate projects; such as the restoration and re use of the Grade II listed Queen Elizabeth Stadium, Donkey Lane. The Group have also continued a strong interest in the importance of trees and have taken an active role in tree proposals for the HLF funded restoration of the kitchen garden at Myddelton House, Bulls Cross and the landscaping and tree works at Library Green.

3.8 This focussing of activity has also enabled CAG to continue their full engagement with the Local Development Framework (LDF) process which will form the spatial planning framework for the borough for the next ten years and the importance of which cannot be underestimated. CAG has engaged with the LDF process through contributions to the Preferred Options Action Area Plan for the North Circular Road and North East Enfield. They have also contributed to the evolution of a Heritage Strategy for the Borough, which underpins the prioritisation and delivery of major heritage regeneration programmes such as the multi million pound HLF scheme for Forty Hall.

3.9 The CAG are now receiving regular feedback on decisions taken on conservation area and listed building cases determined by the Planning Committee via the CAG Chairman's Feedback item. The Group have continued to monitor appeal decision in conservation / listed buildings. The CAG continue to monitor the management of conservation areas and have during 2008/09 strived to forge closer links with the Enviro Crime Unit and monitor the outcome of investigations into breaches of planning control in conservation areas and listed buildings. The CAG has been particularly proactive in 2008/09 in the area of monitoring change and protecting the boroughs heritage through pro-active planning enforcement projects.

3.10 The Group have embraced the Council's initiative for proactive enforcement in conservation areas and engaged with area enforcement officer to identify enforcement needs and priorities in each conservation area. The Conservation Area Management Proposals identified (as a management action) working with the CAG to investigate new ways of monitoring and recording conservation areas within available resources. To this end CAG have commenced the Conservation Area Photographic Benchmarking Project, which involves making a photographic record of each of the conservation areas to establish clear dated evidence against which change (including unauthorised works can be assessed).

3.11 In addition, CAG has maintained a strong input into the Conservation Area Review, contributing to the monitoring of the implementation of the actions of the Conservation Area Management Proposals. The Group have played a strong role in the CAR Phase II, which culminated in the designation of four new conservation areas. The CAG has been proactive in supporting existing conservation area study groups and facilitating the establishment of new study groups to manage the new conservation areas. This has included the Chairman addressing a public meeting on setting up and running study groups and facilitating workshop sessions and enabling the associated re structuring of CAG's membership, through the Constitution Review Group..

3.12 CAG has continued to monitor new listings and to contribute to Buildings at Risk work, particularly monitoring and promoting a solution to Truro House, Palmers Green and the listed statutory at Trent Park Mansion.

3.13 Figures for issues raised by CAG Members in Open Session remain robust, as in previous years. These include a wide and diverse range of matters including enquiries related to the monitoring of change at major heritage sites and reporting potential contraventions of planning legislation for investigation by the Enviro Crime Unit.

4. CAG WORK PROGRAMME FOR 2009/10

4.1 The CAG work programme for 2009/10 will undoubtedly remain extensive. The main areas of focus for CAG over the forthcoming year are likely to include :-

- Monitoring and reviewing the organisation and operation of the CAG to balance and focus finite time and resources and maximise the delivery of added value to key aspects of the historic environment of the borough.
- Consideration of Stage III of the Conservation Area Review, which is intended to bring the borough's designations of heritage areas more up to date by delivering up to date boundaries for the boroughs conservation areas in the form of extensions and deletions.
- Monitoring and facilitating the implementation of the Conservation Area Management Plan for each of the conservation areas.
- Supporting the review / delivery of the Enfield Design Awards programme.
- Delivering the conservation area benchmarking project
- Promote and facilitate the establishment of conservation area study groups for unrepresented conservation areas.

5. PUTTING ENFIELD FIRST

5.1 The work of CAG is consistent with the Enfield First objectives, particularly Aim 5, 'Supporting the delivery of excellent services' and 5e) to 'provide effective community leadership and increase public participation in the Council's decision making processes and local initiatives. The proposal is also consistent with Aim 1 of this initiative 'A Cleaner and Greener Enfield' and 1f) to 'protect and enhance the character and quality of Enfield's buildings and access to green spaces (Local Development Framework).

