



PLANNING COMMITTEE

Tuesday, 25th September, 2012 at 7.30 pm
Venue: Conference Room
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Andreas Constantinides (Chairman), Ali Bakir, Lee Chamberlain, Ingrid Cranfield, Don Delman, Christiana During, Patricia Ekechi, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Paul McCannah, Anne-Marie Pearce, Martin Prescott, George Savva MBE and Toby Simon

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

Involved parties may request to make a deputation to the Committee by contacting the committee administrator before 12:00 noon on 24/09/12.

AGENDA – PART 1

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

Members of the Planning Committee are invited to identify any disclosable pecuniary, other pecuniary or non pecuniary interests relevant to items on the agenda.

- 4. MINUTES OF PLANNING COMMITTEE 24 JULY 2012 (Pages 1 - 10)**

To receive the minutes of the Planning Committee meeting held on Tuesday 24 July 2012.

5. MINUTES OF PLANNING COMMITTEE 14 AUGUST 2012 (Pages 11 - 28)

To receive the minutes of the Planning Committee meeting held on Tuesday 14 August 2012.

6. REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO. 81) (Pages 29 - 30)

To receive the covering report of the Assistant Director, Planning and Environmental Protection.

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

7. P12-00468PLA - PEGAMOID SITE, NOBEL ROAD, LONDON, N18 3BH (Pages 31 - 42)

RECOMMENDATION: Approval subject to conditions
WARD: Edmonton Green

8. P12-00883PLA - LAND CORNER OF MILTON GROVE AND CHAUCER CLOSE, LONDON, N11 1AU (Pages 43 - 60)

RECOMMENDATION: Approval subject to S106 completion and conditions
WARD: Southgate Green

9. P12-01160PLA - THE BOURNE CAR PARK, THE BOURNE, LONDON, N14 6QX (Pages 61 - 86)

RECOMMENDATION: Approval subject to S106 completion and conditions
WARD: Southgate

10. P12-01220PLA - SLOPERS POND FARMHOUSE, CHASE AND SLOPERS POND FARM, STAGG HILL, BARNET, EN4 0PX (Pages 87 - 96)

RECOMMENDATION: Approval subject to conditions
WARD: Cockfosters

11. P12-01581PLA - 151, LINWOOD CRESCENT, ENFIELD, EN1 4US (Pages 97 - 104)

RECOMMENDATION: Approval subject to conditions
WARD: Chase

12. TP/11/1614 - 112, UPSDELL AVENUE, LONDON, N13 6JL (Pages 105 - 112)

RECOMMENDATION: Approval subject to conditions
WARD: Bowes

- 13. TP/11/1683 - 192, WHITTINGTON ROAD, LONDON, N22 8YL (Pages 113 - 126)**

RECOMMENDATION: Approval subject to S106 completion and conditions
WARD: Bowes

- 14. P12-01715PLA - EDMONTON GREEN, BRIDGE PARADE, BRIDGE ROAD, LONDON, N9 0NN (Pages 127 - 134)**

RECOMMENDATION: Approval subject to conditions
WARD: Edmonton Green

- 15. P12-01255PLA - NIGHTINGALE ACADEMY, 34, TURIN ROAD, LONDON, N9 8DQ (Pages 135 - 152)**

RECOMMENDATION: Approval subject to S106 completion and conditions
WARD: Jubilee

- 16. P12-01665PLA - CARTERHATCH INFANT AND JUNIOR SCHOOL, CARTERHATCH LANE, ENFIELD, EN1 4JY (Pages 153 - 158)**

RECOMMENDATION: Approval subject to conditions
WARD: Southbury

- 17. P12-01773PLA - ELDON JUNIOR SCHOOL, ELDON ROAD, LONDON, N9 8LG (Pages 159 - 164)**

RECOMMENDATION: Approval subject to conditions
WARD: Lower Edmonton

- 18. P12-01997PLA - HAZELBURY INFANT AND JUNIOR SCHOOL, HASELBURY ROAD, LONDON, N9 9TT (Pages 165 - 176)**

RECOMMENDATION: Approval subject to conditions
WARD: Haselbury

- 19. P12-01836PLA - 1-7, 9-23, 25-29A SNELLS PARK, LONDON, N18 2TD (Pages 177 - 186)**

RECOMMENDATION: Approval subject to conditions
WARD: Upper Edmonton

- 20. P12-01839PLA - 255-265, LANGHEDGE LANE, LONDON, N18 2TG (Pages 187 - 194)**

RECOMMENDATION: Approval subject to conditions
WARD: Upper Edmonton

- 21. P12-01843PLA - 172-198, 202-228, 230-256, 258-284 LANGHEDGE LANE, LONDON, N18 2TG (Pages 195 - 210)**

RECOMMENDATION: Approval subject to conditions
WARD: Upper Edmonton

- 22. P12-01845PLA - 201-215 LANGHEDGE LANE, LONDON, N18 2TG (Pages 211 - 218)**

RECOMMENDATION: Approval subject to conditions
WARD: Upper Edmonton

- 23. P12-01844PLA - 1-8 CORDWAIN HOUSE, 97, FORE STREET, LONDON, N18 2XH (Pages 219 - 224)**

RECOMMENDATION: Approval subject to conditions
WARD: Upper Edmonton

- 24. APPEAL INFORMATION (Pages 225 - 226)**

Monthly decisions on Town Planning Application Appeals.

- 25. PLANNING PANEL : PROPOSED JOINT SERVICE CENTRE ON ORDNANCE ROAD**

Planning Committee on 26/06/12 agreed to set up a Planning Panel in relation to the application for the proposed Joint Service Centre on Ordnance Road with a Panel membership of Councillors Bakir, Keazor, Simon, Chamberlain and Hurer.

To note that the Planning Panel meeting will be held on Wednesday 17 October at 7:30pm at a venue to be advised.

- 26. PLANNING PANEL : REDEVELOPMENT OF LADDERSWOOD ESTATE**

Planning Committee on 20/12/11 agreed to set up a Planning Panel in relation to the application for the proposed Ladderswood Estate redevelopment with a Panel membership of Councillors Brett, Chamberlain, Constantinides, Prescott and Savva.

To

1. re-confirm Panel membership; and
2. agree a date for the meeting, subject to availability of the proposed venue of Garfield Primary School, Springfield Road, London, N11 1RR.

- 27. SPECIAL PLANNING COMMITTEE : SALMONS BROOK FLOOD ALLEVIATION SCHEME**

To agree the arrangements for a Special Planning Committee meeting in

respect of application ref P12-01082PLA – Proposals for Salmons Brook Flood Alleviation Scheme.

28. 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.)

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PLANNING COMMITTEE - 24.7.2012**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 24 JULY 2012****COUNCILLORS**

- PRESENT** Andreas Constantinides, Ali Bakir, Ingrid Cranfield, Dogan Delman, Christiana During, Patricia Ekechi, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Anne-Marie Pearce, Martin Prescott, George Savva MBE and Toby Simon
- ABSENT** Lee Chamberlain and Paul McCannah
- OFFICERS:** Bob Ayton (Schools Organisation & Development), Linda Dalton (Legal Services), Bob Griffiths (Assistant Director, Planning & Environmental Protection), Andy Higham (Planning Decisions Manager) and Steve Jaggard (Transportation Planning), Metin Halil (Committee Secretary)
- Also Attending:** Dennis Stacey, (Chair), Conservation Advisory Committee
Approximately 30 members of the public, applicants, agents and their representatives and observers.

161**WELCOME AND LEGAL STATEMENT**

The Chairman welcomed everyone to the meeting, and the Legal Services representative read a statement regarding the order and conduct of the meeting.

162**APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors McCannah and Chamberlain.

163**DECLARATION OF INTERESTS**

None.

164**MINUTES OF PLANNING COMMITTEE 26 JUNE 2012**

AGREED the minutes of the Planning Committee held on Tuesday 26th June 2012 as a correct record.

165**REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND
ENVIRONMENTAL PROTECTION (REPORT NO.60)**

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RECEIVED the report of the Assistant Director, Planning and Environmental Protection (Report No.60).

166

ORDER OF AGENDA

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

167

TP/11/1602 - 1, HANSART WAY, ENFIELD, EN2 8NB.

NOTED

1. Introduction by the Planning Decisions Manager, clarifying the site and fact that the application had been deferred at Planning Committee meeting held on the 26 June 2012 in order to allow members to make a site visit. This was undertaken on the 21 July 2012. The site visit had been arranged to allow members to view relationships between the proposed development and neighbouring properties, its impact on the wider area, the effect on trees within the curtilage and parking. A revised plan was tabled to clarify the planting proposals.
2. Planning Decisions Manager reported that the Applicant was agreeable to demolish the existing garages to provide an open parking area to increase parking provision if considered necessary. A condition could be imposed if members were minded to accept the proposed development.
(note: this additional condition was not requested when voting on the officers recommendation).
3. The Chairman confirmed that as deputations had been heard at the meeting on 26 June 2012, they would not be permitted again at this meeting on the application.
4. Members' raised concerns in respect of the loss of trees and the need for replacement tree planting to compensate. In response, it was noted that certain trees on the frontage were covered by a tree preservation order and that the proposed conditions already required additional tree planting and landscaping. Officers could also investigate separately if the trees to the rear could be given further protection through a preservation order.
5. The support of the majority of the Committee for the officers' recommendation: 6 votes for and 4 against, with 3 abstentions.

AGREED upon completion of the Section 106 agreement, the Head of Development Services/Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report.

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168

P12-00842PLA - 90, THE MALL, LONDON, N14 6LP

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the site plan and application including an amendment to condition 2 relating to planting requirements.
2. The deputation of Mr Andy Barker (Chairman, Fox Lane and District Residents' Association) on behalf of local residents, including the following points:
 - a. The need to ensure that the correct plans were referred to within the application.
 - b. Concerns were identified in relation to:
 - the scale of the proposed development – that it is bigger than neighbouring properties and higher.
 - the visual impact of the development on neighbouring properties and its footprint.
 - Bulky appearance of the development.
 - The need to ensure adequate screening, with the hedge screen already dead.
 - Impact of noise nuisance, as the proposed development could accommodate a large number of people and create a large noise nuisance.
 - Concern that this is a back garden development.
 - The property being situated on the boundary of a conservation area and that its development could encourage similar buildings in the area.
 - c. If the committee was minded not to refuse the application the need was highlighted to ensure all conditions were fully implemented and enforcement monitored.
3. The applicant's agent (Charles Betts) was not present at the meeting to speak in favour of the application.
4. Members received advice from the Planning Officer in respect of permitted development rights for the property.
5. During the debate there was a discussion regarding the impact of the use on residential amenity and about the health of the existing hedge. It was agreed to further amend Condition 2 to require planting to be appropriate to screen a 3.25 metre high building . An additional condition was also to be imposed regarding noise insulation.
6. The unanimous support of the Committee for the officers' recommendation.

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AGREED that planning permission be granted subject to conditions set out in the report, with alterations and an additional condition, for reasons set out in the report.

Amendment to Condition 2 – add to end

1. Any planting on this boundary existing and proposed which dies within 5 years of the development being implemented, shall be replaced at the owners expense within the first available planting season.
2. To require planting to be appropriate to screen a 3.25 high building.

Additional Condition

1. An additional condition to be imposed regarding noise insulation. The development shall not commence until details of measures to ensure that amplified sound generated from the premises is not audible beyond the boundary of the premises have been submitted to and approved in writing by the Local Planning Authority. The measures shall be provided in accordance with the approved detail before the premises are occupied.

Reason: To ensure that the use of the premises does not prejudice the amenities of the public or the occupiers of nearby premises due to noise pollution.

169

P12-01223PLA - 16, THE GRANGWAY, LONDON, N21 2HA

NOTED

1. The introduction by the Planning Decisions Manager, who highlighted that whilst there was no objection for the change of use, objections had been identified in relation to the impact of external ducting, which had not been possible to resolve with the applicant.
2. The deputation received from Mr Daniel Carpenter, speaking on behalf of local residents in support of the recommendation.
 - a. As a local resident living adjacent to the proposed development, concerns were raised in relation to:
 - overlooking of adjacent properties
 - insufficient parking provision given the proposed change of use.
 - the impact on existing light pollution problems and additional odour pollution, likely to be created as a result of the proposed use.
 - the insufficient bin and storage provision , given problems already experienced in the area including fox and vermin infestation.
 - Littering will be a problem.

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- the location of the property in a Conservation Area given the design siting and visual impact of the flue, it will be seen from quite a distance.
 - the potential rise in anti social behaviour, with no loitering signs already installed in the area.
 - the number of similar uses already located within the immediate area.
- b. The level of local opposition to the scheme was highlighted along with the fact a similar planning application for an adjacent property had been refused for similar reasons.
3. The meeting was then adjourned for two minutes so that Mr Carpenter could distribute photographs he had taken in support of his deputation, to the applicant and members.
4. The applicant's agent, Mr Halit Ertas then spoke in favour of the application, including the following points:
- a. In terms of the proposed change of use from A2 to A5, there were not many existing A5 uses in the immediate area and it was noted that A2 uses had not been successful.
 - b. It was recognised that the premises were located in a Conservation Area but it would not be possible to see the flue from street level at the front of the property. It would however be visible from the side and rear.
 - c. The aim was to protect and maintain a historical structure whilst also investing in a previously vacant building in which A2 use had not worked.
 - d. From street level, the flue would not be seen, but would only be seen from the side of the property.
 - e. The premises would be run as a traditional fish and chip bar and was not expected to generate a large increase in the volume of traffic or people congregating in front of the premises.
 - f. Any traffic generation would occur after 6pm after the retail elements had closed.
 - g. The premises would not be open late in the evening and would only operate between the hours of 08:00 – 21:30, Monday to Saturday, there would not be any increase in noise levels or disturbances in the area.
 - h. There was already an established A5 take away use at No.21 & No.23 Grangeway, with flues.
5. The statement of Dennis Stacey, Chairman of Conservation Advisory Group (CAG) included the following points:
- a. Whilst the application had not formally been referred to the Conservation Advisory Committee (CAG), he had visited the premises as it was located within a Conservation Area.
 - b. The need to ensure accurate plans were provided with clear details as to the location of the proposed flue and where it would exit the building. It was not felt this had been accurately reflected in the submitted plans and drawings.
 - c. The shop was in a prominent position and the flue could be seen from The Grangeway.

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- d. The rear elevation showed a very obvious structure that was bolted on. This was different to the other adjacent properties with a less cluttered appearance reflecting their location within it.

6. The Planning Decisions Manager responded to Members' queries regarding the granting of A5 permission to 21/23 The Grangeway, which were also in the Conservation Area, but had been approved a number of years ago when planning policy had been different.

7. Members' debate and discussion regarding the proposed extractor flue, its size, siting, external design & finish, the flue's detrimental effect on the host building, the flue's detracting from the character of the Conservation Area. The Planning Decisions Manager confirmed that negotiations had failed with the applicant, to change the appearance and siting of the flue. So it was not possible to recommend approval or seek to control subject to pre-commencement conditions. Subject to the decision of the Committee, further discussion could be undertaken with the applicant to look for an alternative acceptable solution.

Members also discussed the use of the property as A5 and viability with the proposed hours and the need to encourage businesses. In response the officer indicated that there was no standard for % of A3 uses in a parade and that the policy grounds for refusal were strong.

8. The support of the majority of the Committee for the officers' recommendation: 8 votes for and 4 against, with one abstention.

AGREED: That planning permission be refused, for the reason detailed within the report.

170

P12-010070PLA - CHICKEN SHED THEATRE, 290 CHASE SIDE, LONDON N14 4PE

AGREED that consideration of application be deferred to the August Planning Committee meeting following receipt of information regarding an increase in student numbers not accounted for in the report and the need for this to be taken into account.

171

P12-01078PLA - 46 BURFORD GARDENS, LONDON N13 4LP

NOTED

1. The proposal was presented to Planning Committee as it had been submitted by the Council's Plan Drawing Service.
2. The previous application for a single storey rear extension had been refused, but further adjustments had now been made to the visual impact.

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3. The unanimous support of the Committee for the officers' recommendation.

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

172

P12-01230PLA - CHURCHFIELD PRIMARY SCHOOL, LATYMER ROAD, LONDON, N9.

NOTED

1. The unanimous support of the Committee for the officers' recommendation.

AGREED 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 conditions set out in the report, for the reasons set out in the report.

173

P12-01298PLA - GRANGE PARK PRIMARY SCHOOL, WORLDS END LANE, LONDON, N21 1PP

NOTED

1. The unanimous support of the Committee for the officers recommendation.

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, with amended conditions below, for the reasons set out in the report.

Amendment to Condition 2 to replace with

Prior to the occupation of the proposed modular buildings, a detailed scheme detailing the proposed ecological and educational resource enhancements, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development protects and enhancing the natural, built and historic environment in accordance with the National Planning Policy Framework.

Amendment to Condition 7 to replace with

Condition specifying temporary period of 3 years expiring July 2015.

174

P12-01307LDC - 4 KIMBERLEY ROAD, LONDON, N18 2DP

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NOTED

1. The application for a Lawful Development Certificate was presented to Planning Committee as it had been submitted by the Council's Plan Drawing Service.
2. The unanimous support of the Committee for the officers' recommendation.

AGREED that a Lawful Development Certificate be issued as the proposal constitutes 'permitted development' by virtue of Article 3 and Schedule 2 part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008).

175

P12-01371LDC - 205, FIRS LANE, LONDON N21 3HY

NOTED

3. The application for a Lawful Development Certificate was presented to Planning Committee as it had been submitted by the Council's Plan Drawing Service.
4. That a further report would be submitted to the Committee in due course relating to the process for dealing with Lawful Development Certificates.
5. The unanimous support of the Committee for the officers' recommendation.

AGREED that a Lawful Development Certificate be issued as the proposal constitutes 'permitted development' by virtue of Article 3 and Schedule 2 part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008).

176

P12-01395PLA - RAYNHAM PRIMARY SCHOOL, RAYNHAM AVENUE, LONDON N18 2JQ.

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, with an additional condition below, for the reasons set out in the report.

Additional Condition

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Prior to the occupation of the proposed modular buildings, a detailed scheme detailing the proposed ecological and educational resource enhancements, shall be submitted to and approved in writing by the Local Planning authority.

Reason To ensure that the development protects and enhances the natural, built and historic environment in accordance with the National Planning Policy Framework.

177

APPEAL INFORMATION

NOTED the information on Town Planning applications appeals received from 13/06/2012 to 02/07/2012 summarised in tables.

178

GO APE, TRENT PARK, COCKFOSTERS;ASSESSMENT OF GROUNDS FOR POSSIBLE ENFORCEMENT ACTION (REPORT NO.61)

NOTED

That the report on this item had been withdrawn and would be submitted to a future Planning Committee.

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PLANNING COMMITTEE - 14.8.2012**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 14 AUGUST 2012****COUNCILLORS**

PRESENT Andreas Constantinides, Ali Bakir, Lee Chamberlain, Dogan Delman, Patricia Ekechi, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Paul McCannah, Anne-Marie Pearce, Martin Prescott and Toby Simon

ABSENT Ingrid Cranfield, Christiana During and George Savva MBE

OFFICERS: Bob Ayton (Schools Organisation & Development), Linda Dalton (Legal Services Representative), Bob Griffiths (Assistant Director, Planning & Environmental Protection), Andy Higham (Planning Decisions Manager), Steve Jaggard (Traffic & Transportation) and Aled Richards (Head of Development Management) Metin Halil (Secretary) and Penelope Williams (Secretary)

Also Attending: Approximately 40 members of the public, applicants, agents and their representatives and observers
Ward Councillors: Councillor Achilleas Georgiou, Yasemin Brett.

194

WELCOME AND LEGAL STATEMENT

The Chairman welcomed everyone to the meeting, and the Legal Services representative read a statement regarding the order and conduct of the meeting.

195

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cranfield, Savva and During. The Chairman and Planning Committee members also wished Councillor During to get well soon, regarding her recovery in hospital.

196

DECLARATIONS OF INTERESTS**NOTED**

1. Councillor McCannah declared a personal interest in application ref: P12-00654PLA as he lived in the vicinity of Heddon Court Parade.
2. Councillor Simon declared a personal interest in applications ref: P12-01798PLA Chesterfield Infant and Junior School, 2B Chesterfield Road,

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Enfield, EN3 5BY and P12-01448PLA Bowes Primary School, Bowes Road, London, N11 2HL as his wife was a school governor at both schools.

197

MINUTES OF PLANNING PANEL HELD ON MONDAY 9 JULY 2012

AGREED the minutes of the Planning Panel held on Monday 9 July 2012 as a correct record.

198

MINUTES OF PLANNING COMMITTEE 24 JULY 2012

AGREED that the minutes of the Planning Committee held on 24 July 2012 be deferred to the next Planning Committee on 25 September 2012.

199

REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO.62)

RECEIVED the report of the Assistant Director, Planning and Environmental Protection (Report No.62).

200

ORDER OF AGENDA

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

201

P12-00161PLA - 4, OLD PARK ROAD, LONDON, N13 4RE

NOTED

1. Introduction by the Planning Decisions Manager, clarifying the site and application.
2. The dwelling had been previously enlarged following previous extensions.
3. The surrounding area was residential in character and was situated within the Lakes Conservation Area.
4. A previous application for conversion into 6 flats was refused on 20 January 2012.
5. The deputation of Mr Andy Charalambous, the applicant, including the following points:

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- a. The application sought to make the best use of a large property, providing additional housing and maintaining a large 5 bed family unit.
 - b. It addressed the concerns raised when the previous 6 unit application was refused.
 - c. There would be no visible external changes to the property.
 - d. It fitted in with neighbouring developments where flats have been approved. There were a total of 36 units directly adjacent to the property.
 - e. It would improve the Conservation Area.
 - f. There was no need to extend the width of the crossover. Four cars currently enter and exit daily.
 - g. The house, as it is, was too big to sell or rent as one unit.
 - h. Concern was raised about the continued reference to the Planning Inspectorate's previous judgement. The applicant felt that in accordance with the Planning Inspectorate's Code of Conduct, all cases should be judged on their own merits.
 - i. If required, a condition could be imposed to ensure that a financial contribution to the cost of education in the area was made.
6. Councillor Constantinides' support for the 5-bed unit which was of generous dimensions. Although there was a lack of amenity space for the flats they were very close to Broomfield Park.
7. Members' concerns in respect of lack of amenity space for two of the proposed flats, the width of the crossover and parking in front of the property, and that 33% of properties in the road had already been converted into flats. Members felt that there were too many issues with the application for deferral and suggested that a new application be submitted with better design proposals.
8. The Planning Decisions Manager advised that a distinction should be made between purpose built flats and conversions and the impact conversions had on the nature of the area. PINS decision needs to be taken into account.
9. The support of the majority of the committee for the officers' recommendation, with the Chairman of the Planning Committee abstaining.

AGREED that Planning Permission be refused for the reasons set out in the report.

202

P12-00654PLA - 2-4, HEDDON COURT PARADE, BARNET, EN4 0DB

NOTED

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1. The introduction by the Planning Decisions Manager in respect of applications P12-00654PLA and P12-00652PLA, which would be discussed together, but with a separate decision made on each application.
2. The deputation of Ms Jacky Van Der Waals, speaking on behalf of local residents, against the officers' recommendation, including the following points:
 - a. She lived in the vicinity of the application site.
 - b. There were already parking issues in the area and the application from Sainsbury's Supermarkets would attract even more cars and will change the nature of the area.
 - c. Concern about the loss of three shops which would be replaced by one large shop.
 - d. The application site road was not wide enough for lorries to drive through.
 - e. Additional noise would be an issue.
 - f. Concern about the opening hours of the Sainsbury's store.
3. The applicant, Mr Ben Borthwick (on behalf of Sainsbury's Supermarkets Ltd) & Mr Tom Swift, Sainsbury's Transport Adviser, then spoke in response, including the following points:
 - a. The two applications to be determined were for a Sainsbury's convenience store which would be beneficial to the community.
 - b. The use of the store for retail does not require planning permission as the three units already have permission.
 - c. The store would only have limited stock – 10% of a main store and was designed to appeal to customers on foot.
 - d. The extension planned was modest and only to be used for back up space of an appropriate scale and design.
 - e. The Planning Decisions Manager's recommendation was acceptable to Sainsbury's.
 - f. Sainsbury's had worked well with the Council's Highways Officers' as regards transport issues.
 - g. The three existing units would have had more deliveries.
 - h. As regards servicing of the units, the rear access to the units was adequate and would not be an issue. Only four deliveries a day were planned, taking up at the most 1 hour out of 24.
 - i. Parking – anyone driving was less likely to use this type of store, so the parking issue was irrelevant.
 - j. These units were previously un-occupied.
4. The Planning Decisions Manager responded to Members' queries regarding traffic impact, that there would be no reason for an additional condition for parking facilities at the rear of the application site, as there was only a fire door located there and this would not accommodate enough room for deliveries.
5. The support of the Committee for the officers' recommendation of approval subject to conditions, with one vote against.

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

203

P12-00652PLA - 2-4, HEDDON COURT PARADE, BARNET, EN4 0DB

NOTED

1. Comments above also referred to this application.
2. The introduction by the Planning Decisions Manager, clarifying the site and application.
3. The unanimous support of the Committee for the officers' recommendation.

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

204

P12-01259PLA - PUBLIC FOOTPATH OUTSIDE CLOCKHOUSE PARADE MANSIONS, CORNER OF GREEN LANES & NORTH CIRCULAR ROAD, N13

NOTED

1. Introduction by the Planning Decisions Manager, clarifying the site and application.
2. Receipt of one further letter of objection from a Town Planning Consultant. Concerns raised included non-compliance with planning policy, that the monopole would be higher than lampposts in the vicinity, the proximity of the monopole, the ancillary cabins size and siting which would be visually prominent and obtrusive to the appearance of the street scene, pavement obstruction by cabins, that it was against the North Circular Road Area Action Plan objectives and would have a negative impact on the appearance and character of the area.
3. The statement of Councillor Yasemin Brett, Bowes Ward Councillor, including the following points:
 - a. She spoke on behalf of residents in Bowes Ward and her fellow Ward Councillors.
 - b. She was grateful to planning officers for the recommendation for refusal.
 - c. The height of the monopole was in excess of other columns in the area.
 - d. The whole structure would take up pavement space.

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- e. The fact that additional housing was being built in the area for families with young children and structures on the pavement make it difficult for the elderly and those with pushchairs.
 - f. She supported the Planning Decisions Manager's recommendation of refusal.
4. The response of the Planning Decisions Manager to Members' concerns regarding:
- location of the Monopole and that each case was judged on its own merits and this was a prominent position at a key junction in the Borough.
 - Health implications of telecommunications masts that the application meets the government guidance on communication masts.
5. The unanimous support of the Committee for the Officers' recommendation.

AGREED that planning permission be refused for the reasons set out in the report.

205

TP/11/1683 - 192 WHITTINGTON ROAD, LONDON N22 8YL

NOTED

1. The introduction of the Planning Decisions Manager, clarifying the site and application. This application would normally have been determined under delegated authority, but Councillor Georgiou, Ward Councillor, had requested that it be determined at Planning Committee in response to the concerns of local residents.
2. The deputation of Ms Angela Kreeger and Mr Oliver Urquhart Irvine, speaking on behalf of local residents, including the following points:
 - a. No planning notice had been displayed in the area.
 - b. Only 20 notification letters had been sent out to residents, more residents should have been informed.
 - c. The retail unit was a launderette and had been closed for less than a year.
 - d. There were not enough GP surgeries in the area.
 - e. There were parking issues in the area as it was densely populated.
 - f. There was already a rubbish accumulation problem in the area and this conversion would add to the problem.
 - g. The character of the area had already been eroded and converting another shop into a flat would be detrimental.
 - h. Point 6.2.2 of the report was disputed. The character or appearance of the parade wouldn't be undermined by the loss of a retail unit.

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- i. The committee should be encouraging retail units, but there had been no serious strategy to do this in the area.
 - j. There was an error in the elevation plan shown in the report.
 - k. There were plenty of conversions in the area already and it was requested that the application be refused.
3. The statement of Councillor Achilleas Georgiou, Bowes Ward Councillor, including the following points:
 - a. The application was against relevant policy as set out in the North Circular Road Area Action Plan, which intends to enhance the area and is at an advanced stage.
 - b. The retail unit was part of a small parade of shops which served the community well, adding character to the area.
 - c. The area was already an over concentrated dense area of housing.
 - d. The Bowes Ward needed commercial and retail properties with shops that served the community.
 - e. We should be encouraging what people want in the area and hear what residents are saying.
 - f. If the Council's policies for the North Circular Road Area Action Plan were referred to then this application would be rejected.
4. The response of Mr E.M. Pick, the applicant's agent, as a written statement read out by the Planning Decisions Manager, including the following points:
 - a. The conversion would not cause harm.
 - b. Continued vacancy would only create dereliction.
 - c. Similar conversions had already been approved close by, so a precedent had therefore been set.
 - d. The previous use would have generated much more rubbish than the use proposed.
 - e. The objection of 'overpopulation' was not a material planning consideration.
 - f. Approving the application would give a new lease of life to the premises enhancing the general street scene.
 - g. If the Planning Decisions Manager's recommendation was not accepted by the committee, the applicant would either leave the premises or pursue an appeal/cost award against the Council.
 - h. The Council's planning policy was to encourage re-use of vacant buildings, this was best done by allowing a change of use, leading to regeneration of these types of dis-used premises.
5. Councillor Prescott commented on Mr E.M.Pick's statement with the following points:
 - Rent reduction would encourage the letting of shops.
 - The area already had a high proportion of residential properties
 - The applicant would need to show gross negligence, by the Council, in order to gain a cost award from any appeal.

PLANNING COMMITTEE - 14.8.2012

6. Members' concerns about the loss of a retail property and a lack of evidence that the retail is not required, the increase in the number of residential properties in the area and lack of facilities.
7. Planning Officer gave an update on the North Circular Road Area Action Plan and the implication of the Development Management Document (DMD) and commented on the risk of raising matters not previously considered.
8. The majority of the Committee did not support the officers' recommendation for approval subject to conditions and completion of section 106: 3 votes for, 8 against, and one abstention.
9. Councillor Hurer's proposal that a decision be deferred to allow Members to consider the applicant's marketing evidence undertaken for the premises. In addition Officers to advise on how the proposal complies with the draft North Circular Road Area Action Plan (NCAAP) and draft Development Management Document (DMD).

AGREED to defer making a decision to enable officers to undertake further consideration regarding the loss of retail and the impact on the local centre. Agreed without objection.

206

P12-01321PLA - CHASE SIDE WORKS, CHELMSFORD ROAD, LONDON, N14 4JN

NOTED

1. The introduction by the Planning Decisions Manager clarifying the site and application. The development which had been built differed slightly from the original plans which had an impact on other properties in Chelmsford Road.
2. Amendment to point 6.2.3, of the report, to read 'The realignment of the block in relation to the adjacent property, 138 Chelmsford Road would **not** materially alter the relationship and is considered acceptable'.
3. The receipt of an additional letter of objection raising the following points:
 - The development did not reflect the building line of the original houses.
 - The repositioning of flats further forward would result in a development totally out of line and keeping with the rest of the buildings.
 - The original distance across Chelmsford Road was just about sufficient. Anything less harms residential amenity.
 - The impact on properties on Chelmsford Road was accentuated by the presence of balconies which would lead to an invasion of privacy.

PLANNING COMMITTEE - 14.8.2012

- The road was already narrow and building the block closer made the development appear overbearing.
 - The repositioning of the access road so that it was now opposite the new properties increased the effect on residential amenity. The associated boundary treatment was unsightly.
 - Development should be built in accordance to its original position and these alterations should not be accepted.
 - Adequate consultation should have been carried out.
4. The deputation of Ms Jane Maggs, speaking on behalf of local residents against the recommendation, including the following points:
- a. She was a resident of Chelmsford Road.
 - b. She raised concern about the changes to Block C of the development.
 - c. The building work being done in Block C had been stopped by the Council's planning enforcement team as it did not conform to original planning permission, showing a complete disregard to the planning process.
 - d. The close proximity of Block C to her house and others in the road will only be 17 metres and in places only 2.5 metres from the pavement.
 - e. The ground floor patios were very close to the road.
 - f. The balconies would lead to a loss of privacy and would create a noise nuisance, degrading the quality of life for neighbouring residents as well as being out of keeping with the surroundings, as it would be the only road in the vicinity with balconies.
 - g. Requested that Shanly homes review their plans again.
5. The response of Sam Tiffin of Shanly Homes, including the following points:
- a. He thanked officers for their engagement and assistance.
 - b. He apologised to Councillors and residents for the illegal building works that took place.
 - c. The illegal activity was due to a naïve technical colleague who thought a change in the footprint would be acceptable.
 - d. The changes had not created any commercial gain in the development.
 - e. The close proximity of the development to neighbouring homes has had no great impact.
 - f. The siting of buildings has not resulted in shadowing of existing properties and has had no impact in access to natural light.
 - g. There is now a mechanism in place for any minor changes, which will lead to the change being consulted on and recorded.
6. The response of the Planning Decisions Manager to Members' concerns regarding the balconies, invasion of privacy and the illegal works.
7. The support of the majority of the Committee for the officers' recommendation: 10 votes for and 2 against.

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AGREED that subject to a deed of variation of the section 106 agreement, the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission for a minor material amendment subject to conditions set out in the report, for the reasons set out in the report.

207

P12-01274PLA - FORESTERS HALL, 44, CHASE SIDE, ENFIELD, EN2 6NF

NOTED

1. Introduction by the Planning Decisions Manager, clarifying the site and application for a variation of TP/11/1562; condition 09.
2. A petition was received from local residents opposing the application.
3. The deputation of Mr Nigel Amos, on behalf of local residents, including the following points:
 - a. The application was detrimental to local residents as it would cause disturbance in a quiet residential conservation area.
 - b. The outdoor garden was very close to residential properties.
 - c. Local residents would be unable to use their gardens, due to noise disturbance from children's play.
 - d. The applicant had had an open day in 2011 to discuss her application with local residents but objections had been ignored.
 - e. The letters of support received did not include any addresses.
 - f. The application suggested that no more than 9 children would use the garden at any one time, but the condition did not limit the number of children.
 - g. Concern that the Council would not be able to police or enforce the condition.
 - h. That there was a large out building in the applicant's garden that does not have planning permission.
 - i. Concern regarding increased traffic from parents, dropping and picking up children as well as from staff.
 - j. If this application was approved more planning applications would be received to enable even greater use of the garden.
4. The deputation of Mrs Kaye Wildman, the applicant, in response including the following points:
 - a. Noted the late deputation of Mr Nigel Amos and residents, but agreed to speak in response, allowing the deputation so as not to be obstructive.
 - b. The children attending the nursery were aged between 10 months – 4 years old and should have the right to representation.
 - c. That she had been saddened by the local residents' response to her application.

PLANNING COMMITTEE - 14.8.2012

- d. No complaints about noise had been received at her other nursery in 17 years
 - e. The children would be missing out if they are not allowed to play outside. Obesity was a huge problem in Enfield.
 - f. That she had documents from residents supporting the application.
 - g. Noise levels from 9 children playing outside would not add to noise levels already coming from nearby Chase Side Primary School.
 - h. Children have a right to play outside. They would be well supervised.
 - i. An invite was extended to Members to visit the nursery and observe the impact of outdoor play.
 - j. The nursery was only opened 8 June 2012 and the uptake has been very good.
5. The Planning Decisions Manager responded to Members' queries regarding the monitoring of noise levels.
6. Members' debate and discussion regarding the original planning permission, given approval in March 2012, with the condition that the garden could not be used for recreation by the children.
7. The motion was supported by 6 votes, and there were 6 votes against. The Chairman gave his casting vote for the officers' recommendation.

AGREED that Planning Decisions Manager be authorised to grant planning permission, subject to the conditions set out in the report and the amended condition below, for the reasons set out in the report.

Amended Condition

The outdoor play space as shown on the approved 'Location Plan' shall only be used for children's play by no more than 9 children at any one time and in accordance with the schedule attached between the hours of 10:00 to 11:30 and 14:30 to 16:00, Monday to Fridays only, excluding Bank Holidays. The use of the garden for children's play shall take place for a temporary period of one year from the date of the Decision Notice. Once this time has elapsed, the outdoor play space shall no longer be used for children's play unless otherwise agreed in writing by the Local Planning Authority.

Reason

To enable the Local Planning Authority to assess the potential noise levels generated by the proposed use of the garden and safeguard the amenity of the occupiers of the adjoining properties.

208

SUSPENSION OF COUNCIL CONSTITUTION - TIME OF MEETING

PLANNING COMMITTEE - 14.8.2012

AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end (10pm) be suspended for a period of 30 minutes to enable the business on the agenda to be completed.

209

P12-01390PLA - 1 & 3 PITFIELD WAY, ENFIELD, EN3 5BY

NOTED

1. Introduction by the Planning Decisions Manager, clarifying the site and application.
2. The applicant has agreed to fund traffic measurement measures to secure the one way movement of vehicles along Pitfield Way (no turning into Pitfield Way from Hertford Road).
3. The deputation of Ms Sylvia Hart, Chair of Governors of Durants School, including the following points:
 - a. As the Headteacher of Durants School, Mr P. De Rosa couldn't attend the meeting, Sylvia Hart spoke in his place - against the Planning Decisions Manager's recommendation.
 - b. The points raised by Mr De Rosa's letter of objection were documented within the report (pages 128/9).
 - c. The development would add to traffic problems, as many children attending Durants school have to come by car.
 - d. All the pupils attending Durants School are Autistic. Autism is a severe disability with the inability to express emotions. Most of the pupils have severe autism and can be aggressive.
 - e. This development would impact on the well being of these autistic children. The children attending the temporary class may cause distress to the children with autism, which could lead to inappropriate behaviour by the autistic children.
 - f. The development site was so close to Durants school, that it would add to the noise in terms of noise from the children causing severe anxiety to the autistic children.
 - g. She supported all the points made by Mr P. De Rosa in his two objection letters.
 - h. This development would have a major negative impact on the pupils at Durants'.
4. Ms Shelley Smith, the applicant's agent spoke in response, including the following points:
 - a. The Enfield Heights Free School was proposed by the Centre for British Teachers (CfBT), local teachers and parents.
 - b. The main development proposal would be for a primary free school for 175 pupils but would require a separate planning application.
 - c. The Headteacher of Enfield Heights Free School wrote to Durants School on the 5 March 2012, submitting a questionnaire and inviting them to a meeting to discuss concerns raised

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- including noise, close proximity of the free school and overlooking.
- d. To address the concerns raised, extra fencing and landscaping would be provided.
 - e. Play times would be staggered so as to reduce noise.
 - f. The Durant school children normally arrived by bus, limiting additional traffic.
 - g. The proposed development was a small school in a densely populated area, so buses would be used as the main mode of transport or on foot.
 - h. Enfield Heights Free School wished to work closely with Durants School so as not to compromise each respective school.
 - i. The free school children would gain benefits from the contact with the autistic children.
5. Bob Ayton, the Schools' Organisation and Development Officer, made the following points:
- Enfield Council had not been involved in the development of this new school.
 - There were clear issues with the proposed siting of the development so close to Durants School. But this had to be balanced against the rise in demand for school places which showed no sign of ceasing.
 - Enfield would welcome the additional places, but Members' should keep in mind the issues raised when the full application was received.
 - The increase in the number of places at Chesterfields would be provided by a one-off temporary class and was some distance away from this site.
6. The Planning Decisions Manager responded to Members' queries regarding the proposed scheme for a full school. Some Members expressed reservations about the suitability of the site while accepting that the current proposal was acceptable.
7. The support of the majority of the Committee for the officers' recommendation: 9 votes for and 1 against with one abstention. Councillor Bakir did not vote.

AGREED upon completion of the Section 106 Agreement, the Head of Development Services/Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report, with an amendment and additional conditions (set out below) for reasons set out in the report.

Additional Conditions:

Restriction of Permitted Development

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to properly assess the likely impact of any potential expansion of the temporary accommodation approved on the health of retained trees.

Restriction of Pupil Numbers

Pupil numbers at the temporary school hereby approved shall not exceed 25 pupils without the prior approval in writing of the Local Planning authority.

Reason: To enable the Local Planning Authority to properly assess the likely impact of any increase in pupil numbers on traffic generation and the free flow and safety of traffic, including pedestrian traffic, on the adjoining highways.

Received Recommendation: Amended Decision to include condition on details of means of enclosure.

Action: Decision not to be issued until applicant has submitted an Equalities Impact Assessment, to the satisfaction of the Local Planning Authority.

210

P12-00924PLA - COMMERCIAL PREMISES, STOCKINGSWATER LANE, ENFIELD, EN3 7PH

NOTED

1. The introduction by the Planning Decisions Manager.
2. The changes to conditions concerning bio-diversity and energy sustainability.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED that planning permission be granted subject to the conditions set out in the report and as amended at the meeting, for the reasons set out in the report.

211

P12-01070PLA - CHICKEN SHED THEATRE, 290, CHASE SIDE, LONDON, N14 4PE

NOTED

1. The introduction by the Planning Decisions Manager.
2. The application decision had been deferred from the Planning Committee meeting held on 24th July 2012, to enable receipt of

PLANNING COMMITTEE - 14.8.2012

information to confirm the number of pupils attending the premises. A total of 140 students would be attending, a net increase of eight.

3. The unanimous support of the Committee for the officers' recommendation.

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

212

P12 - 01210PLA - ST ANDREWS CHURCH OF ENGLAND SCHOOL, 116, CHURCHBURY LANE, ENFIELD, EN1 3UL

NOTED

1. The introduction by the Planning Decisions Manager.
2. The proposed restriction in the hours of use.
3. The unanimous support of the Committee for the officers' recommendation.

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

Additional Condition

Restricting hours of use from 8am to 6pm.

213

P12-01211PLA - ST MARYS RC PRIMARY SCHOOL, DURANTS ROAD, ENFIELD, MIDDLESEX, EN3 7DE

NOTED

1. The introduction by the Planning Decisions Manager.
2. The correction to paragraph 7.1, line 2 – “would **not** detract”.
3. The unanimous support of the Committee for the officer's recommendation.

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

214

P12-01256PLA - ELDON INFANT SCHOOL, ELDON ROAD, LONDON, N9 8LG

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NOTED

1. The introduction by the Planning Decisions Manager.
2. The unanimous support of the Committee for the officers' recommendation.

AGREED that planning permission be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions set out in the report, for the reason set out in the report.

215

P12- 01430LDC - WORKSHOP AND STORE, ADJACENT TO NORTH LODGE, WHITEWEBBS ROAD, ENFIELD, EN2 9HS

NOTED

1. The introduction by the Planning Decisions Manager.
2. The application is for a lawful development certificate.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED that the Lawful Development Certificate be granted for the reason set out in the report.

216

P12-01392HER - BOWES PRIMARY SCHOOL, BOWES ROAD, LONDON, N11 2HL

NOTED

1. The introduction by the Planning Decisions Manager in respect of applications P12-01392HER and P12-01448PLA, which would be discussed together, but with a separate decision made on each application.
2. The school was a listed building and planning permission was being sought for internal structures, to convert the basement so as to enable the creation of additional reception class places.
3. An additional letter of objection raising concerns over the effect of traffic pollution on children and the need for an environmental report before development was implemented.
4. Advice from officers that the Council had already installed an Air Quality Monitoring Station at the school, and since 2003 the level of particulates contained within diesel pollution had not exceeded the Air Quality objective levels.

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5. The unanimous support of the Committee for the officers' recommendation.

AGREED that subject to referral to the Secretary of State and no objection being raised, planning permission be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions set out in the report, for the reason set out in the report.

217

P12-01448PLA - BOWES PRIMARY SCHOOL, BOWES ROAD, LONDON, N11 2HL

NOTED

1. The introduction by the Planning Decisions Manager.
2. The unanimous support of the Committee for the officers' recommendation.

AGREED that subject to referral to the Secretary of State and no objection being raised, planning permission be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions set out in the report, for the reasons set out in the report.

218

P12-01729PLA - HAZELWOOD INFANT AND JUNIOR, HAZELWOOD LANE, LONDON, N13 5HE

NOTED

1. The introduction by the Planning Decisions Manager.
2. Two letters of objection from neighbouring occupier regarding visual presence of building and impact on residential amenity. In addition, concerns around inconsiderate parking by parents which would be exacerbated by the proposal.
3. The additional condition regarding more planting to act as a screen as set out below.
4. The unanimous support of the Committee for the officers' recommendation.

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

Additional Condition:
Details of landscaping

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Within one month of the date of the Decision Notice, details of boundary planting to the rear of the building approved, adjacent to the common boundary with No.128 Riverway, shall be provided to the Local Planning Authority for approval in writing. The approved planting shall be implemented not later than the first planting season following the approval of the details. Any planting that dies or becomes diseased within 5 years shall be replaced with plantings of a similar species and size in accordance with the approved detail.

Reason: To help provide some additional screening of the building in the interest of visual amenity.

219

P12-01798PLA - CHESTERFIELD INFANT AND JUNIOR SCHOOL, 2B, CHESTERFIELD ROAD, ENFIELD, EN3 6BG

NOTED

1. The introduction by the Planning Decisions Manager.
2. The unanimous support of the Committee for the officers' recommendation

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

220

PLANNING PANELS

AGREED that the committee would delegate to the Chair and Opposition Lead the decision to agree membership of planning panels.

221

APPEAL INFORMATION

NOTED the information on Town Planning application appeals received from 05/07/12 to 20/07/12 summarised in tables.

MUNICIPAL YEAR 2012/2013 - REPORT NO 081

COMMITTEE:
PLANNING COMMITTEE
25.09.2012

REPORT OF:
Assistant Director, Planning
and Environmental Protection

Contact Officer:
Planning Decisions Manager
Andy Higham Tel: 020 8379 3848

| | |
|----------------------------------------|--------|
| AGENDA - PART 1 | ITEM 6 |
| SUBJECT - MISCELLANEOUS MATTERS | |

6.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

6.1.1 In accordance with delegated powers, 197 applications were determined between 01/08/2012 and 07/09/2012, of which 157 were granted and 40 refused.

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

Background Papers

To be found on files indicated in Schedule.