Background Papers
File PL52

APPENDIX A

**NUMBER OF REPORTS CONSIDERED BY CAG
MUNICIPAL YEAR 2008/09**

DEVELOPMENT CONTROL

NATURE OF REPORT	2008/09	2007/08	2006/07	2005/06	2004/05	2003/04	2002/03	2001/02
Applications discussed	50	49	101	142	137	142	162	114
Decisions Monitored / Noted	480	667	664	670	611	622	415	343
Pre Application schemes considered	5	-	-	-	-	-	-	-
Appeal decisions Monitored / Noted	6	9	-	-	-	-	-	-
Envirocrime Unit Updates	6	3	-	-	-	-	-	-
Chairman's Feedback from Planning Committee	10	8	-	-	-	-	-	-

DEVELOPMENT CONTROL DECISIONS ANALYSIS 2008/09

Year	Total applications discussed	Applications supported, or supported subject to identified improvements	Applications deferred	Applications objected to.
2008/09	50	24	4	22
2007/08	49	17	0	32
2006/07	101	43	8	50

CONSERVATION AREA REVIEW

NATURE OF REPORT	2008 /09	2007 /08	2006 /07	2005 /06	2004 /05	2003 /04	2002 /03	2001 /02
Conservation Area Review and Management Proposals.	3	1	4	7	10	0	5	1

DESIGN INITIATIVES

NATURE OF REPORT	2008 /09	2007 /08	2006 /07	2005 /06	2004 /05	2003 /04	2002 /03	2001 /02
Enfield Design Awards	1	7	1	8	1	12	1	2
Design Guidance	0	0	1	-	-	-	-	-
London Open House	1	1	1	1	0	1	1	0

STREETSCENE ISSUES

NATURE OF REPORT	2008 /09	2007 /08	2006 /07	2005 /06	2004 /05	2003 /04	2002 /03	2001 /02
Highway and streetscene schemes (PFI Street lighting scheme The Green N21 & N14, Fore Street Litter bin replacement, Street tree works adj Library Green, public bench design).	7	14	7	7	5	3	5	4

ENVIRONMENTAL IMPROVEMENT PROJECTS

NATURE OF REPORT	2008 /09	2007 /08	2006 /07	2005 /06	2004 /05	2003 /04	2002 /03	2001 /02
Enfield Heritage Fund schemes	0	0	1	-	-	-	-	-
Other schemes (St Andrews Churchyard resurfacing),	1	8	3	3	10	8	12	9
Edmonton PSICA Scheme (Partnership Schemes in Conservation Areas)	0	0	0	1	2	1	2	1

NATIONAL AND LOCAL POLICY ISSUES

NATURE OF REPORT	2008 /09	2007 /08	2006 /07	2005 /06	2004 /05	2003 /04	2002 /03	2001 /02
New and Draft Guidance, legislation and policy.	0	0	2	1	3	4	5	1
Local Development Framework (North Circular & North East Enfield Action Area Plans Preferred Options, Heritage Strategy)	3	8	3	2				
Forty Hall Conservation Management Plan	0	0	1	-	-	-	-	-

NEW LISTINGS

NATURE OF REPORT	2008/09	2007/08	2006/07	2005/06	2004/05	2003/04	2002/03	2001/02
Additions and amendments to the statutory list and decisions on submissions to English Heritage (rejection, Gwalior House)	1	4	5	3	3	3	6	4

BUILDINGS AT RISK

NATURE OF REPORT	2008 /09	2007 /08	2006 /07	2005 /06	2004 /05	2003 /04	2002 /03	2001 /02
Buildings at Risk (English Heritage Register Update)	1	3	1	1	1	2	3	2
Queen Elizabeth Stadium	1	-	-	-	-	-	-	-

ISSUES RAISED BY MEMBERS IN OPEN SESSION

NATURE OF REPORT	2008/09	2007 /08	2006 /07	2005 /06	2004 /05	2003 /04	2002 /03	2001 /02
Issues raised by Members in Open Session	71	110	111	115	89	81	88	50

ORGANISATIONAL ISSUES

NATURE OF REPORT	2008 /09	2007 /08	2006 /07	2005 /06	2004 /05	2003 /04	2002 /03	2001 /02
CAG organisational issues (Annual Report 07/08, Elections, new Council organisational structure, amendment to CAG constitution for new study groups)	5	12	2	3	2	5	4	2

1.5.09

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