6.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS DEC

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

Background Papers

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

6.3 APPEAL INFORMATION

INF

The Schedule attached to the report lists information on town planning application appeals received and also contains information on decisions taken during the specified period.

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning & Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R.W. Laws Tel: 020 8379 3605

Ward: Edmonton Green

Application Number : P12-00468PLA

Category: General
Industry/Storage/Warehousing

LOCATION: PEGAMOID SITE, NOBEL ROAD, LONDON, N18 3BH

PROPOSAL: Part demolition of existing building and erection of a recycling building to house raw feed stockpile.

Applicant Name & Address:

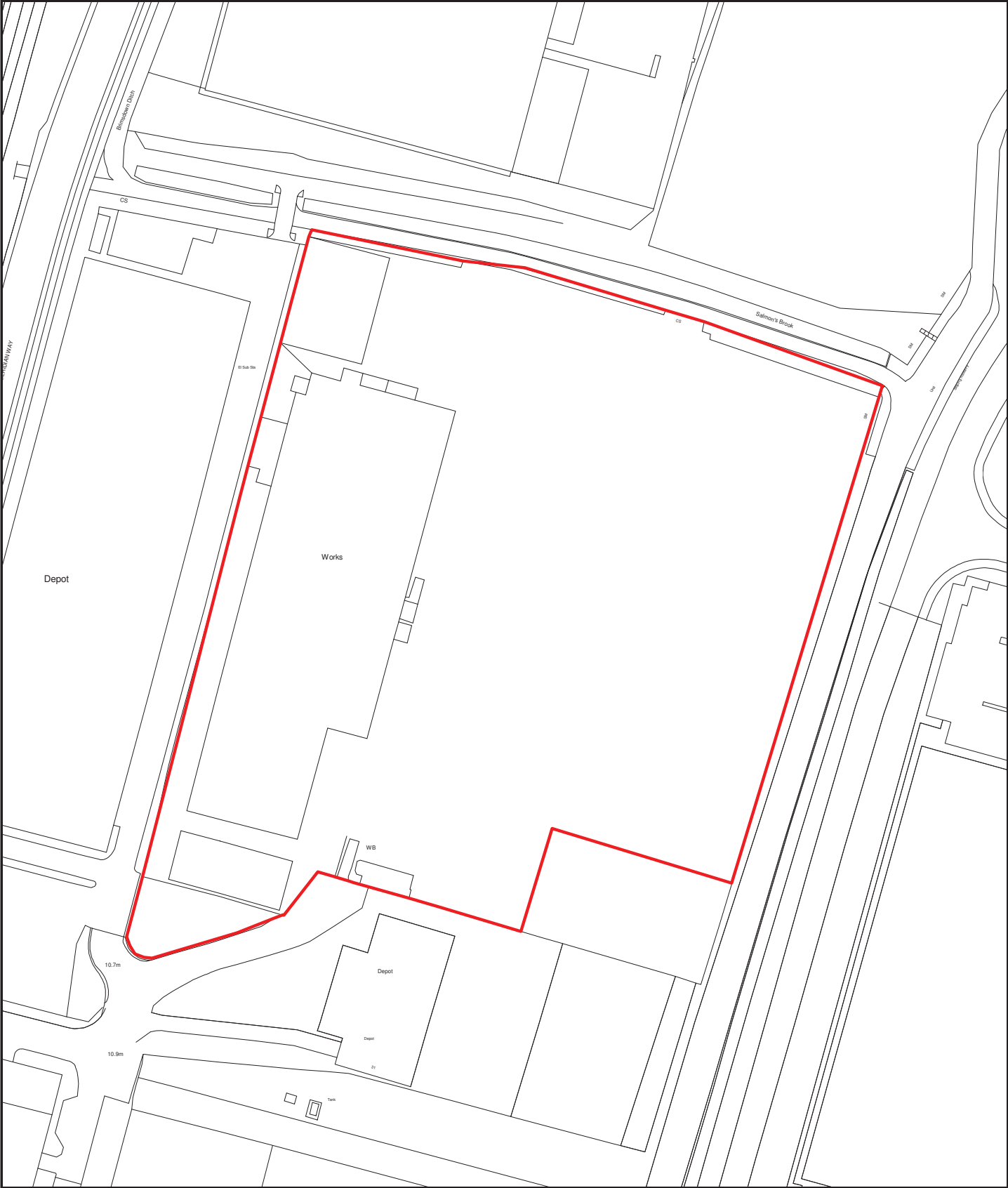
J O'Doherty (Haulage) Ltd
CAR BREAKERS PEGAMOID SITE,
NOBEL ROAD,
LONDON,
N18 3BH

Agent Name & Address:

Mr P. E. Ottery
112, Southbury Road
Enfield
Middlesex
EN1 1YE

RECOMMENDATION:

That Planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 14:11

Date of plot: 12/09/2012

1.0 Site and Surroundings

- 1.1 The site is approx. 2 ha in size and a licensed waste transfer and recycling station. It lies to the north of Nobel Road within a long established commercial/ industrial area and is bounded to the north and west by Salmons Brook and to the east and south by other commercial premises. Further west is Meridian Way and the railway line, followed by Montague Recreation ground.
- 1.2 The site is designated as Strategic Industrial Land (SIL) and lies within Flood Zones 2, 3 and 3B. It has a concrete hard standing over the majority of the site, with site offices to the south and storage sheds along the western boundary. The remainder of the site is open with piles of building materials in different stages of grading, various items of plant and open skips.
- 1.3 Access to the site is gained via Thornton road and Noble road.

2.0 Proposal

- 2.1 Permission is sought for the erection of a new “L” shaped recycling building for the housing of raw feed stockpile located along the northern boundary of the site. Its purpose is to enable operational improvements to be made which will also assist in preventing nuisance from noise and dust to adjoining premises, primarily Bestways cash and carry warehouse, directly to the north.
- 2.2 Covering an area of approx. 4,400 sq.m, the dimensions of the building are 120 m in length by 30m in width, with the “L” shaped element being 53m in width. It would have an overall maximum height of 13m. The building would be of conventional industrial design for this type of structure, with a steel frame and largely clad with corrugated square section profile. The proposed colour of the building would be green. The building would be open sided onto the yard to allow free access by vehicles and plant apart from the columns.

3.0 Relevant Planning Decisions

TP/11/0508- Retention of office building and screening shed- granted 27th July 2011.

TP/05/0944/DP1- Details of dust suppression submitted pursuant to condition (3) of appeal under decision Ref ; APPQ5300A/06/2021152 (TP/05/0944) for redevelopment of site for waste transfer and recycling station, including crushing and screening, with associated office building, approved 26 Nov 2009.

TP/05/0944- Redevelopment of site for waste transfer and recycling station, including crushing screening, with associated office building, refused 3May 2006 but allowed on appeal 25May 2007.

TP/03/2004- Use of part of site from storage to waste transfer station, granted 23 June 2004.

TP/03/1170- Change of use from storage to waste transfer station, refused 06 August 2003

4.0 Consultations

4.1 Statutory and Non Statutory Consulters

4.1.1 Environmental Health

No objection raised subject to a condition regarding a Construction Management Plan.

4.1.2 Lee Valley Regional Park

No objection raised.

4.1.3 Thames Water

No objections in terms of sewerage or water infrastructure

4.1.4 Environment Agency

Original objections now resolved providing the underground diesel tank is removed and the imposition of conditions.

4.1.5 Traffic and Transportation

No objections are raised

4.1.6 English Heritage (Archaeology)

It is confirmed there is no requirement for any archaeological investigations

4.2 Public

4.2.1 Consultation letters have been issued to 12 neighbouring premises. Notice was also displayed at the site. No responses received.

5.0 Relevant Policy

5.1 Local Plan

CP 13 Promoting Economic prosperity
CP 14 Safeguarding Strategic Industrial Locations
CP 20 Sustainable Energy use and Energy Infrastructure
CP 21 Delivering Sustainable water supply, Drainage and sewerage infrastructure
CP 22 Delivering Sustainable Waste Management
CP 28 Managing Flood risk through development
CP 29 Flood Management Infrastructure
CP 30 Maintaining and Improving the Built and Open Environment
CP 32 Pollution
CP 36 Biodiversity
CP 37 Central Leaside

5.2 Saved UDP Policies

- (II) GD3- Design
- (II) GD6- Traffic
- (II) GD8- Servicing

5.3 London Plan

- 2.17 Strategic Industrial Location
- 4.1 Developing London's Economy
- 4.4 Managing Industrial Land and premises
- 5.1 Climate Change mitigation
- 5.2 Minimising Carbon Dioxide
- 5.3 Sustainable and Construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and water infrastructure
- 5.16 Waste self sufficiency
- 5.17 Waste Capacity
- 5.21 Contaminated land
- 6.13 Parking
- 7.4 Local Character
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 7.19 Bio diversity and access to nature
- 7.24 Blue Ribbon network

5.4 Other Relevant Policy Documents

National Planning Policy Framework

Emerging NLWA Waste Plan

6. Analysis

6.1 Principle

- 6.1.1 The main issues of consideration are the impact of the proposed building on the character and appearance of the Industrial Area, the impact on the flow of floodwater and storage capacity of the floodplain as well as the impact on surrounding industrial occupiers.
- 6.1.2 The site is already an established Licensed Waste Transfer Site within a Strategic Industrial Area. The use of the site for waste transfer and recycling station including crushing screening was previously allowed on appeal. The principle of the use is therefore already established.

6.2 Character and Appearance of Area

- 6.2.1 Whilst the proposed building is of significant size, there area number of large warehouse developments in the vicinity. As a result it would not be seen as a prominent form of development within this context. Moreover, views in to the site are limited and whilst parts of the site are visible from Ardra Road; there

is an existing belt of trees along this boundary which helps to screen parts of the site.

- 6.2.2 Whilst the proposed building is of a significant size, it is considered that the size, siting and height of the building would not adversely impact on the overall visual amenities of the Industrial Estate having regard to Policy (II) GD3 of the Unitary Development Plan as well as having regard to CP 30 of the Core Strategy.
- 6.2.2 It is also considered that the siting and height of the building would not adversely impact on the amenities of adjoining industrial occupiers especially as the enclosure of activities within the new building would also help to improve issues regarding dust which have been a problem.

6.3 Impact on flood storage/ flood plain and Salmons Brook

- 6.3.1 The existing site lies within Flood Zones 3 and 2 and are defined by the Environment Agency as having a high probability of flooding. Salmon's Brook flows along the northern and eastern boundaries of the site and thus a flood risk assessment is required. Following initial assessment, the Environment Agency objected. However discussions have resulted in amendments and the Environment Agency have now lifted their objection subject to the imposition of conditions which are set out in the recommendation below. Subsequently, the Applicants have also removed the diesel storage tank from the plans as requested by the Environment Agency.
- 6.3.2 Subject to the imposition of the conditions requested by the Environment Agency, then the proposed development should not adversely impact on the flood storage capacity/ Flood Plain or adversely impact on Salmons Brook having regard to Core Policies CP 21, 28,, 36 and as well as London Plan Policies 5.12, 5.13 and 5.14 and 7.24.

6.4 Traffic Generation and Parking

- 6.4.1 It is confirmed that there will be no increase in traffic movements as a result of the new building above the existing situation. Traffic and Transportation do not raise objection to the proposal and are satisfied that the proposed development would not give rise to conditions prejudicial to the free flow and safety of traffic using the adjoining highway, having regard to policies (II) GD6 and (II) GD8 of the UDP as well as having regard to London Plan policy. Accordingly the proposal is considered acceptable on highway grounds.

6.5 Sustainable Design and Construction

- 6.5.1 Due to the nature of the build, policies pertaining to this objective are not applicable in this instance

6.6 Other Matters

- 6.6.1 The proposed building would also require a contribution towards the Mayors CIL given the floor space size of the new building.

7. **Conclusion**

- 7.1 Having regard to the above, the proposal is considered acceptable for the following reasons:

1. The development would improve facilities at an existing waste site within a Strategic Industrial Location site having regard to Policies 13, 14 and 22 of the Core Strategy, as well as policies 2.17, 4.1, 4.4 5.16 and 5.17 of the London Plan as well as having regard to the National Planning Policy Framework.
2. The proposed new building by virtue of its size, siting, height and appearance would not adversely detract from the character and appearance of the Industrial area or the amenities of surrounding occupiers having regard to Policy (II) GD3 of the UDP as well as Core Policies 14, 30, 32 and 36 of the Core Strategy.
3. The proposed new recycling building to house raw feed stockpile subject to the imposition of appropriate planning conditions would not adversely impact on the flood storage capacity or floodplain, would not result in an unacceptable risk of flooding or create an unacceptable risk of flooding elsewhere or result in potential pollution of controlled waters having regard to Core Policies CP21, 28, 32, 36 as well as having regard to London Plan Policies 5.12, 5.13 5.14 & 5.21.
4. The proposed development would not give rise to conditions prejudicial to the free flow and safety of traffic or adjoining highway having regard to Policies (II) GD6 and (II) GD8 of the UDP as well as having regard to London Plan Policy 6.13.

8. Recommendation

- 8.1 That Planning permission be GRANTED subject to the following conditions:

1. C60- Approved Drawings
2. C7- Details of materials
3. C10- Levels
4. The development permitted by this planning permission shall be carried out in accordance with the information submitted in support of this planning application including the approved Flood Risk Assessment (FRA) for the Former Pegamoid Works, Nobel Road, Edmonton Ref ; 4059/2.3F, July 2011 and the proposed site layout plan 02, 26.1.12 and the following mitigation measures detailed within the FRA
 - i) The ground level in the proposed recycling building will not be raised
 - ii) The whole of the south side of the building will be left open, with no obstructions to flood flow
 - iii) The existing portacabin office will be removed

Reason: To prevent increased flood risk offsite.

5. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), shall take place until a scheme that includes the following

components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the Local Planning Authority:

- i). A site investigation scheme, based on the previously submitted preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- ii). The results of the site investigation and detailed risk assessment referred too in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iii.) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation Strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect groundwater. The site lies in a highly vulnerable groundwater area and previous use of the site may have led to contamination.

6. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results for sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long term monitoring and maintenance plan) for the longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long –tem monitoring and maintenance plan shall be implemented as approved.

Reason: To protect groundwater. This condition ensures that all contaminated material identified on site has been removed or remediated.

7. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation Strategy shall be implemented as approved.

Reason: Intrusive investigations will not necessarily capture all contaminants present, hence the need to keep a watching brief and to appropriately address any new source discovered during excavation and development.

8. No infiltration of surface water drainage into the ground is permitted other than with written express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater. The site lies on a Secondary A aquifer, and is adjacent to a surface watercourse. The site may be contaminated from its previous use and groundwater is at a very shallow depth.

9. The development hereby permitted shall not be commenced until such time as a scheme to contain drainage from the waste storage and treatment areas has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect groundwater. Bulking and transfer and non- hazardous waste must be carried out on a impermeable surface with sealed drainage system.

10. No development shall take place until a scheme for the provision and management of a buffer zone alongside the Salmons Brook shall be submitted to and agreed in writing by the Local Planning Authority. There after the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, and could form a vital part of the green infrastructure provision The schemes shall include:

- i. Plans showing the extent and layout of the buffer zone
- ii. Details of the proposed native species planting scheme.

Reason: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

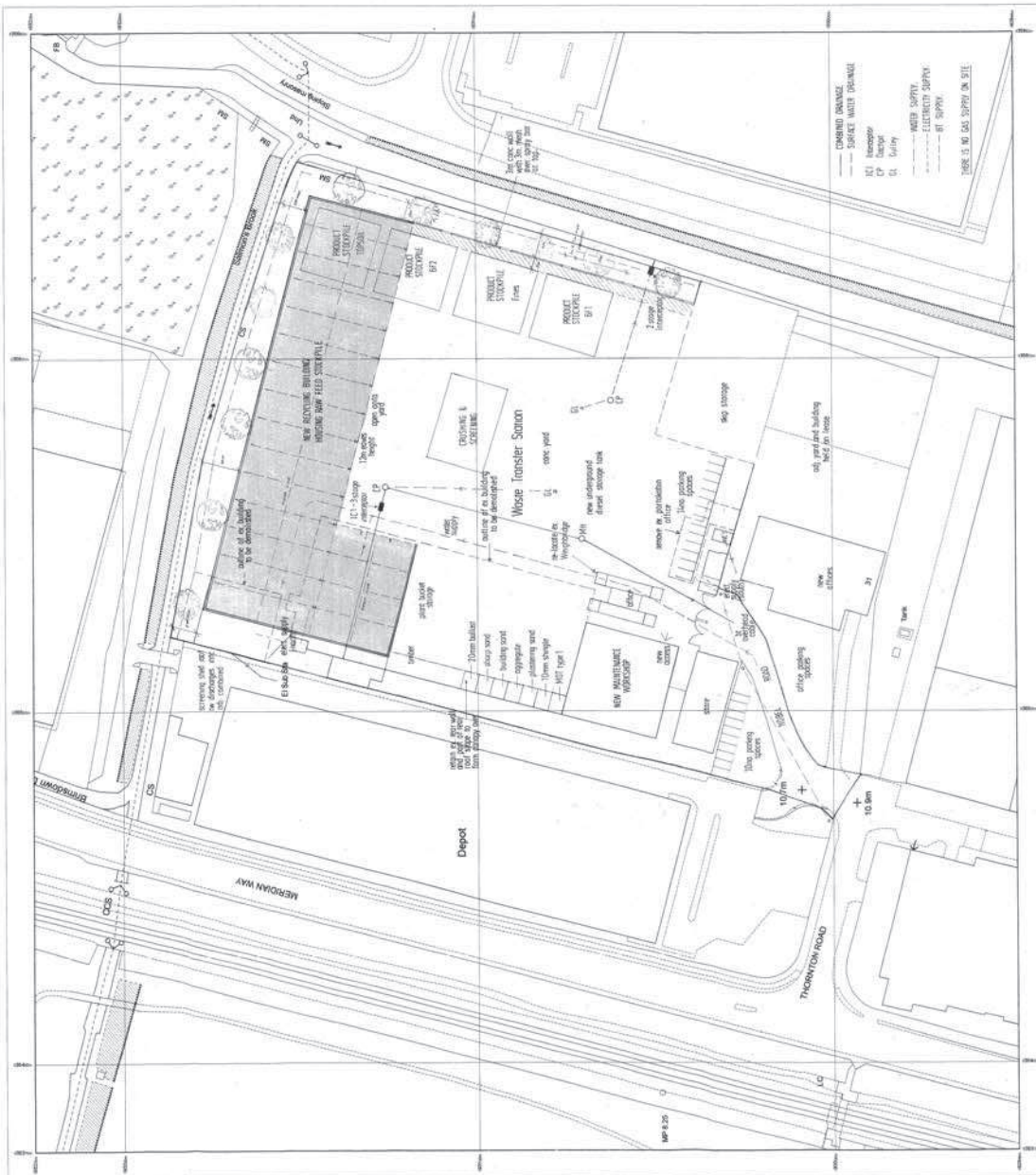
11. The development hereby permitted shall not be commenced until such time as a scheme to re-grade the Salmons Brook has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with timing/ phasing arrangements embodied within the scheme, or within any other period as may subsequently agreed , in writing by the Local Planning Authority.

Reason: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential that this is protected.

12. No development shall take place until a Construction Management Plan, written in accordance with the “London Best Practice Guidance: The control of dust and emissions for the “construction and demolition” has been submitted to and approved in writing by the Local Planning Authority. Once approved the Construction Management Plan shall be fully implemented for the duration of any demolition and construction works.

Reason: In order to protect the amenities of the surrounding area during construction.

13. C51A time Limit



J. O'Doherty (hauling) Ltd
PEGAMID SITE, NOBEL ROAD, LONDON, N 16
proposed site layout plan 1:500
26.1.2012 *JS* 02

0 10 20
Kilometres
Scale 1:500
Supplied by National Map Centre
Leaf number 15/24/102
Leaflet numbers 100001 to 100009
Further information can be found on the
1:50,000 Mapping Information website at the
National Mapping Centre
www.nationalmapping.gov.uk

[illegible]

27 FEB 2012

front elevation

side elevation - east

rear elevation

side elevation - west

NOTES
All dimensions must be checked on site and not relied on this drawing.

| A | Date | Revision |
|---|------|----------|
| | | |
| | | |

© copyright

Client
J. O'Doherty (haulage) Ltd.

Job Title
proposed recycling building housing raw feed stockpile.

Location Title
PEGAMOID WORKS,
NOBEL RD., LONDON, N. 10.

Scale
1:500

Date
26.1.2012

Drawn by
[Signature]

Emp. No.
03

Rev.

LOUIS LIVINGSTON & JAMES L. JAMES
27 FEB 2012
DEVELOPMENT SERVICES

0 10 20 30 40 50m

Site - O'Doherty Ltd.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Southgate
Green

Application Number : P12-00883PLA

Category: Dwellings

LOCATION: LAND CORNER OF MILTON GROVE AND CHAUCER CLOSE,
LONDON, N11 1AU

PROPOSAL: Erection of a 4-bed detached single family dwelling house with a rear dormer window and off street parking at front.

Applicant Name & Address:

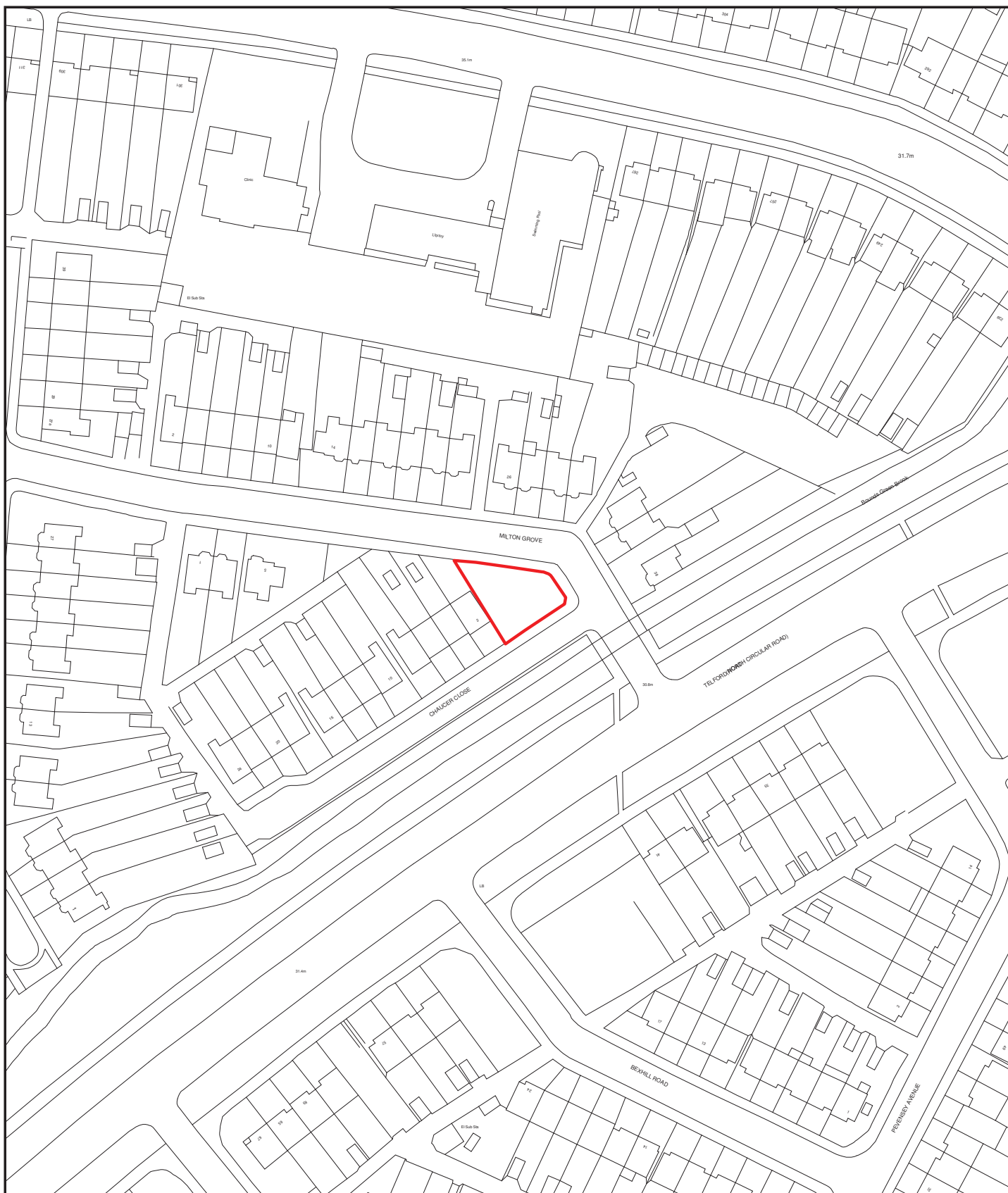
Notting Hill
Home Ownership c/o agent

Agent Name & Address:

Matthew Brewer,
CGMS Ltd
140, London Wall
London
EC2Y 5DN

RECOMMENDATION:

That subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of development Management be authorised to **GRANT** planning permission subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 14:06

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 The site is a wedge shaped plot (approximately 280 sq metres) at the corner of Milton Grove and Chaucer Close, west of the Telford Road section of the North Circular Road. The site is bounded on one side by a 2 storey terrace of residential houses with the other side flanking Milton Grove. Bounds Green Brook runs past the site on the opposite side of Chaucer Close.
- 1.2 The surrounding area is pre-dominantly residential in nature primarily composed of semi detached and terraced two storey properties.

2. Proposal

- 2.1 Planning permission is sought for the construction of one self contained 4 bedroom house with associated private garden space and associated parking via a front driveway.
- 2.2 The proposed house would be 7.8 metres wide and approximately 8.8 metres deep with an overall height of 9.8 metres. The proposal would have a hipped roof format with a rear dormer element. It would be finished externally by a mixture of rendered white and brick facades with aluminium framed windows to the front elevation, rear elevation and on one side elevation.
- 2.3 It is proposed to set the building in by 1 metres from the side boundary with the neighbouring property Number 2 Chaucer Close and by 1 metre from the pinch point with the public highway boundary of Milton Grove at the rear of the property.

3. Relevant Planning Decisions

- 3.1 None Relevant

4. Consultations

4.1 Statutory and Non Statutory Consultees

- 4.1.1 Traffic and Transportation, Tree Officer, Biodiversity Officer and the Sustainability Officer raise no objections subject to conditions

4.2 Public

- 4.2.1 Consultation letters were sent to 15 neighbouring properties. In addition, notice was displayed at the site and advertised in a local newspaper. A 14 day re-consultation period was carried out ending on the 10th of August following additional information showing amendments to the scheme. No comments or representations were received to either consultation.

5. Relevant Policy

5.1 Local Plan – Core Strategy

- CP3 Affordable Housing
- CP4 Housing Quality

- CP5 Housing Types
- CP9 Supporting Community Cohesion
- CP20 Sustainable Energy Use and Energy Infrastructure
- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP32 Pollution
- CP46 Infrastructure contributions

5.2 Saved UDP Policies

- (II) GD3 Aesthetic and functional design
- (II) GD6 Traffic generation
- (II) GD8 Site access and servicing
- (II) H6 Size and tenure of new developments
- (II) H8 Privacy
- (II) H9 Amenity space
- (II) H12 Residential Amenity
- (II) H13 Return Frontage
- (II) H15 Roof Extensions
- (II) C39 Replacement Trees

5.3 The London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing
- 3.13 Affordable housing thresholds
- 3.14 Co-ordination of housing development and infrastructure
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Water self-sufficiency
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

5.4 Other Relevant Policy

National Planning Policy Framework

S106 Supplementary Planning Document (Adopted November 2011)

6. Analysis

- 6.1 The principle issues for consideration under this application are the design and scale of the proposed house in its surroundings, visual and residential amenity, standard of private amenity space, highway issues, arboriculture and ecology, sustainable design and construction, affordable housing and education contributions.

6.2 Effect on Character and Appearance of Locality

- 6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.
- 6.2.2 As earlier referred to the application proposes one 4 bedroom family house on the plot. The proposed house would be 7.8 metres wide and approximately 8.8 metres deep with an overall height of 9.8 metres to the ridgeline of the hipped roof. It is proposed to set the property in 1 metre from the boundary with Number 2 Chaucer Close and 1 metre from the boundary with the public highway on Milton Grove, however due to the tapered nature of the site this increases significantly towards the front of the site.
- 6.2.3 From the perspective of scale and siting the proposed dwelling is deemed acceptable and is a significant improvement from the cramped development of 2 family houses that was originally proposed. Moreover, the footprint of the house is proportionate to the plot and its setting. Policy (II) H13 of the UDP normally requests a 3 metre set back of the entire property from the public highway boundary on a return frontage. In this case this can not be completely achieved, however it must be noted that the majority of the property is significantly set in from the side boundary with the exception of a small section to the rear. On balance, it is considered the proposed development would not appear overly intrusive on the street scene due to its relationship with the return frontage.
- 6.2.4 It is proposed to set the house flush with the front and rear elevation of the neighbouring property Number 2 which is acceptable. Although the proposed property is larger and wider than the majority of the other properties on the street, it is deemed acceptable and does not detract from the rhythm of the properties.
- 6.2.5 The proposed dual hipped roof and rear dormer element proposed are considered to be acceptable. The hipped roof would match the neighbouring properties in height and form and the rear dormer would be proportionate in size to the rear roof plain having regard to (II) H15 of the UDP.

- 6.2.6 From assessing the proposed elevations the applicant proposes to use a mix of white render and red brick in an attempt to blend in with the neighbouring properties on the street and also on Milton Grove. The applicant also proposes to use slate tile roof and PPC aluminium windows which are considered to be acceptable materials. However a pre-commencement condition will be imposed on the application to request precise details of materials.
- 6.2.7 The proposed boundary level treatment via the low level boundary wall to match existing materials is acceptable. In addition the front driveway parking is considered to be acceptable from a design perspective.
- 6.2.8 Overall from the perspective of design, scale and siting the scheme is considered acceptable and in accordance with relevant policies (II) GD3, (II)H13, (II)H15 of the UDP, CP30 of the Local Plan and 7.4 of the London Plan.

6.3 Visual Impact and Residential Amenity

- 6.3.1 Policy (II) H8 and (II) H12 seek to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 6.3.2 From the perspective of visual impact and residential amenity it is considered Number 2 Chaucer Close is the primary neighbouring property that relates to the proposal. The proposed dwelling would be set flush with the front and rear elevation of Number 2 and would be set approximately 1 metre from the boundary line with this property. In addition the proposal would be set approximately 1 metre from the boundary of Number 2. Although there are 3 windows in the side elevation of Number 2 that would be slightly affected in terms of the loss of light it is considered this would not be a significant enough of a reason to refuse the application. The window to the front of the property appears to serve the hallway that is directly accessed by the front door, the second window at first floor level is the obscured glazed side window that serve the stairwell and the third window to the rear serves the kitchen which is also served by rear windows and doors on the rear elevation. Therefore it is considered reasonable to conclude that the proposal would not pose and undue impact onto the natural light of the residents of Number 2 Chaucer Close.
- 6.3.3 Overall therefore it is considered that the proposal would not detrimentally impact upon the visual and residential amenity of neighbouring properties in accordance with the relevant Policies CP30 of the Local Plan and (II) GD3, (II) H8 and (II) H12 of the Unitary Development Plan.

6.4 Private Amenity Space

- 6.4.1 With regards to amenity space Policy (II) H9 and Appendix A1.7 of the UDP are applicable. Appendix A1.7 states that in new housing the total amenity

space provision should be equal to 100% of the GIA of the house or a minimum of 60 sq metres.

- 6.4.2 The amended proposal reducing the scheme to one large property has created a significant area of private amenity space for the proposed dwelling. This would equate to area of approximately 143.6 square metres, with 38.49m² to the rear of the house and 105.15m² to the side of the house. The amenity space would be primarily composed of lawned areas with hedging around the boundary of the property and a patio area to the side and rear of the property.
- 6.4.3 Overall the extensive amenity space apportioned to the dwelling is considered acceptable and complies with the requirements of Policy (II) H9 extended to Appendix A1.7 of the UDP.

6.5 Highway Issues

- 6.5.1 Due to the sites location and the proposed on site parking space, the development of the site is unlikely to generate an unacceptable level of on-street parking demand that would be prejudicial to the free-flow and safety of traffic on the adjoining highway. The proposed layout plan (PL 13.03 REV A) indicates the proposed parking arrangement to the frontage of the property including the proposed crossover, which is considered to be acceptable.
- 6.5.2 In conclusion, the proposed development will not give rise to conditions prejudicial to the free flow and safety of traffic using the adjoining highway, including pedestrian traffic, having regard to Policies (II) GD6, (II) GD8 and (II) T13 of the Unitary Development Plan. However, a condition will be issued on the application in relation to the precise siting and form of the proposed crossover along with an informative advising the applicant in relation to the procedures for implementing crossovers.

6.6 Arboriculture and Ecology

Arboriculture

- 6.6.1 The proposed scheme would involve the loss of 3 on site trees. This would include two dead trees and also the loss of a larger ash tree to the rear of the site that would be project over the proposed rear garden area.
- 6.6.2 The applicant has submitted an arboriculture report with the application to justify the loss of the Ash tree to the rear of the site flanking the public highway boundary. The Ash tree is a relatively mature tree 14 metres in height. It states that the Ash tree would be too close to the proposed building with potential to impact upon it structurally and also dominate the private amenity space to the rear of the property.
- 6.6.3 The application also proposes to re-introduce 2 substitute trees as part of the scheme to replace the trees to be lost as part of the development. One of these would be located in the proposed rear garden with the second to the front corner of the site.
- 6.6.4 Policy (II) CP39 of the UDP states that where trees of public amenity value are lost to accommodate a development they should be replaced by a number suitable trees of similar amenity value. Having regard to this policy,

although the proposal would result in the loss of a mature ash tree, the applicant has put forward replacement trees in their proposal to replace the trees removed with smaller more suitable trees around the proposed dwelling. Details of these replacement trees will be secured by condition prior to commencement of the development with the siting and type of trees proposed to be agreed.

Ecology

- 6.6.5 The Biodiversity Officer has been consulted on the application and has advised that the ecological analysis has been undertaken to an appropriate standard and concludes that there should be no ecological constraints to the proposals. However, it has been advised to impose planning conditions on the application to ensure there is no impact to potential wildlife habitats during construction.

6.7 Sustainable Design and Construction

- 6.7.1 As part of their application the applicant has submitted an Energy Statement and Code for Sustainable Homes Pre- Assessment. This has been assessed by the Council's Sustainability Officer. Overall it is considered that the information submitted is acceptable, although it is considered that there have been some broad assumption made in relation to some elements of the code assessment. Nevertheless, this is not considered a significant enough of a reason to raise concerns or refuse the application and further details can be dealt with by way of condition.

6.8 Flooding

- 6.8.1 The site is located in a flood risk zone classed 1. Although a full Flood Risk Assessment is not required the applicant has submitted a flood risk statement to outline the flood risk associated with the scheme in relation to land, groundwater, sewers and waterways. The site is approximately 15m from the Bounds Green Brook and is 600mm above the 100 year plus 20% flood water level. The statement has concluded based on the site possible local sources of flooding that the risk of flooding is low. Taking in the site location and its proximity from Bounds Green Brook, this conclusion has been deemed acceptable.

6.9 Affordable Housing and Education Contributions

Affordable Housing

- 6.9.1 Policy 3 of the Core Strategy states that "Some form of contribution towards affordable housing will be expected on all new housing sites. For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a Borough-wide target of 20%.' The Council's Affordable Housing targets are based on the recommendations of Enfield's Affordable Housing Economic Viability Study (2009) produced by consultants *Adams Integra*.
- 6.9.2 The Policy sets out that where the applicant considers that the viability of scheme does not warrant affordable housing contribution, a viability assessment should be produced that demonstrates a more appropriate level of Affordable Housing provision.

- 6.9.3 It must be noted that this proposed site forms part of a regeneration programme over a number of sites along the North Circular Road by the applicant Notting Hill Housing Association. Over the recent past the councils Development Management and Housing departments have been in consultation with the applicant providing pre-application advice and agreeing on levels of affordable housing provisions and contributions from all of the proposed sites along the North Circular Road. It has been agreed that from all the proposed sites, an amalgamation of 40% of total number of units approved on all the sites would be designated as social/ affordable units.
- 6.9.4 In this case this proposal has been put forward as a private dwelling, with no specific affordable housing contribution apportioned to it. However as referred to in the previous paragraph, it will be tied into a legal agreement that the affordable housing contribution associated with this proposal is apportioned as part of the overall regeneration programme along the North Circular Road.

Education Contributions

- 6.9.5 The Councils S106 Supplementary Planning Document states “that all residential development will result in increased pressure on the availability of primary and secondary school places in the current context of rising pupil numbers, will create demand for new or expanded provision”. It carries on to state that “S106 contribution will be sought on all residential development, including mixed use development involving an element of residential, where there is a net gain in residential units, including applications involving residential conversions”. In this case an additional 4 bedroom unit is proposed and based on the councils Child yield ratio formula, this would generate a contribution of £11,408.98. The applicant has agreed to these costs which will be secured via a legal agreement assigned to the planning application.

7. Conclusion

- 7.1 Having regard to the above, it is considered that the proposed development is acceptable in principle as it would not have an adverse impact to the character and setting of the street scene and surrounding area or to the visual and residential amenity of neighbouring properties. In addition it is considered the application would result in providing a decent family sized house whilst making appropriate provisions for trees, amenity and car parking in relation to the development. Therefore the proposal is therefore considered acceptable for the following reasons:
1. The proposed detached 4 bedroom dwelling would contribute to increasing the housing supply and range of Boroughs Housing Stock having regard to Local Plan Policy 2 and London Plan Policy 3.3 as well the National Planning Policy Framework.
 2. The proposed new dwelling by virtue of its siting, design, height and appearance would satisfactorily integrate into the street scene and surrounding context having regard to Policies (II) GD3 of the UDP, Policy CP30 of the Local Plan as well as London Plan Policy 7.4.
 3. The proposed development would provide for a satisfactory level of amenity space for future residents having regard to saved policy (II) H9 of the UDP.

4. The proposed development would not adversely impact on the highway network having regard to policies (II)GD6 of the UDP and London Plan Policy 6.13.

8. **Recommendation**

- 8.1 That subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of development Management be authorised to GRANT planning permission subject to conditions.

:

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. 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 development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

3. The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas 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 that levels have regard to the level of surrounding development, gradients and surface water drainage.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To retain a satisfactory external appearance and protect the residential amenity of adjoining occupiers.

5. The development shall not commence until details indicating the proposed vehicle access having been submitted to and approved by the authority. These details should include the correct width of crossover, distance from either side of crossover to property boundary. Any features such as walls, pathways, parking areas, trees, lamp posts etc. must be marked on the plan.

Reason: To ensure that the development does not prejudice highway function or safety.

6. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

7. The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:
 1. a revised Access Statement detailing routes through the landscape and the facilities it provides;
 2. an ecological report detailing how the landscaping scheme maximises the ecological value of the site;
 3. existing and proposed underground services and their relationship to both hard and soft landscaping;
 4. proposed trees: their location, species and size;
 5. soft plantings: including grass and turf areas, shrub and herbaceous areas;
 6. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;
 7. enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
 8. hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and
 9. any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

8. Removal of vegetation and demolition of the garages is to be carried out outside of the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with the NPPF and local policy CP36.

9. The development shall not commence until a detailed 'Energy Statement' and relevant SAP calculations has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than 11% total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regs 2010 ensuring that standard conversion factor indicate that natural gas is the primary heating fuel. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

10. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

11. Evidence confirming that the development achieves a Code for Sustainable Homes rating of no less than 'Code Level 3' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:
 - a. a design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
 - b. a post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

12. Development shall not commence until details confirming compliance with all of the Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy and Policy 3.5 of the London Plan 2011.

13. The development shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes to achieve 10, 3 & 3 credits under each issue respectively. The Plan must also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process.

The development shall be constructed and procurement plan implemented strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy CP22 and CP23 of the Core Strategy and Policy 5.3 of the London Plan.

14. The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not adversely impact on the surrounding area and to minimise disruption to neighbouring properties.

15. The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:
- i. Target benchmarks for resource efficiency set in accordance with best practice
 - ii. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
 - iii. Procedures for minimising hazardous waste
 - iv. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
 - v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

16. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.



PLANNING REVISION

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ARCHITECTURE + URBANISM

client

Notting Hill Housing

project

NCR Site 13

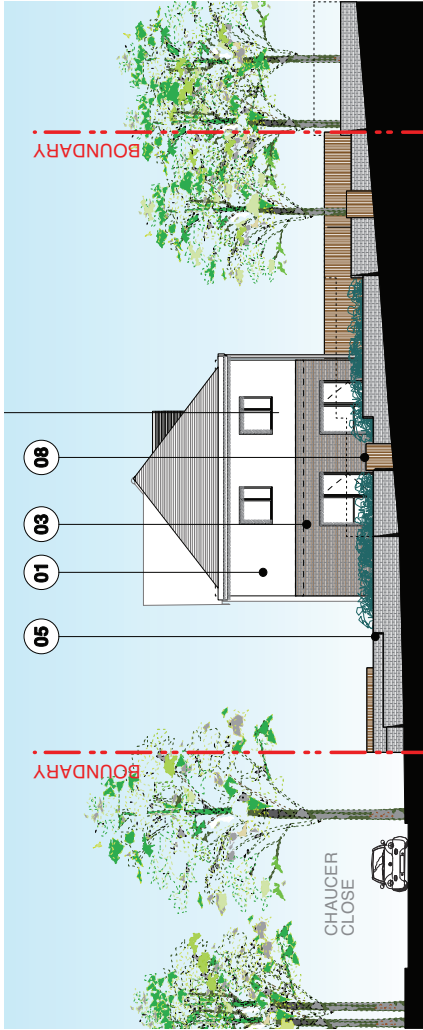
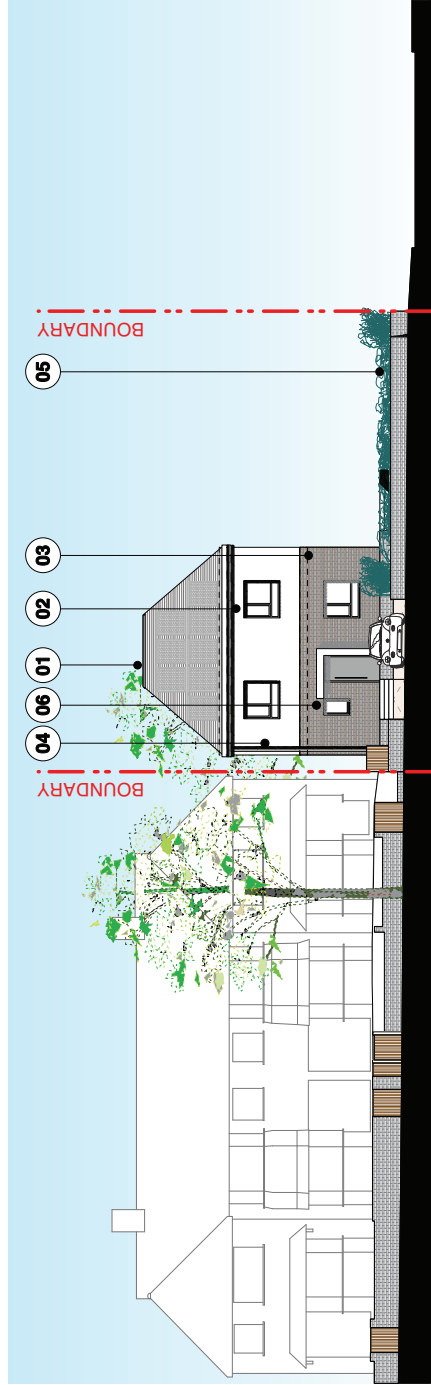
drawing

Proposed Site Layout

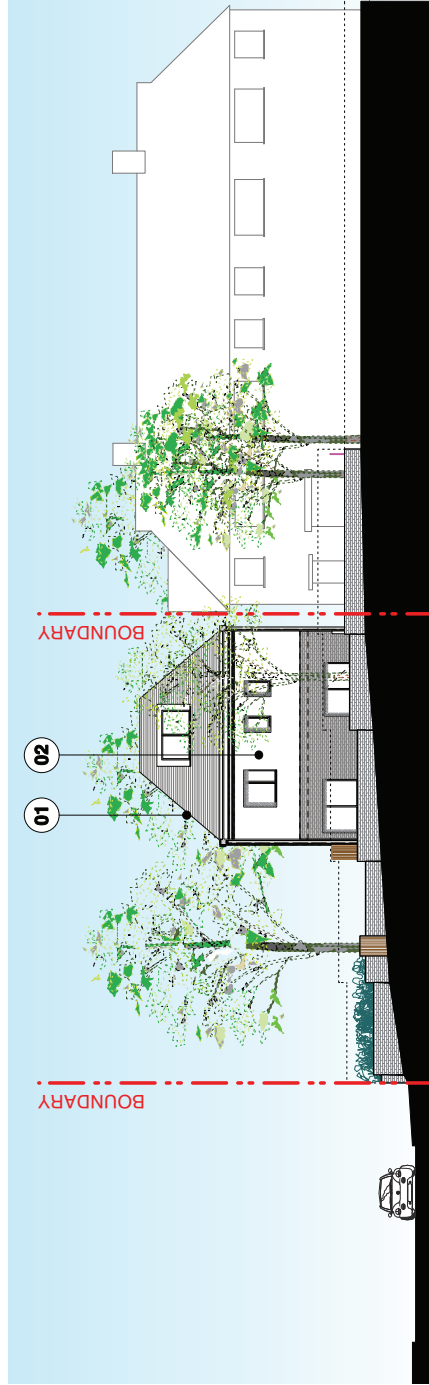
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drawn: cy
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drawing no **(PL)13.03**
revision **A**

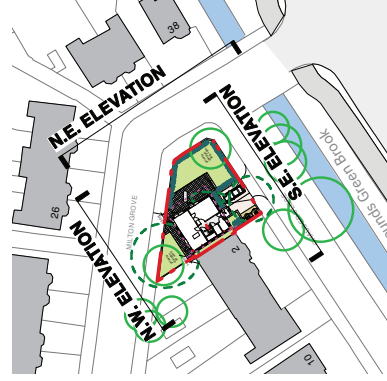




- Materials**
1. Slate tile roof
 2. White render
 3. Facing brick to match existing context
 4. PPC Aluminium windows
 5. Low level brick boundary wall to match existing context
 6. White fascia canopy
 8. Timber garden gate



Any errors and omissions to be reported to the Architect prior to commencement. Dimensions and areas are based on survey information provided by the client. This drawing is copyright © Stock Woolstencroft. All dimensions to be checked on site. Do not scale.



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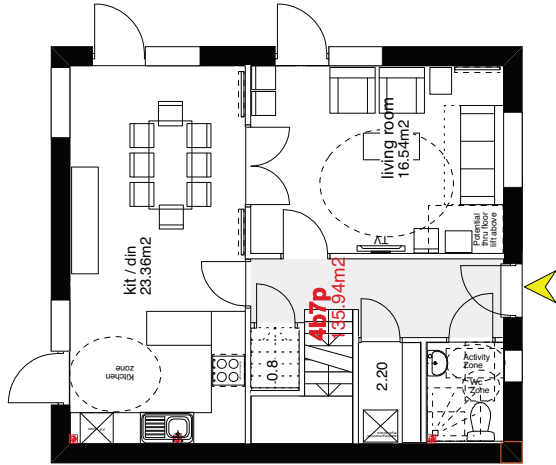
client
Notting Hill Housing

project
NCR Site 13

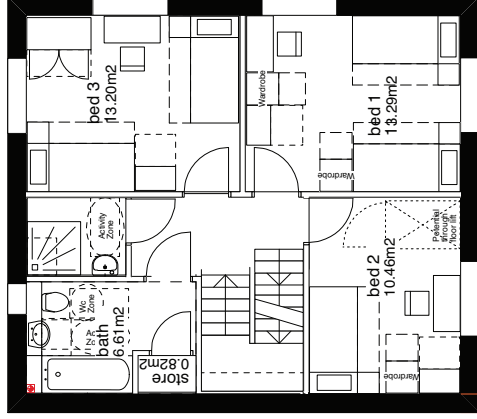
drawing
Proposed Elevations

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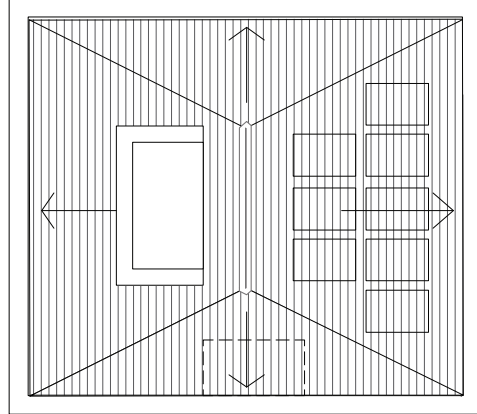
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drawing no (PL)13.10
revision A



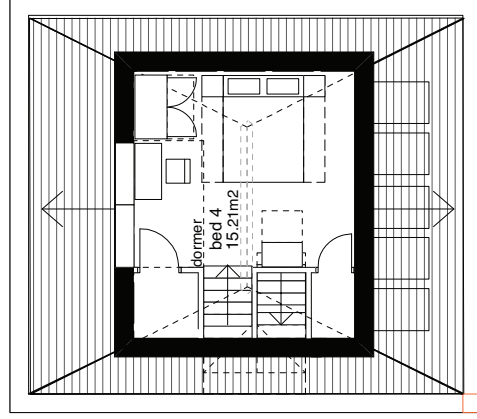
Ground Floor
1:100 @ A3



First Floor
1:100 @ A3



Roof Plan
1:100 @ A3



Second Floor
1:100 @ A3

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project

NCR Site 13

drawing

Proposed Unit Layouts

scale: 1:100 @ A3
cad file: 3195/CAD/Site 13
date: Feb 12
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project no 3195 drawing no (PL)13.07 revision A

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25-Sep-2012

Report of

Assistant Director, Planning & Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr N. Catherall Tel: 020 8379 3833

Ward: Southgate

Application Number : P12-01160PLA

Category: Dwellings

LOCATION: THE BOURNE CAR PARK, THE BOURNE, LONDON, N14 6QX

PROPOSAL: Erection of 1 x 3-bed detached and 2 x 3-bed semi detached single family dwellings each with garage and roof terrace, front dormers and rear dormer windows with enclosed terrace in roof and balconies to first floor rear, involving demolition of existing storage building.

Applicant Name & Address:

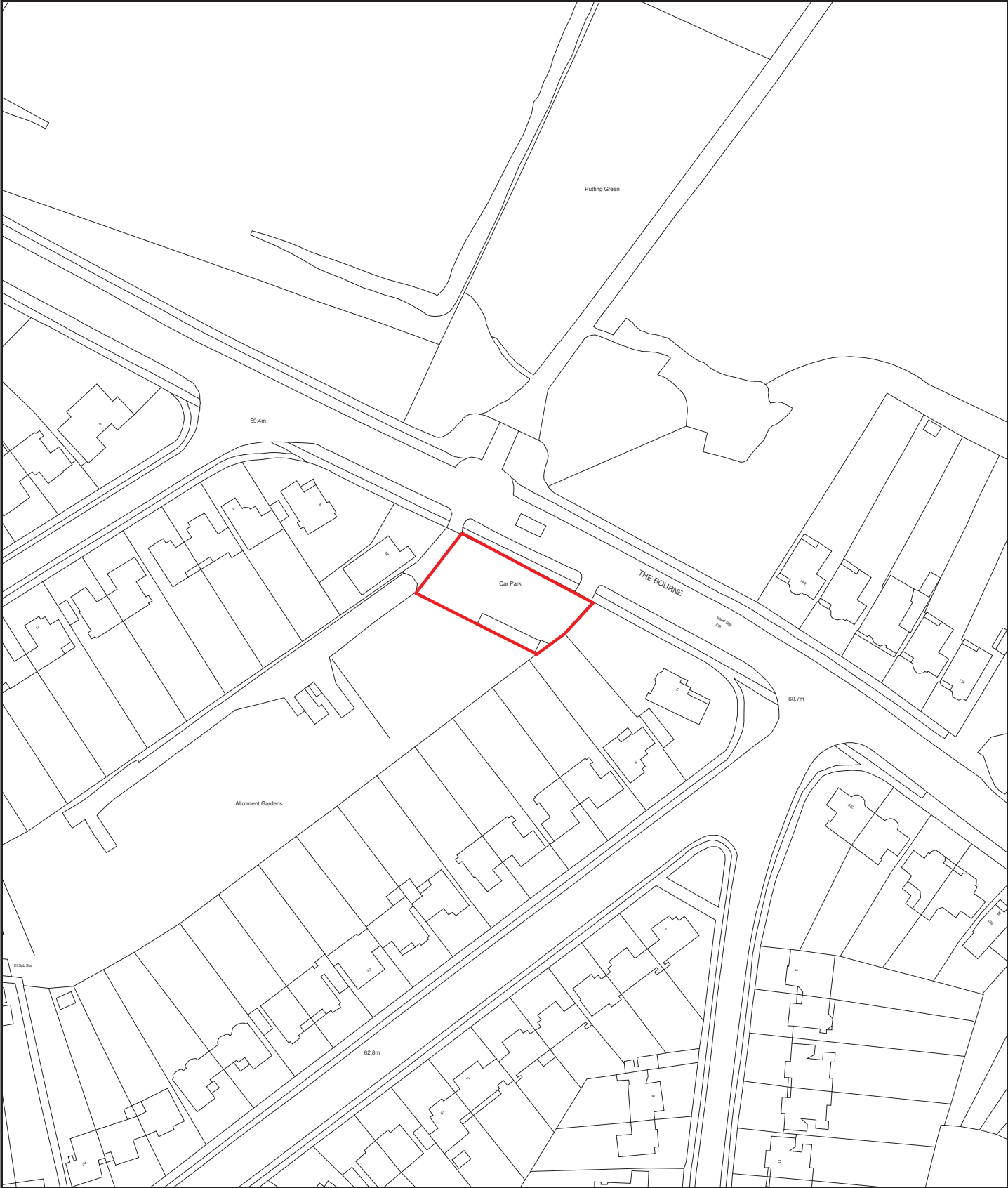
The Swaby & Bexwell LLP c/o agent

Agent Name & Address:

David Castle Architect
19, South Hill Park Gardens
London
NW3 2TD

RECOMMENDATION:

That upon completion of the S.106 agreement, the Head of Development Services / Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 11:53

Date of plot: 13/09/2012

1. Site and Surroundings

- 1.1 The application site comprises a former public car park fronting the Bourne, at the midpoint between the junctions with Greenway and Parkway, opposite the Inverforth Gate entrance to Grovelands Park. The site covers approximately 0.06 hectares and has a street frontage of approximately 38 metres. The site is bordered to the south by 2 The Bourne and 6 Greenway, to the north by 2A The Bourne, and to the west by the Bourne Allotments which is reached via an access drive between the applicant site and 2A The Bourne. The application site sits in the well of a noticeable dip in the road.
- 1.2 The site is located in the Meadway Conservation Area

2. Proposal

- 2.1 Permission is sought for the erection of 1 x 3-bed two storey detached dwellinghouse and 2 x 3-bed two storey semi-detached dwellinghouses. All three properties would utilise the roof space to provide living accommodation and would feature rear facing dormers in addition to enclosed terraces within the roof slope. All three properties would have the benefit of a garage for the parking of motor vehicles which would be accessed from the existing car park accesses.

3. Relevant Planning History

- 3.1 None relevant.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation made the following comments:

Existing site

- Site is located on straight section of The Bourne, a classified highway with separate access and egress, both from The Bourne.
- The footway is relatively wide (approx 4.30m).
- PTAL of the site is 2.
- The site is opposite one of the entrances to Grovelands Park.
- There is a zebra crossing outside the site between the existing access and egress and waiting restrictions to the east and west of the site that prevent parking at any time.
- There is also a refuge island directly outside the site which also has a speed camera installed on it.
- The site is just on the border of Southgate CPZ although there are some free on street parking bays opposite the site and to the west.
- The entry to the car park is a shared access to the allotments which are to the rear of the site.

Assessment

- The parking provision for each house is considered acceptable at one space per unit, however there is a concern with the possibility that vehicles may not be able to leave the site in a forward gear. Although space is being provided for turning, it is located in the front gardens of the properties and in the future could potentially be replaced with landscaping, resulting in vehicles having to reverse out onto The Bourne. The turning space can also only be used if car park in the garages and this may not always be the case. Any vehicles reversing out would impact on highway and pedestrian safety, a situation that would be exacerbated given that the site is located opposite a park entrance and a high number of pedestrian movements would be expected in the area (although these would be concentrated on the opposite side of the road due the location of the park entrance and the loss of the car park itself).
- The servicing is a concern as refuse and delivery vehicles would not be able to stop outside any part of the frontage on The Bourne due to the refuse island blocking the route around the site, and also the waiting restrictions associated with the crossing which are needed to maintain visibility for oncoming vehicles facing crossing pedestrians and vice versa. However, refuse vehicles would be expected to park where they do at the moment when servicing existing houses on The Bourne ie to the west of the site and the pedestrian refuge/crossing, and therefore the situation will not be made worse by the development.
- In terms of visibility the straight geometry of The Bourne at this location and the wide footways mean visibility is potentially acceptable in both directions, having regard to visibility splays set out in The Manual for Streets and DMRB. This would be dependent on enclosure not obstructing visibility splays but this can be conditioned. It is also recommended that should approval be granted then the turning areas to the front of the properties should be subject to a condition preventing any landscaping that may otherwise prevent vehicles from using this land as turning space. Subject to these conditions and the other ones listed below then Traffic and Transportation would not object to the application.

4.1.2 The Council's Conservation Officer made the following comments:

- The site is at the northernmost end of the Meadway Conservation Area and fronts the Bourne. The Conservation Area has a distinctive character, defined by detached and semi-detached houses in fairly large plots. The roads are lined with verges and trees and many of the houses still have their front boundary walls and front gardens. The older houses are designed in an Arts and Crafts manner and the later houses follow in the vernacular tradition. This section of the Bourne that immediately relates to this site is lined on the south side with houses and on the north side with Grovelands Park.
- The space has most recently been used as a car park and is an unattractive strip of hard surface which could easily be improved. Residential use is consistent with the rest of the area and the plot is a comparable size with others in the area.
- The most obvious and fundamental point to make about the proposal is that too much development is being squeezed onto this site. In terms of plot sizes in the conservation area and along the Bourne the width of the site maybe wide enough to fit a semi-detached pair as are common in the area (albeit with very small gardens) but the three houses that are proposed will be cramped at odds with an area that is spacious, allowing

privacy for its inhabitants, with regularly spaced buildings which set up a visual rhythm along the streets. Removing the detached house from the scheme would improve it considerably.

- The design of the buildings does reflect the vernacular character of much of the Conservation Area though the elevations are far more regular, typical of housing from the 1930-50s, than the quirky and inventive designs that make the Meadway Conservation Area of particular interest. This is an acceptable approach here and the front elevations are broadly acceptable. Though there are a few aspects of the design that could be improved:
- It appears that at first floor level each house has a small square window which is unlike the rest of the fenestration on the main elevation and unbalances them. They would be better omitted or elongated/alterd. If omitted some change to the design at this level would be needed.
- I haven't seen a revised first floor plan so it looks as though the whole of the west elevation will be canted which will appear odd from the Bourne.
- The examples elsewhere in the Conservation Area that the applicants have used to justify the angled wall all have bays that angle *outward* from the main or rear part of the building. These houses take their precedent from the butterfly plan houses of the late nineteenth and early twentieth century by Arts and Crafts architects (see ES Prior's Voewood), the idea was, among other things, for the plan form to be a suntrap. Whether or not the cited examples face the sun or trap it effectively, they do consistently cant outwards following the typical butterfly plan. Butterfly plan houses either had four projecting wings or two and were symmetrical in plan. In instances of large, detached houses set in their own grounds four projecting wings was quite possible as there could be a formal entrance front and a garden front. In the Meadway conservation area the houses are far more restricted in their plots and the main design emphasis tends to be on their front elevations so the houses, where they have canted wings only have them on the front, facing the road. The fact that the proposal has one wall that cants outwards towards the rear of the site is not a comparable design feature since it cants the wrong way and is not balanced by another wing.
- The windows on the first floor may look better if they reached further up towards the eaves as is typical in this area.
- Elements such as the roof terraces and the raised terrace at the rear of house 3 are potentially awkward but it's hard to see if they will really be visible from the street. It seems unlikely they will be, but a visualisation with the neighbouring properties and existing planting would be helpful.

4.1.3 The Conservation Advisory Group (CAG) in a meeting held on 7th August 2012 made the following comments:

- CAG continue object to the scheme as overdeveloped.
- The site is too narrow to support three properties.
- The second floor (dormers and building height) appear incongruous and out of keeping with the area.
- The amenity space provision is substantially deficient.

4.1.4 The Council's Biodiversity Officer made the following comments:

- The bat survey report submitted with this application has been undertaken to an appropriate standard and concludes that the risk of bats being

present in the building is low and as such there should be no ecological constraints to the development.

- No objection subject to conditions.

4.2 Public

4.2.1 Consultation letters were sent to five surrounding properties. In addition, notice was displayed at the site and published in the local press. In response, seven replies were received raising concerns regarding the following relevant matters:

- Loss of car park
- Proposed development is too dense
- Insufficient gaps between the houses
- Front velux windows not in keeping the estate
- Lack of garden space
- Failure to acknowledge the existence of the conservation area in proposed house design
- Access to the entrances to the three properties and to the allotments would be within the area of the new Pedestrian (Zebra) crossing. This is a potentially dangerous hazard

4.2.2 From 2A The Bourne (adjacent property)

- Proposal does not preserve or enhance the character of the Conservation Area
- The balconies and roof terrace which will overlook our property and garden
- A Juliette balcony will still allow someone to lean out and overlook our property
- The roof terrace enclosures will still allow the occupants to overlook our property, given that it is only 1.7m high which is about 5'6" and 6' foot tall people are not that uncommon these days
- Roof terraces are out of keeping with the area

4.2.3 From 2 The Bourne (adjacent property)

- A garage with a flat roof adjoining/abutting our garden fence would obviously create a serious security risk
- The so-called 'enclosed terrace' proposed at 1.7m would not prevent overlooking, as stated on drawings
- The drawings depict velux windows in the east elevation of house number 1. These windows would provide a direct sight-line into our property, due to the gradient of the ground here.

4.2.4 The Meadway Conservation Area Focus Group made the following comments:

- The proposed development envisages properties which do not match existing properties in the Conservation Area in style or design, distinctive features and layout
- Proposed houses are much smaller and built on 3 floors unlike any other houses in the Meadway conservation Area
- Much smaller gardens

- Situated at a busy point in main road opposite park entrance making it unsuitable for families with small children.
- Dormer windows are not permitted in the front of houses on the Meadway estate.
- The Terraces proposed for all 3 houses are out of character for the Meadway estate.
- The proposals fail to preserve the layout, spaciousness, and design of the Meadway estate because of squeezing 3 houses into such a small confined area.
- On 21st December 2011 the "Overview and Scrutiny Committee Meeting" it was recorded on page 390 point 5f "It is the responsibility of the potential developers to take on the risk of building on a former pond". In the Design and Access Statement by Murdoch Associates which was submitted with the Planning Application this important consideration does not feature in these plans. There is also no reference in the plans to a sustainable drainage system based on a permeable surface (see Minutes 5f).
- The proposals in our view neither maintain or enhance the unique character of the Meadway estate. There are no purpose built houses with second floor.
- The gardens are very small - at 56 sq.m. approx. one-third of size of smallest gardens on estate which are around 160-170 sq.m.
- The styles of the proposed development match none of the existing types of houses ranging from detached "cottage" type houses to semi detached houses with wide angled wings, hipped roofs, deep eaves and exposed chimney breasts to other variations including oriel windows or asymmetrical gabled frontages all of which contribute to the distinctive nature of the estate.

4.2.5 Fox Lane & District Residents' Association made the following comments:

- The proposed development is cramped and over developed for the site, with very little exterior amenity space, and is very close to the road compared with other properties. It certainly would not contribute to the special interest of the Area, rather it would detract from the character of the area.
- No influence from the Arts and Crafts movement.
- The meagre roof line, totally different from the generous roof overhangs and recesses of the vast majority of properties in the area, exaggerates the apparent height of the proposal giving an impression of a block of modern barracks. Particularly as it presents a flat front elevation parallel with The Bourne, and next to a property which is set slightly diagonally to the road and has a steeply sloping roof which makes it appear considerably lower than the proposed block.
- One of the major features of the Conservation Area is the amount of greenery visible; the shrubs and trees along the verges and in front gardens and glimpses of trees and gardens between the houses. The view from the other side of The Bourne towards the allotments is considered a "key view" – "The allotments contribute to the greenness of the backland"
- We are concerned that any development at the entrance to the allotments might interfere with the water table and prevent water flowing into Grovelands Park lake and/or cause flooding of the allotments and possibly of existing properties backing on to the allotments.

- We consider that this development would be totally out of keeping with the area and extremely detrimental to neighbouring properties in the Meadway Conservation Area and the streetscape in general.

4.2.6 Federation of Enfield Residents' and Allied Associations

- It is a cramped and uninspired design out of keeping with the architecture of the Meadway Conservation Area surrounding it.
- It lacks amenity space, ably demonstrated by the developer in that some amenity space has been provided on a garage roof!
- It blocks the key view mentioned in the Conservation Area document from Bourne Hill across the allotments.
- It does not appear to address possible problems that may arise in that this car park is built on the site of a pond which forms part of the drainage system for the lake in Grovelands Park.

4.2.7 Thames Water provided the following comments:

- On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

5. Relevant Policy

5.1 Local Plan - Core Strategy

Strategic Objective 1 - Enabling and focusing change
Strategic Objective 2 - Environmental sustainability
Strategic Objective 4 - New homes
Strategic Objective 8 - Transportation and accessibility
Strategic Objective 9 - Natural environment
Strategic Objective 10 - Built environment
Core Policy 2 - Housing supply and locations for new homes
Core Policy 4 - Housing quality
Core Policy 5 - Housing types
Core Policy 17 - Town centres
Core Policy 18 - Delivering shopping provision across Enfield
Core Policy 20 - Sustainable energy use and energy infrastructure
Core Policy 21 - Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 24 - The road network
Core Policy 25 - Pedestrians and cyclists
Core Policy 30 - Maintaining and improving the quality of the built and open environment
Core Policy 31 - Built and landscape heritage
Core Policy 32 - Pollution
Core Policy 36 - Biodiversity
Core Policy 46 - Infrastructure contributions

5.2 Unitary Development Plan

- (II) GD3 - Aesthetic and functional design
- (II) GD6 - Traffic generation
- (II) GD8 - Access & servicing
- (II) H6 - Size and tenure of new developments

- (II) H8 - Privacy
- (II) H9 - Amenity space
- (II) H12 - Residential extensions
- (II) H15 - Roof extensions
- (II) H16 - Residential conversions
- (II) T13 - Access on to public highways

5.3 London Plan

- Policy 3.3 - Increasing London's supply of housing
- Policy 3.4 - Optimising housing potential
- Policy 3.5 - Quality and design of housing developments
- Policy 3.8 - Housing Choice
- Policy 3.9 - Mixed and balanced communities
- Policy 3.10 - Definition of affordable housing
- Policy 3.11 - Affordable housing targets
- Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 - Affordable housing thresholds
- Policy 5.1 - Climate Change Mitigation
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable Design and Construction
- Policy 5.12 - Flood risk management
- Policy 5.13 - Sustainable drainage
- Policy 5.14 - Water quality and wastewater infrastructure
- Policy 5.16 - Waste self-sufficiency
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.13 - Parking
- Policy 7.1 - Building London's neighbourhoods and communities
- Policy 7.4 - Local character
- Policy 7.6 - Architecture
- Policy 8.2 - Planning obligations

5.4 Other material Considerations

National Planning Policy Framework

Meadway Conservation Area Character Appraisal

Bourne Car Park Development Opportunity Statement - July 2011

6. Analysis

6.1 Principle of Development

- 6.1.1 The principle of redeveloping the site for residential purposes is considered acceptable having regard to the residential composition of the surrounding area together with the thrust of national and regional policies in the form of National Planning Policy Framework, as well as London Plan Policy 3.3 and Core Policy 2 of the Core Strategy which seek to maximise the use of existing brown field sites so that they contribute to strategic housing needs with later focusing on the particular needs of London and Enfield. This position must be qualified in relation to other material considerations including the attainment of appropriate scale, design, density, amenity space, parking provision,

residential amenity and privacy to achieve a development that integrates appropriately into its surroundings.

- 6.1.2 The use of this site to provide a residential dwellinghouses would not detract from the character and amenities of the area, with regard to the pattern of development in the surrounding area and the form of the site along with its relationship to the public highway. Certainly, the use of the this site for residential purposes would not be precluded by its location within the Conservation Area.
- 6.1.3 It is considered the proposed units would provide a continuation of the residential built form which is evident along this section of the Bourne and the roads leading into the heart of the Conservation Area. In principle, the relationship of the residential use to the surrounding in terms of activity, traffic generation and parking would not be incompatible. Consequently, there is no objection to the proposed use of this site for residential purposes.

6.2 Background to Development

- 6.2.1 The application site is a former public car park serving Grovelands Park and the Bourne allotments that was in Council ownership. Following an assessment of parking provision, a decision was made to dispose of the car park although access to the allotments is retained. A development Opportunity Statement was prepared and although not adopted as a formal planning brief, it does establish some broad design principles that could receive favourable consideration.

6.3 Effect of the Proposal on Form and Character of Conservation Area

- 6.3.1 Arts and Crafts are the dominant architectural style of the houses in the Meadway Conservation Area. The proposed residential units do not display the more sophisticated characteristics of this movement and so belong more to the less inventive, sub-Arts and Crafts vernacular that dominates much of the suburban housing in this country. The design is therefore not at odds with the character of the area, particularly in this position on the Bourne where many of the nearby houses are part of the later development in the Conservation Area. In addition to this the Conservation Area character appraisal describes prevalence of relatively narrow plots with houses built close together on the street frontage which is reflected in the proposed scheme.
- 6.3.2 It is noted that concerns have been raised in relation to certain design features of the proposed dwellinghouse, most notably the front facing dormers and rear part-enclosed roof terraces. Dormers are part of Arts and Crafts Movement design, there are examples in the Conservation Area where they are nestled under gables or chimneys.
- 6.3.3 The proposed dormers are of a similar size and scale to existing examples and maintain the roof plain as the dominant feature. The part-enclosed roof terraces, although not a feature of the Conservation Area are sited within the rear roof slope and would not be visible from a public vantage point. It is therefore considered they are acceptable and would not detract from the appearance and character of the Conservation Area.

6.4 Effect of the Proposal on Appearance of Surrounding Area and Street Scene

6.4.1 The height and overall design of the proposed dwellinghouses would be in keeping with the predominant form of the surrounding area and would not represent an imposing or overbearing presence within the street scene. The presence would be minimised from a number of viewpoints by virtue of its siting at the well of a noticeable dip in the road. In addition, the main front building line respects the siting of the neighbouring properties along this section of the Bourne and does not reduce the established separation to the public highway. It is further considered that the separation at the east and west flanks of the site provides a context for the dwellinghouses and breaks up the presence of built form within the street scene. The gap between the detached and semi-detached dwellings at 2.5m is evident at ground and first floor and maintains what the Conservation Area character appraisal describes as important views through gaps between properties, therefore ensuring an acceptable appearance within the street scene.

6.4.2 In accordance with Policies 3.3 and 3.4 of the London Plan, proposals should achieve the maximum intensity of use compatible with local context, whilst having regard to public transport capacity and accessibility. The site is considered to fall within a suburban location as the prevailing character would most closely resemble the definition of such an area with predominantly lower density development. In addition taking account of the sites relatively low PTAL rating of 2, an appropriate density for housing could be in the range of 150- 250 hrph. The proposed density is 296.57 hrph ($18 \times 10,000 \div 606.93$). This is in excess of the recommended range suggesting an overdevelopment of the site. Moreover, it is recognised that this concern has been raised by a number of consultation respondents. Balanced against this is the suggestion within Regional and National guidance that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area with weight attached to the attainment of appropriate scale and design relative to the character and appearance of the surrounding area, the effect on the amenities of neighbouring residential properties, the satisfactory arrangement of parking and, access and the attainment of suitable sustainability measures, to establish acceptability. Taking these factors into account, it is considered that due to the proposed design of the development, the extent of site coverage, the generally regular curtilage of the properties, the semi-detached nature of the dwellings and the consequent relationship to the site boundaries and the provision of amenity space in excess of the minimum specified, it would represent an appropriate and thus acceptable form of development for the site.

6.5 Effect of Proposed Extension on Residential Amenity and Privacy

6.5.1 In relation to the adjacent property No.2 The Bourne, the proposed development comfortably exceeds minimum distancing standards stipulated for two storey residential properties. In addition, the siting of two single storey garages between the boundary of No.2 and the proposed two storey dwellinghouse would ensure that the dwellinghouse would not appear overbearing when viewed from the private amenity space. It is therefore considered that the proposed development would have no impact on the amenity enjoyed by the residents of No.2 The Bourne.

6.5.2 The dwellinghouse at No.2A would be separated from the application site by the access road to the allotments. Whilst the proposed houses would be parallel to the public highway, No.2A sits at an angle of approximately 22 degrees, thereby tilted slightly toward the application site. Due to the presence of an integral garage at ground floor, the only potential impact would be to first floor windows in the front elevation. It is noted that a 30 degree line taken from the centre of the nearest first floor window would intersect the proposed detached dwellinghouse, however, it is considered that the distance maintained between the two built forms, along with the siting of the properties, would mitigate any potential loss of outlook. The dwellinghouse at No.2A also features a ground floor window in the flank elevation which serves a kitchen, this window faces out onto the allotments, and whilst the garage serving the detached house would be visible in the outlook from the window, the distance, siting, and limited height of the flat roofed garage would mitigate any concerns in terms of a loss of light or outlook. It is therefore considered that the proposed development would have a negligible impact on the amenity enjoyed by the residents of No.2A The Bourne.

6.5.3 With regard to privacy, the windows in the flank elevations of the property are marked on the submitted plans as obscure glazed and would be conditioned so. The rear dormers only feature rear facing windows and as such would only overlook the allotments to the rear. Whilst it is noted that concern has been raised over the part-enclosed roof terraces, these are screened at the side by the flank roof slope, and at the rear by a 1.7m high enclosure, it is considered that these measures would overcome any concerns of a loss of privacy or overlooking.

6.6 Amenity Space

6.6.1 Policy (II) H9 of the Unitary Development Plan requires new housing provide a total amenity space equal to 100% of the total Gross Internal Area (GIA) or a minimum of 60sqm, whichever is the greater in area. As well as providing a visual setting for the dwelling in the general street scene, a substantial portion of the amenity space (60%) should be capable of being screened or fenced so as to provide privacy.

| Unit | GIA | Amenity | Percentage of amenity | Private Amenity | Percentage of private |
|------|------------|------------|-----------------------|-----------------|-----------------------|
| 1 | 138.65sq.m | 74.24 sq.m | 53.55% | 56.0 sq.m | 75.4% |
| 2 | 138.65sq.m | 95.36 sq.m | 68.78% | 55.5 sq.m | 58.20% |
| 3 | 142.63sq.m | 75.92 sq.m | 53.22% | 51.0 sq.m | 67.18% |

6.6.2 It is acknowledged that the levels of amenity space provision represent a shortfall when measured by number, although the Policy represents a provision of visual setting for the properties, as well as provision of recreational amenity space. The properties all provide suitable amenity space to the front in order to give the dwellinghouses an appropriate setting. At the rear the setting is adequately compensated by the large allotment area. The size of the amenity space overall does fall short of the prescribed levels, however, the amount of private amenity space is good for the size of dwelling and is laid out in a regular shape to maximise potential usage. In addition to this the siting of the development directly opposite Grovelands Park ensures a suitable provision of recreational space practically on the doorstep. The

combination of these factors is considered sufficient to overcome concerns of a lack of overall amenity space within the confines of the site.

6.7 Housing Mix

- 6.7.1 The proposal involves the provision of three x 3-bed units which in principle is welcomed in terms of increasing the provision of family size accommodation units within the Borough. As the number of residential unit is less than 10, no on-site affordable housing provision is required. A contribution of £127,836.30 toward of off site affordable housing has been secured.

6.8 Use of access road

- 6.8.1 The access to the Bourne allotments is retained in Council ownership and as such falls outside the application site. The access will allow for the occupiers of the proposed detached house to access a garage at the rear of the site.

6.9 Parking, servicing, and highway safety

- 6.9.1 The site has a fairly low Public Transport Accessibility (PTAL) rating of 2 and consequently, the development provides a parking ratio of 1:1. This provision of one off street parking space per dwelling is considered acceptable and is in accordance with the London Plan. The parking would be provided within garages with turning areas provided to ensure vehicles can enter and exit the site in forward gear. The accesses would be via the existing car park entry and exit. The Council's Traffic and Transportation have raised no objection to the application in terms of parking provision, site servicing, or the safety of the adjacent public highway, and as such the proposal is considered acceptable in terms of parking, servicing, and highway safety.

6.10 Boundary treatments

- 6.10.1 The boundary treatment would comprise hedges along the street frontage, and 1.2m high walls along the shared boundaries, this would allow the application site to retain an appearance suitable to a residential property and in keeping with the surrounding area.

6.11 Section 106 Legal Agreement (S106)

- 6.11.1 In accordance with the adopted S106 SPD the applicant has agreed to the following contributions
1. £127,836.30 contribution towards off-site affordable housing provision in the Borough.
 2. £20,273.88 towards education provision.

6.12 S106 Monitoring

- 6.12.1 In accordance with the adopted S106 SPD a charge 5% of the total value of financial contributions is sought toward monitoring of legal agreements. A fee of £7405.51 has therefore been agreed.

6.13 Mayoral Community Infrastructure Levy (CIL)

- 6.13.1 The applicant has acknowledged that they are liable a Mayoral CIL payment.

7. Conclusion

- 7.1 In light of the above, it is considered that planning permission should be granted for the following reasons:
1. The proposed development would contribute to increasing London's supply of housing and assist in meeting with the provision of family housing within the Borough, having regard to Core Policies 2 and 4 of the Core Strategy, Policies 3.3 & 3.4 of The London Plan.
 2. The proposed development due to its design, size and siting, does not detract from the character and appearance of the street scene or the surrounding area, or the character of the Conservation Area, having regard to Policy (II)GD3 of the Unitary Development Plan, Core Policy 30 of the Core Strategy, Policies 3.5, 7.1, 7.4 & 7.6 of the London Plan, national guidance contained within the National Planning Policy Framework, and the Meadway Conservation Area character appraisal.
 3. The proposed development due to its design, siting and by virtue of conditions proposed, will not significantly impact on the existing amenities of the occupiers of adjoining properties in terms of loss of light, outlook or privacy and in this respect complies with Policies (II)GD3 and (II)H8 of the Unitary Development Plan, Core Policy 30, Policy 7.6 of the London Plan and with national guidance contained within the National Planning Policy Framework.
 4. The proposal makes appropriate provision for servicing, access and parking, including cycle parking, and in this respect complies with Policies (II)GD6, (II)GD8 and (II)T19 of the Unitary Development Plan, Policies 6.3, 6.9, 6.12 & 6.13 of the London Plan and with national guidance contained within the National Planning Policy Framework.
 5. The proposed development, by virtue of measures proposed and conditions imposed, will contribute to the mitigation of and adaptation to climate change, having regard to Core Policy 32, and with Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 & 5.13 of the London Plan, and with national guidance contained within the National Planning Policy Framework.

8. Recommendation

- 8.1 That upon completion of the S.106 agreement, the Head of Development Services / Planning Decisions Manager be authorised to grant planning permission subject to the following conditions:
1. C60 Approved Plans
 2. C07 Details of Materials
 3. C09 Details of Hard Surfacing

The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. Where in close proximity to retained trees, the surfacing and tree root protection measures shall be carried out in accordance with measures to be agreed with, in writing, by the Local Planning

Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance and to ensure that the method of construction of hard surfaced areas does not adversely affect the health of the trees.

- 4. C10 Detail of Levels
- 5. C11 Details of Enclosure
- 6. C12 Parking / Turning Facilities

Unless required by any other condition attached to this permission, the parking and turning areas shall be laid out as shown on Drawing No.BN/1 Rev.D and permanently retained for such purposes unless otherwise approved in writing by the Local planning Authority.

Reason: To ensure that parking and turning facilities are in accordance with adopted standards.

- 7. The areas hatched red on Drawing No.BN/1 Rev.D shall be retained in perpetuity as hard surfaced areas for the purposes of vehicle turning and shall not be used for storage or parking at any time

Reason: To ensure that parking and turning facilities are in accordance with adopted standards.

- 8. C14 Details of Access and Junction
- 9. C15 Private Vehicles Only – Garages
- 10. C16 Private Vehicles Only – Parking Areas
- 11. C17 Details of Landscaping

No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Soft landscape details shall include:

- a) Planting plans
- b) Written specifications (including cultivation and other operations associated with plant and grass establishment)
- c) Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
- d) Implementation timetables.
- e) Wildlife friendly plants and trees of local or national provenance
- f) Biodiversity enhancements, bird and bat boxes built into or on and around the new buildings
- g) Specifications for any fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (gaps in appropriate places at the bottom of the fences)

Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design in accordance with adopted policy, and to ensure highway safety.

- 12. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance

with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning

Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

13. C18 Details of Tree Protection

No works or development shall take place until a scheme for the protection of the retained trees, written by an appropriately qualified person, has been agreed in writing with the Local Planning Authority. This scheme shall also include:

- i) the details of the working methods to be employed for the installation of parking bays, drives and paths within the Root Protection Area's of retained trees in accordance with the principles of "No-Dig" construction.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site are not adversely affected by any aspect of the development, having regard to Core Policies 30 and 36 of the Core Strategy.

14. Retained Trees

In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars and any recommendations therein that have been submitted to and approved in writing by the Local Planning Authority; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building approved development.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS 3998.

(b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity.

15. C19 Details of Refuse Storage & Recycling Facilities

16. Water Efficiency.

Prior to occupation details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 90 litres per person per day as specified in the pre-assessment submitted with the scheme.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

17. Rainwater Harvesting

The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 5.15 of the London Plan.

18. Sustainable Urban Drainage System.

The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

19. Nesting Boxes.

The development shall not commence until details of bird and/or bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority. No less than 6 nesting boxes/bricks shall be provided and the details shall include the exact location, specification and design of the

habitats. The boxes/bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan.

20. Ecological Report

The development shall not commence until details of a full ecological report carried out by a *suitably qualified ecologist* (as defined by ECO1 of the Code for Sustainable Homes) have been submitted and approved in writing by the Local Planning Authority. The study should assess the ecological value of the site and contain a clear undertaking to positively enhance the ecology of the site, including measures to secure native planting, enhanced landscaping, the protection existing ecological features and measure to address habitat requirements for priority species outlined by the Biodiversity Action Plan. The study shall also set out a plan for the continued management and maintenance of the site and 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 development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan.

21. Landscaping

The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:

- a. a revised Access Statement detailing routes through the landscape and the facilities it provides;
- b. an ecological report detailing how the landscaping scheme maximises the ecological value of the site;
- c. existing and proposed underground services and their relationship to both hard and soft landscaping;
- d. proposed trees: their location, species and size;
- e. soft plantings: including grass and turf areas, shrub and herbaceous areas;
- f. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;

- g. enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- h. hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and
- i. any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

22. Energy Efficiency

The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than 8% total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regs 2010. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

23. Code Rating

Evidence confirming that the development achieves a Code for Sustainable Homes rating of no less than 'Code Level 3' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

- a. a design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
- b. a post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

24. Lifetime Homes

Development shall not commence until details confirming compliance with all of the Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy and Policy 3.5 of the London Plan 2011.

25. Materials

Green Procurement Plan. The development shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes to achieve a minimum of 11, 4 & 2 credits respectively as stated within the pre-assessment. The Plan must also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process. The development shall be constructed and procurement plan implemented strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy CP22 and CP23 of the Core Strategy and Policy 5.3 of the London Plan.

26. Construction Site Waste Management

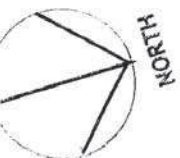
The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

- i. Target benchmarks for resource efficiency set in accordance with best practice
- ii. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
- iii. Procedures for minimising hazardous waste
- iv. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
- v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

- 26. C59 Cycle Parking
- 27. C51A Time Limited Permission



boundary
Allotments

Greenway
gardens

garden:
56sq m.

garden:
55.5sq m.

51sq m. & 15sq m. terrace.
garden

garage

garage

garage
for house 2

living room

HOUSE 1

kitchen

entrance

clks.

living room

HOUSE 2

kitchen

entrance

clks.

living room

HOUSE 3

kitchen

entrance

existing house

4.2 m access

high window

garage

gate

No. 2A THE BOURNE

fence



THREE NEW HOUSES
THE BOURNE CAR PARK SITE
SOUTHGATE, N14 6QX

27 APR 2012

Drg.No.BN/ 1

DAVID CASTLE ARCHITECT, Tel: 0207 794 7647. Scale: 1:100 (at A3)
19 South Hill Park Gardens, London, NW3 2TD
Date: Apl. 2012

GROUND FLOOR PLAN

KEY

- (P) paving stones
- (S) ecological self-draining paving setts
- (W) 1.2m high dwarf brick wall

THE BOURNE

grass verge

existing tree

pavement

proposed trees

gates

gates

hedge

hedge

hedge

(P)

(S)

(W)

(W)

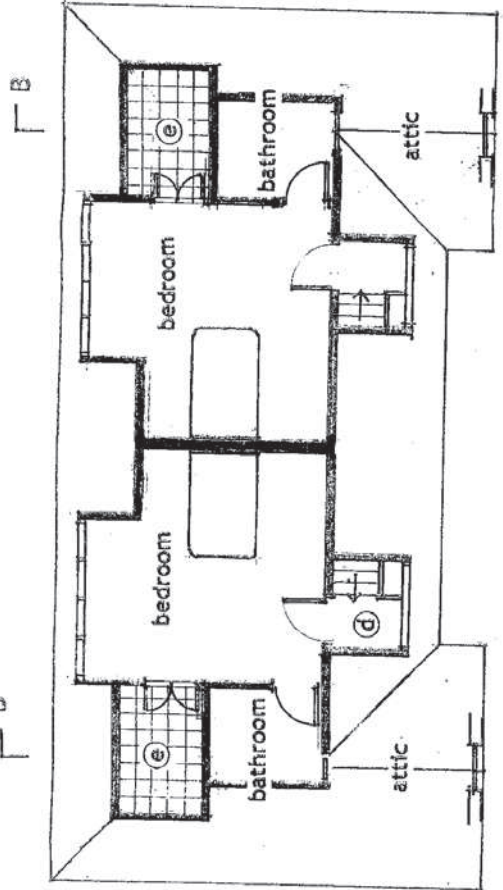
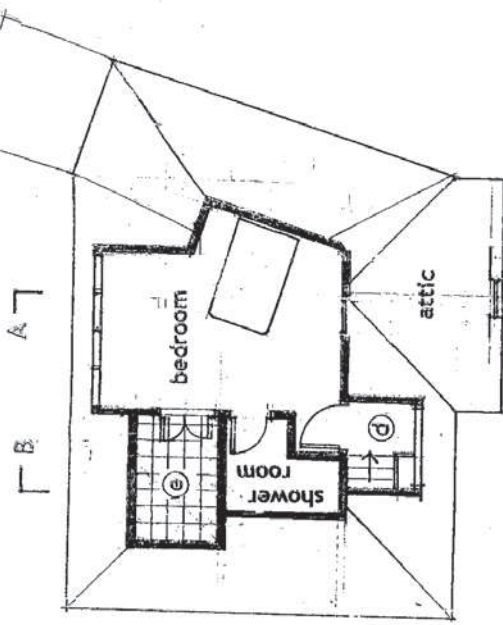
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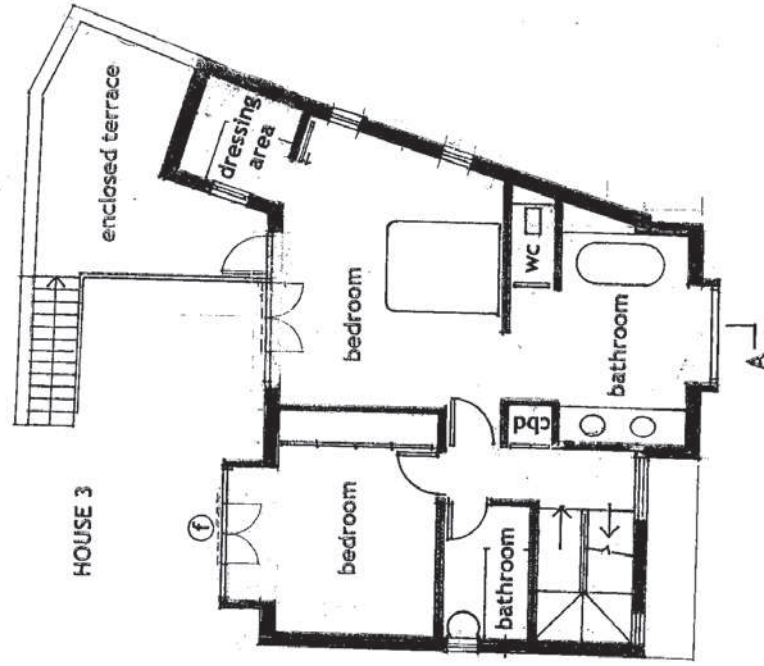
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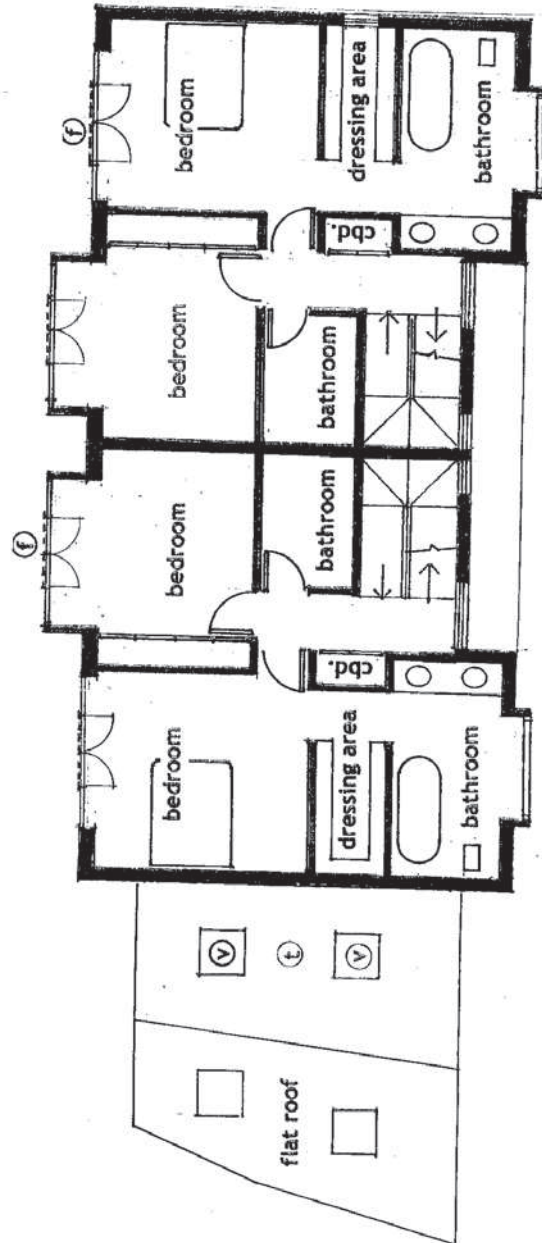
PLAN OF ROOMS IN ROOF



HOUSE 3

HOUSE 2

HOUSE 1



FIRST FLOOR PLAN

KEY

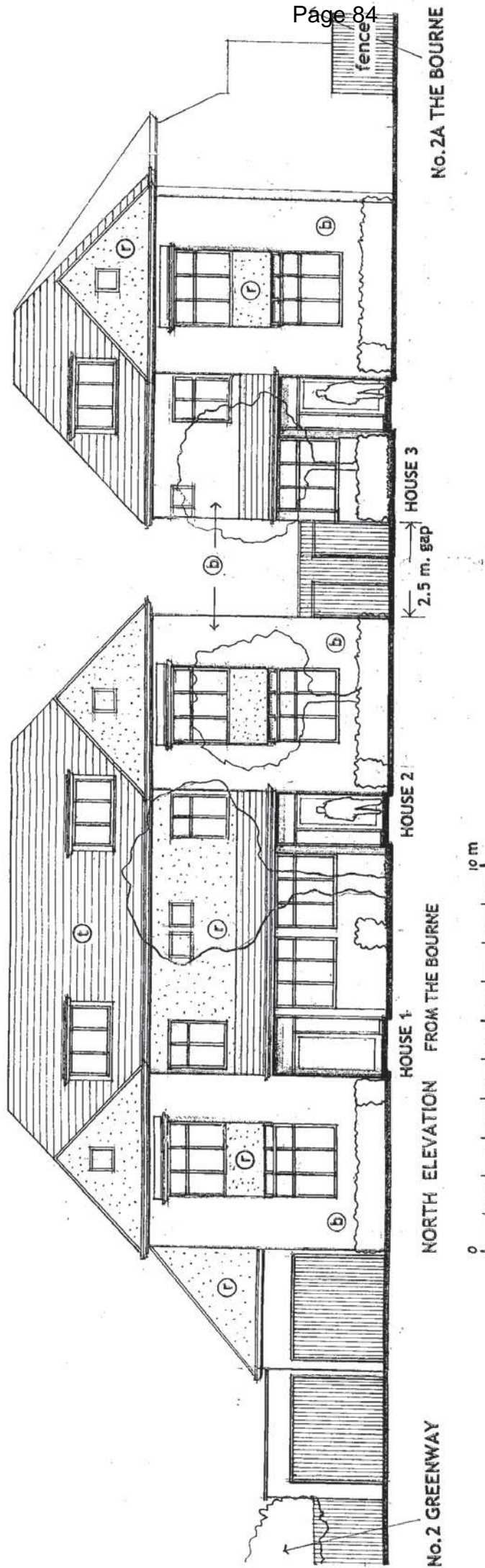
- (B)...facing brick(to match conservation area)
- (C)...roof tiles(ditto)
- (F)...render(painted white)
- (D)...dormer(lead cheeks)
- (V)...velux roof-light
- (O)...obscured glass
- (F)...inward-opening french doors with glass balustrade, (non-projecting)
- (E)...enclosed balcony to prevent overlooking, (see section B)

THREE NEW HOUSES

THE BOURNE CAR PARK SITE
SOUTHGATE, N14 6QX

Drng. no. BN/ 2

DAVID CASTLE ARCHITECT, Tel: 0207 794 7647. Scale: 1:100(at A3)
19 South Hill Park Gardens, London, NW3 2TD Date: Apl. 2012



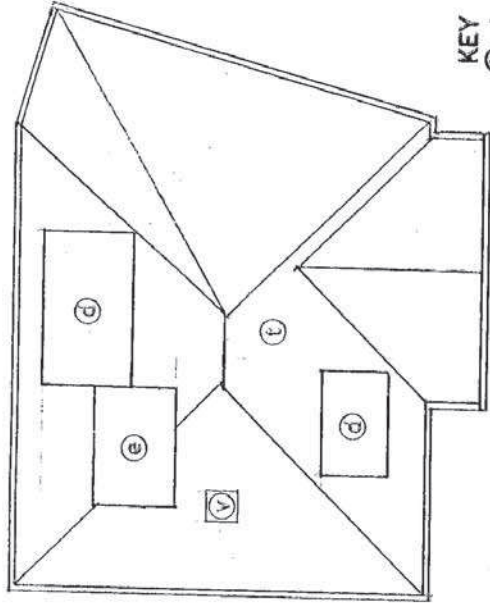
THREE NEW HOUSES
THE BOURNE CAR PARK SITE
SOUTHGATE, N14 6QX

Org.No. BN/ 3

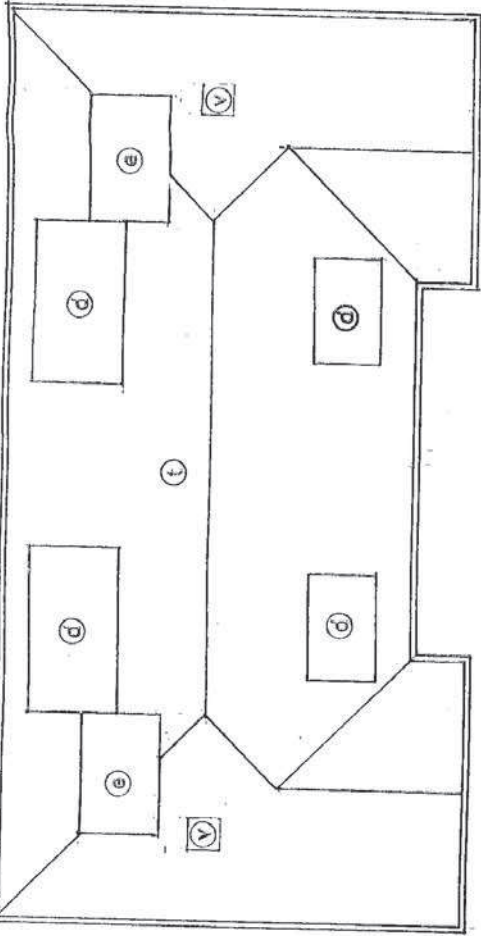
DAVID CASTLE ARCHITECT, Tel: 0207 794 7647. Scale: 1:100 (at A3)
19 South Hill Park Gardens, London, NW3 2TD Date: Apl. 2012

KEY

- (b) facing brick (to match conservation area)
- (t) roof tiles (ditto)
- (r) render (painted white)
- (d) dormer (lead cheeks)



HOUSE 3

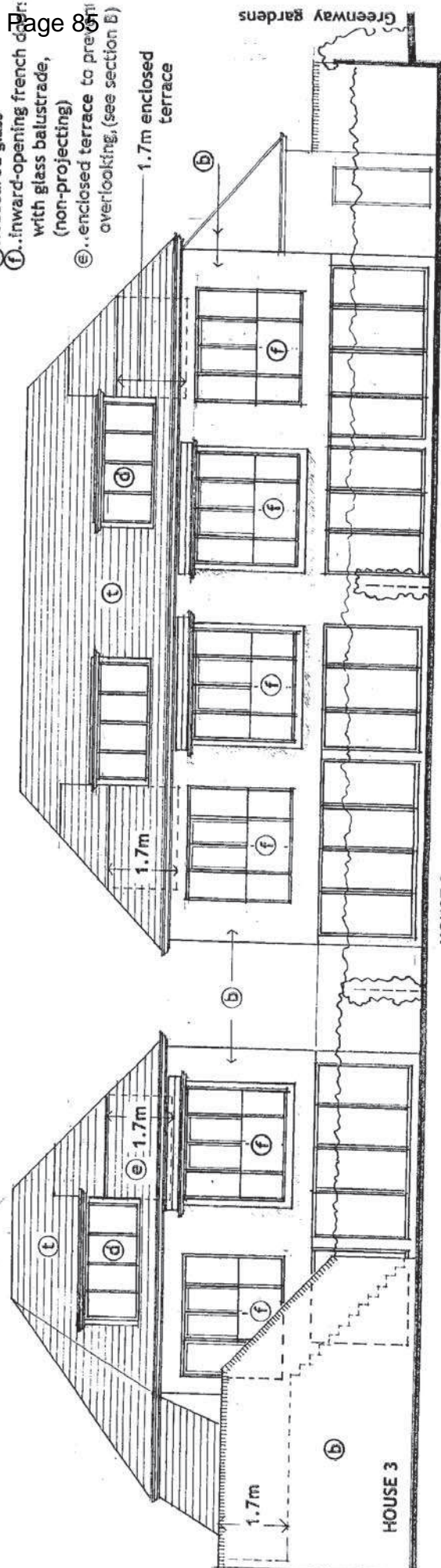


HOUSE 2

ROOF PLAN

KEY

- (b) ..facing brick(to match conservation area)
- (t) ..roof tiles(ditto)
- (r) ..render(painted white)
- (d) ..dormer(lead cheeks)
- (v) ..velux roof-light
- (o) ..obscured glass
- (f) ..inward-opening french door with glass balustrade, (non-projecting)
- (e) ..enclosed terrace to prevent overlooking, (see section B)

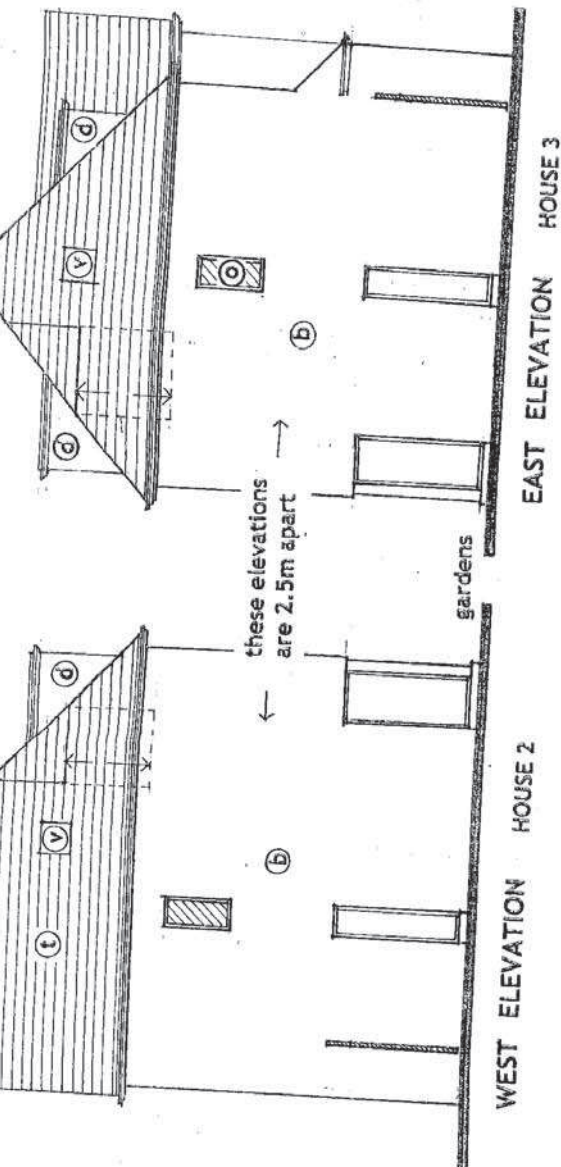


SOUTH ELEVATION FROM THE ALLOTMENTS

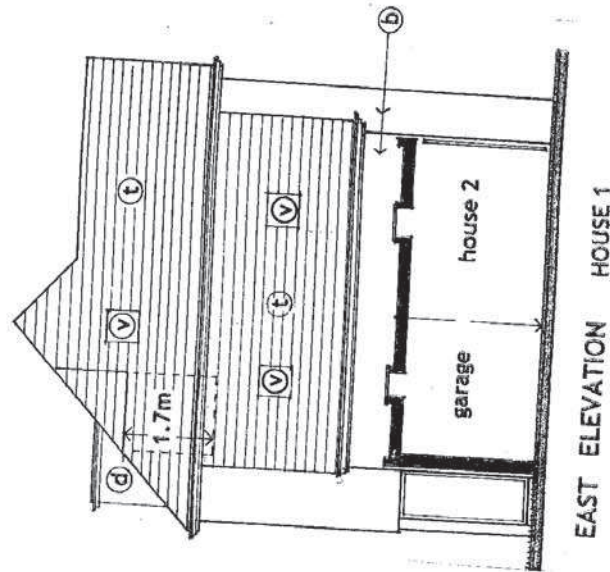
THREE NEW HOUSES
THE BOURNE CAR PARK SITE
SOUTHGATE, N14 6QX

Drg. no. BN/ 4

DAVID CASTLE ARCHITECT, Tel: 0207 794 7647. Scale: 1:100 (at A3)
19 South Hill Park Gardens, London, NW3 2TD Date: Apl. 2012



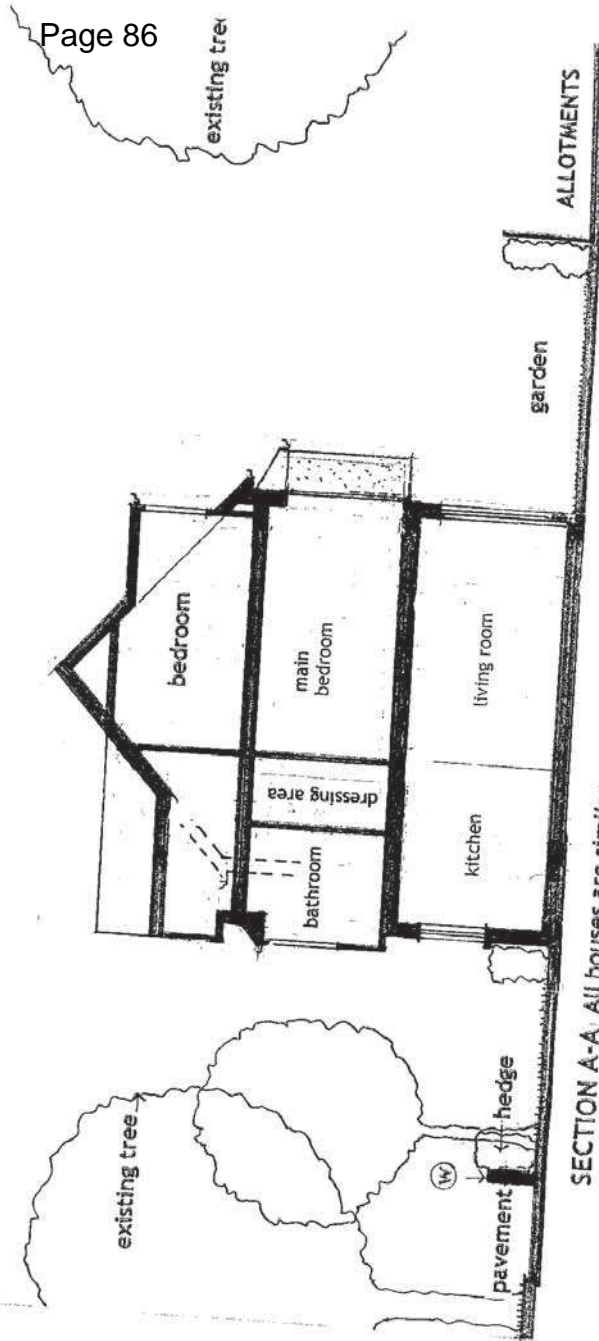
WEST ELEVATION HOUSE 3



enclosed terrace

SECTION B-B

- ...facing brick (to match conservation area)
- ...roof tiles (ditto)
- ...render (painted white)
- ...dormer (lead cheeks)
- ...velux roof-light
- ...obscured glass
- inward-opening french doors with glass balustrade, (non-projecting)
- enclosed balcony to prevent overlooking (see section B)
- 0.9M high dwarf brick wall



THREE NEW HOUSES
THE BOURNE CAR PARK SITE
SOUTHGATE, N14 6QX

Drg. no. BN/ 5

DAVID CASTLE ARCHITECT, Tel: 0207 794 7647. Scale: 1:100 (at A3)
19 South Hill Park Gardens, London, NW3 2TD Date: Apl. 2012

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Ms K. Perry Tel: 020 8379 3853

Ward:

Cockfosters

Application Number : P12-01220PLA

Category: Other Development

LOCATION: SLOPERS POND FARMHOUSE, CHASE AND SLOPERS POND FARM,
STAGG HILL, BARNET, EN4 0PX

PROPOSAL: Extension to stable building to form a classroom and toilet block.

Applicant Name & Address:

Robert Hayward,
Hayward & Partners
SLOPERS POND FARMHOUSE,
CHASE AND SLOPERS POND FARM,
STAGG HILL,
BARNET,
EN4 0PX

Agent Name & Address:

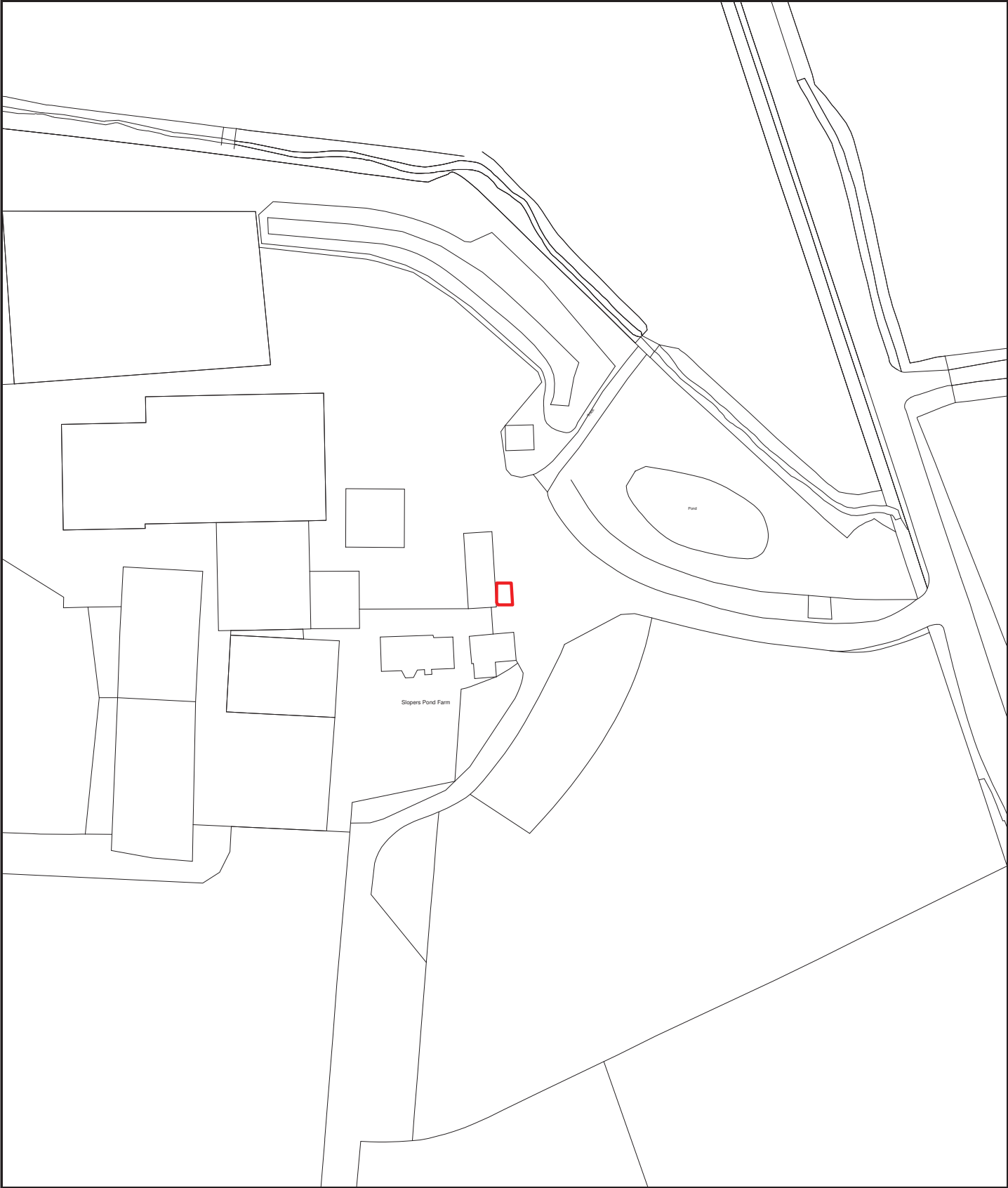
David Snell
89, Bengoe Street
Hertford
Herts
SG14 3EZ

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.

Note to Members

An application of this nature would normally be determined under delegated authority. However, in accordance with the adopted Scheme of Delegation, as the applicant is a Councillor, the application is reported to the Committee for determination.



Development Control



Scale - 1:1250
Time of plot: 08:28
Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 Slopers Pond Farm is an agricultural holding sited within the Green Belt. The farm is located to the north of Waggon Road and west of Stagg Hill. The site comprises a farmhouse and numerous agricultural buildings, some of which are used as livery stables. The character and appearance of the site is agricultural.

2. Proposal

- 2.1 Permission is sought for the extension of an existing agricultural building to provide a self contained classroom and toilet block. The proposed development would measure 7.2m in width, 6.9m in depth and 4.5m in height with a Dutch barn hipped roof. Windows are proposed along the southern elevation and a ramp will be provided to the front to provide disabled access.
- 2.2 The proposal is associated with an Environmental Stewardship scheme in partnership with Natural England. The proposal will be grant funded by Natural England with the objective of supporting school visits to the farm. The programme aims to introduce school children to the natural environment and it is envisaged that between 4 and 25 visits will be undertaken per year.
- 2.3 The visits would involve groups of up to 12 children with travel to and from the site by a single minibus. It is proposed to use the existing access from Stagg Hill.

3. Relevant Planning History

- 3.1 There have been a number of planning applications for the site. None are directly relevant to this application.

4. Consultations

- 4.1 Statutory and non-statutory consultees
- 4.1.1 Natural England support the application stating that the provision of a building that would enhance the children's experience will be beneficial although toilets and hand washing facilities would be essential.
- 4.2 Public
- 4.2.1 No consultation letters were necessary given the siting of the building relative to the nearest residential properties on Waggon Road. A site notice was though displayed at the entrance to the site. No responses were received.

5. Relevant Policy

5.1 Local Plan – Core Strategy

- CP24: The road network
CP25: Pedestrians and cyclists
CP30: Maintaining and improving the quality of the built and open environment

CP33: Green Belt and countryside

5.2 Saved UDP Policies

| | |
|---------|----------------------------------------------------------------------------------------------------|
| (II)GD3 | Aesthetics and functional design |
| (II)GD6 | Traffic |
| (II)GD8 | Site access and servicing |
| (II)T1 | To ensure development takes place in locations which have appropriate access to transport networks |
| (II)T16 | Adequate access for pedestrians and people with disabilities |
| (II)T19 | Needs and safety of cyclist |

5.3 The London Plan

| | |
|-------------|------------------------------------------------------------|
| Policy 6.3 | Assessing the effects of development on transport capacity |
| Policy 6.9 | Cycling |
| Policy 6.12 | Road network capacity |
| Policy 6.13 | Parking |
| Policy 7.1 | Building London's neighbourhoods and communities |
| Policy 7.2 | An inclusive environment |
| Policy 7.4 | Local character |
| Policy 7.6 | Architecture |
| Policy 7.16 | Green Belt |
| Policy 7.19 | Biodiversity and access to nature |

5.4 Other Relevant Policy

The National Planning Policy Framework

6. **Analysis**

6.1 Impact on Green Belt and the Character of the Area

- 6.1.1 The application site is within the Green Belt. In such circumstances, the National Planning Policy Framework provides that new buildings, other than for purposes falling within the classes set out in paragraph 89 of the Framework are inappropriate and should not be permitted, except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 6.1.2 The applicant proposes the development for the purpose of education which is not normally appropriate development in the Green Belt. However, the applicant has put forward a case of special circumstances to justify the development. These are summarised as follows:
- 6.1.3 The proposed development is part of Natural England's Countryside Stewardship Scheme and Higher Level Stewardship Scheme which is a national grant aided scheme to farmers which aims to enhance and conserve the English landscape, as well as improving habitats and helping to increase biodiversity. Educational access is one part of the programme. The facility would provide an opportunity for children to access the countryside as part of their school education.

- 6.1.4 The applicant has also confirmed that there are no existing buildings on the site where the facility could be provided.
- 6.1.5 Due to the size and appearance of the proposed building and the fact that the development would be appropriately sited within the exiting built envelope, it would not present a form of development that would be prominent in views from the nearby main road (Stagg Hill). Consequently, it is considered the proposal would not detract from the essential character or openness of the green belt sufficient to constitute a departure while also having an acceptable appearance on the locality.

6.2 Parking and Access

- 6.2.1 The development would be accessed via the existing access from Stagg Hill. Visits would be made for up to 12 children normally arriving by single minibus between 4 and 25 times a year. It is considered the development at this level would have no undue impact on the highway or access arrangements.
- 6.2.2 Moreover, there is adequate car parking within the site to serve the proposed development.

6.3 Residential Amenity

- 6.3.1 The proposed development is sited well away from the nearest residential property and the development would therefore have no undue impact in this regard.

7. **Conclusion**

- 7.1 It is considered that the applicant has submitted very special circumstances to justify the development in light of Green Belt Policy. Furthermore, the development will not materially impact on the character and appearance of the surrounding Green Belt nor will it not give rise to conditions prejudicial to free flow and safety of traffic on the adjoining highway. In light of the above the application is recommended for approval for the following reasons:.

1. The applicant has provided very special circumstances to justify the development in light of Green Belt Policy. Furthermore, the siting and size of the development would not harm the essential open character of the Green Belt having regard to Policies CP30 and CP33 of the Core Strategy, Policy 7.16 of the London Plan and (II) GD3 of the Unitary Development Plan.
2. The proposal does 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.

8. **Recommendation**

- 8.1 That planning permission be GRANTED subject to the following conditions:
1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall only be used as a classroom with associated store and toilet facilities and for no other purpose without express planning permission first being obtained.

Reason: To ensure the development is acceptable in light of Green Belt policy

3. The development hereby approved shall not support educational trips by more than 12 pupils at any one time travelling to the site by single minibus unless otherwise agreed in writing by the local planning authority

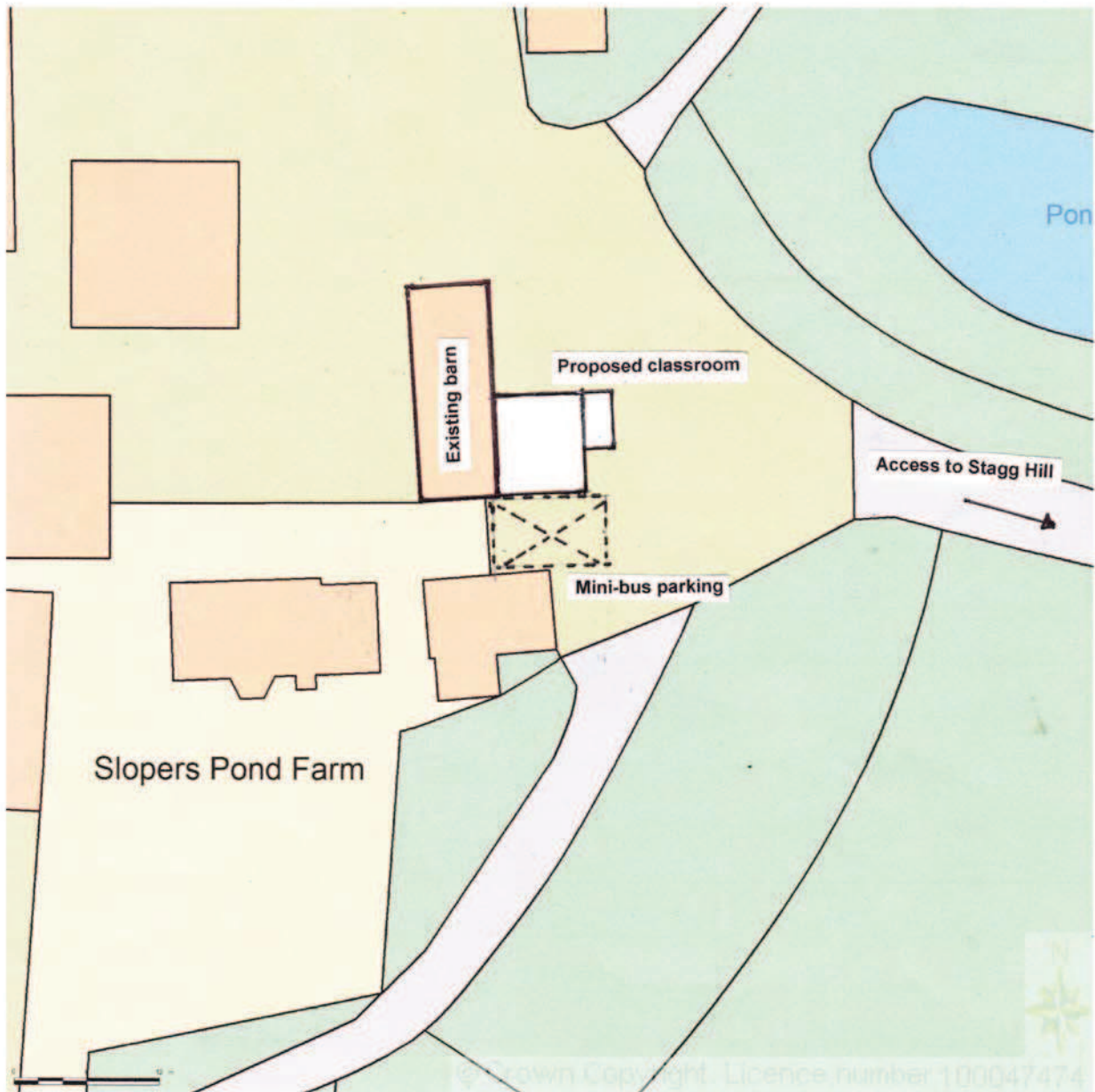
Reason: To ensure the development is acceptable in light of Green Belt policy and in the interests of highway safety.

4. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.



AREA 90m x 90m
SCALE: 1:500
CENTRE COORDINATES: 527062 , 198893



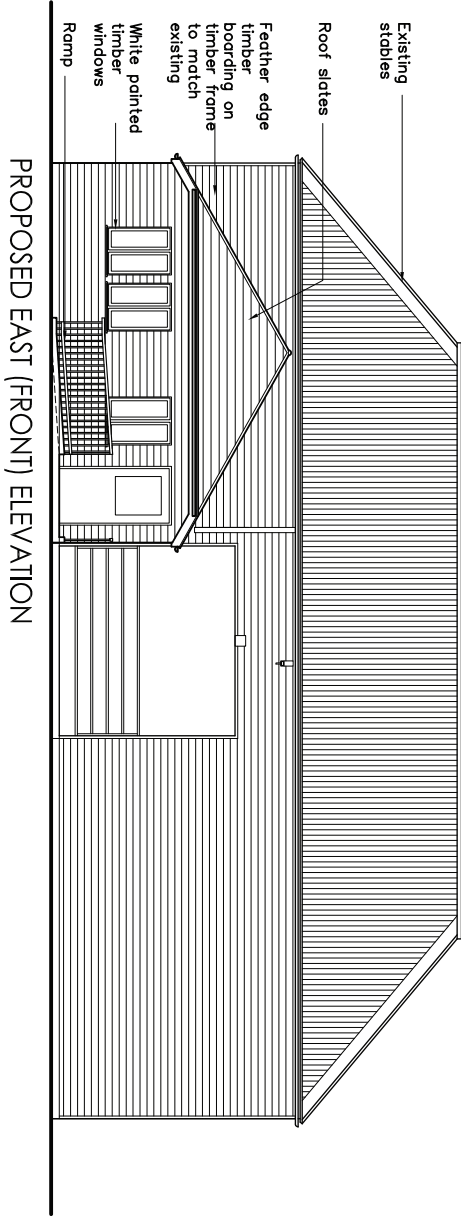
Slopers Pond Farm – Proposed classroom

Block plan

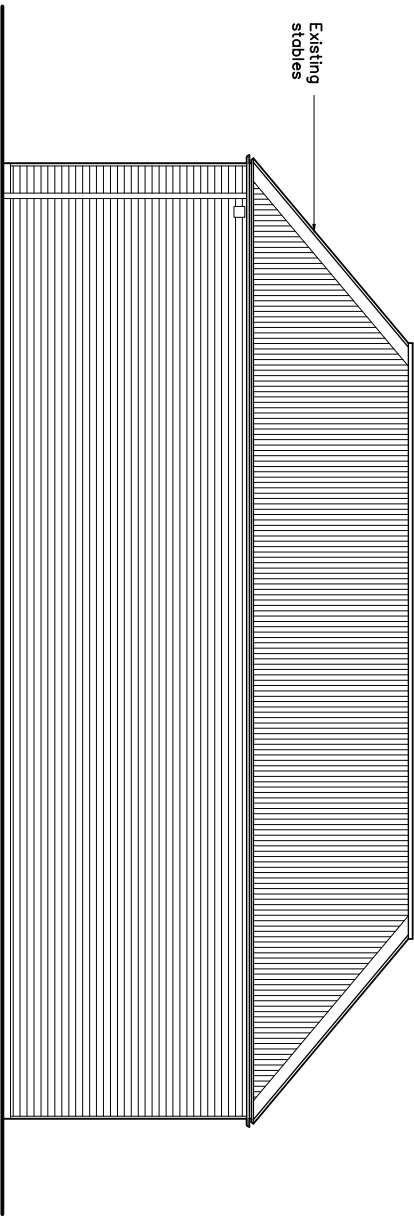
Drawing No. SPF/1

NOTES
General

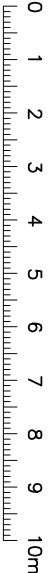
1. All works to be in accordance with current Building Regulations and approved by the Local Authority.
2. Do not scale this drawing – Written dimensions only to be used and all dimensions verified on site by the Contractor. Any discrepancies are to be reported to the architect before work commences.
3. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations to be notified to the architect.



PROPOSED EAST (FRONT) ELEVATION



PROPOSED WEST (REAR) ELEVATION



LINEAR SCALE 1:100

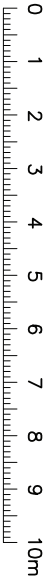
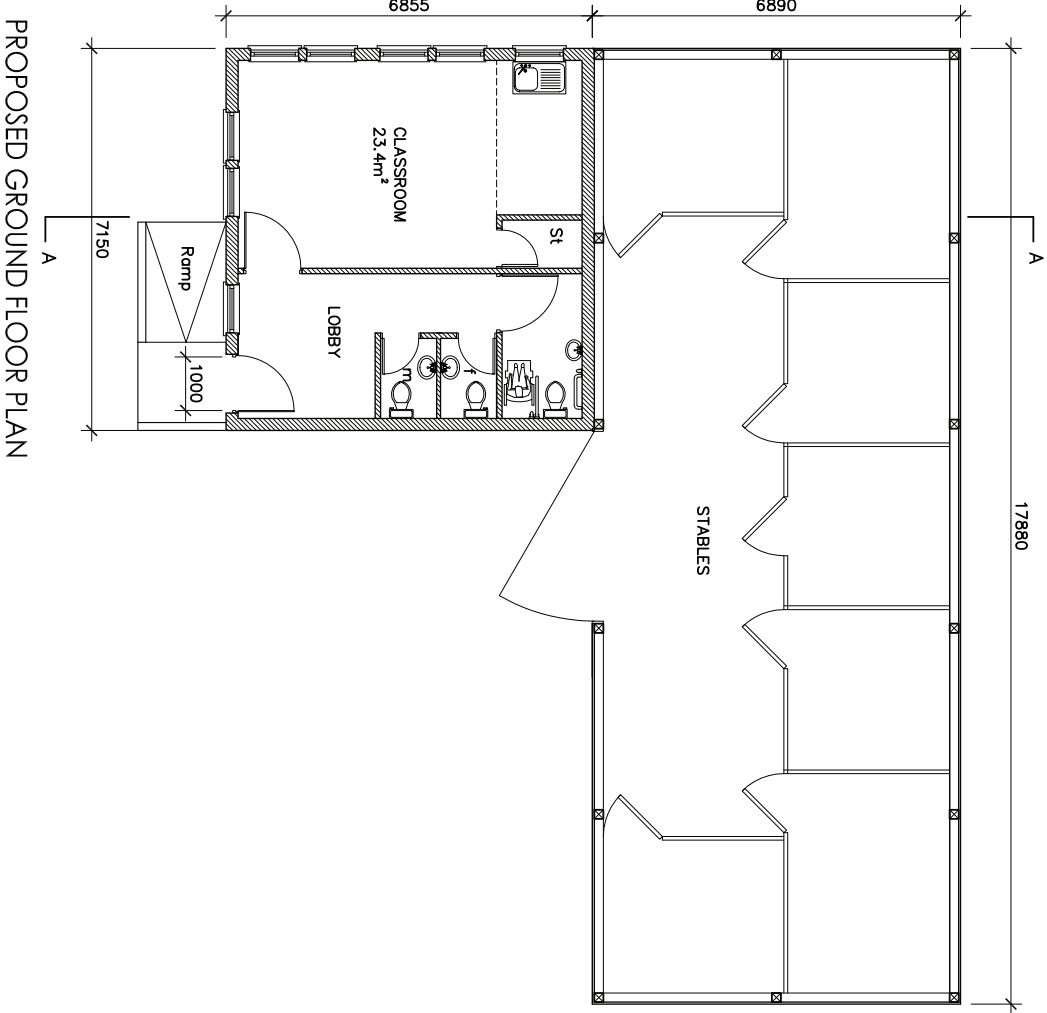
archiserve developments ltd

chartered architects + development consultants

26 archbold close, enfield EN3 6RL
t: 01992 711170
e: chinedu@archiservedevelopments.com

Rev B 25/04/12 CE Entrance door size amended for disabled access
Rev A 12/04/12 CE Timber boarding revised on elevations

| | | | | | |
|--------------|----------------------------------|-------------|------------|-----------|----------|
| Project: | Slopes Pond Farm, Barnet EN4 0PX | Job no.: | HAY/027/12 | Dwg. no.: | P005.8 |
| Client: | Proposed Classroom & Toilets | Scale: | 1:100@A3 | Drawn by: | CE |
| Description: | Proposed Elevations | Checked by: | CE | Date: | 03/04/12 |



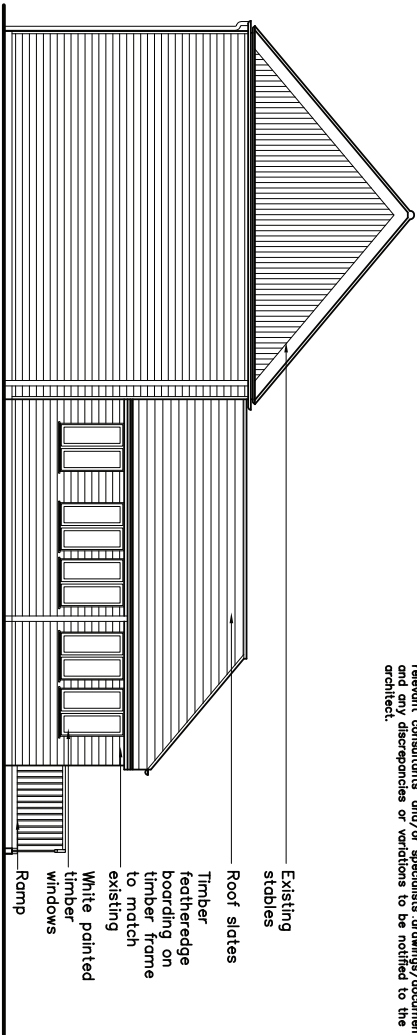
LINEAR SCALE 1:100

archiserve developments ltd

chartered architects + development consultants

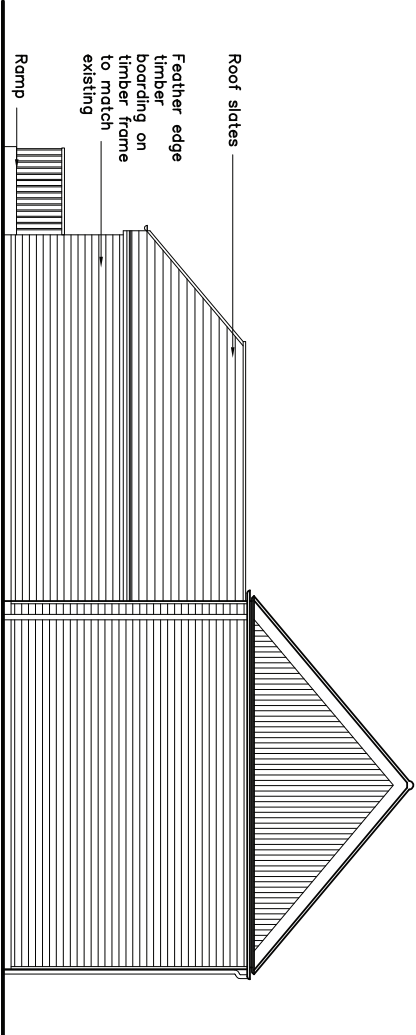
26 archbald close, enfield EN3 6RL
t:01992711170
e: chinedu@archiservedevelopments.com

PROPOSED SOUTH (SIDE) ELEVATION



- NOTES
- General
1. All works to be in accordance with current Building Regulations and approved by the Local Authority.
 2. Do not scale this drawing – Written dimensions only to be used and all dimensions verified on site by the Contractor. Any discrepancies are to be reported to the architect before work commences.
 3. This drawing is to be read in conjunction with all relevant consultants and/or specialists drawings/documents and any discrepancies or variations to be notified to the architect.

PROPOSED NORTH (SIDE) ELEVATION



Rev B 25/04/12 CE Entrance door size amended for disabled access
Rev A 12/04/12 CE Timber boarding revised on elevations

| | | | | | |
|--------------|----------------------------------|-------------|-----------|-----------|----------|
| Project: | Slopes Pond Farm, Barnet EN4 0PX | Job no.: | HAY027/12 | Dwg. no.: | P0048 |
| Client: | Mr R Hayward | Scale: | 1:100@A3 | Drawn by: | CE |
| Description: | Proposed Floor Plan & Elevations | Checked by: | CE | Date: | 02/04/12 |

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Misbah Uddin Tel: 020 8379 3849

Ward: Chase

Application Number : P12-01581PLA

Category: Householder
Developments

LOCATION: 151, LINWOOD CRESCENT, ENFIELD, EN1 4US

PROPOSAL: Replacement UPVC windows to front and rear elevations of first floor flat.

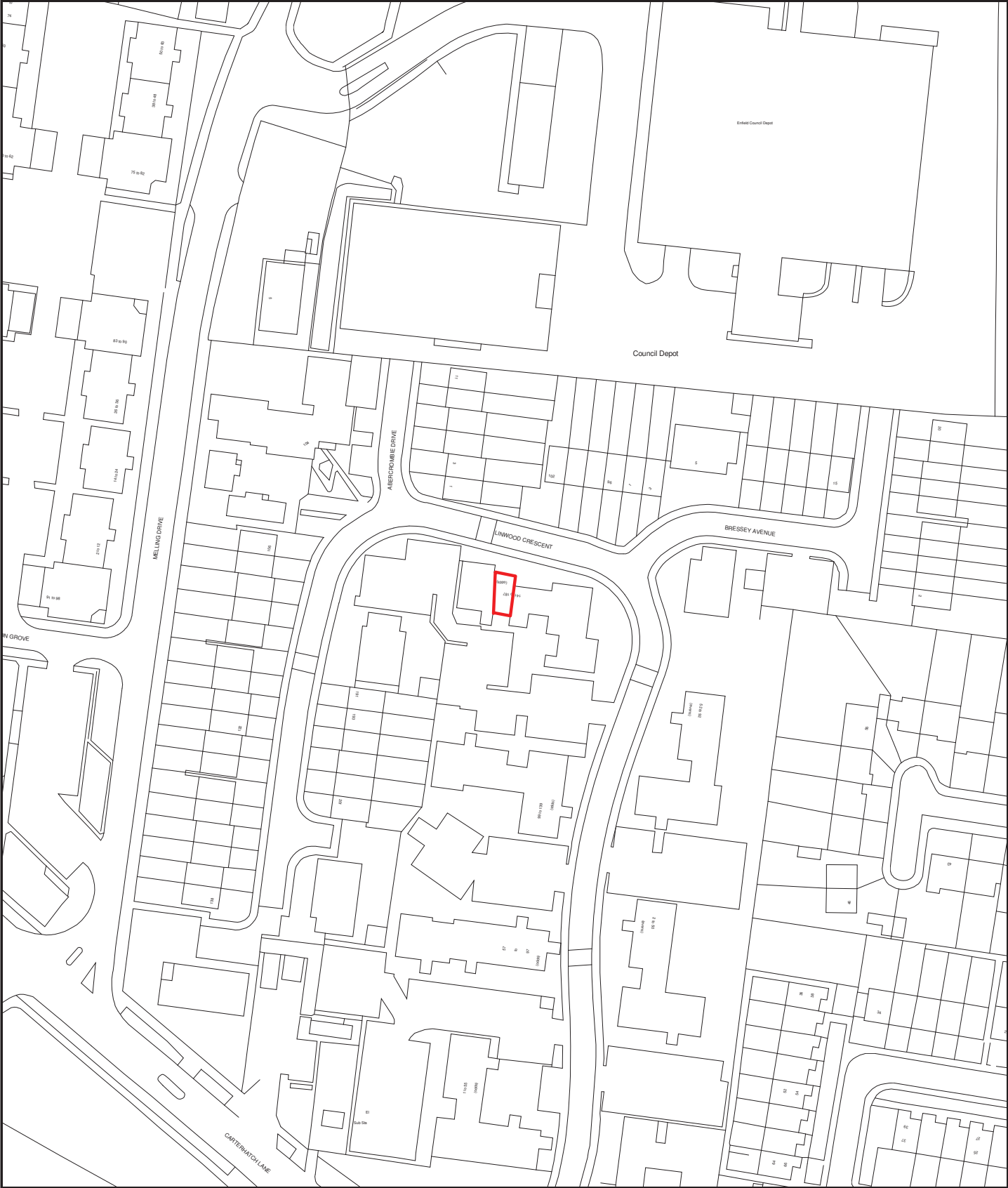
Applicant Name & Address:

Luke James
151, LINWOOD CRESCENT,
ENFIELD,
EN1 4US

Agent Name & Address:

RECOMMENDATION:

In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 09:01
Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 The property is situated at the southern side of Linwood Crescent and form part of a block of flats. It has two windows to the front and two to the rear elevation. The surrounding area is pre-dominantly residential in character.

2. Proposal

- 2.1 Permission is sought to replace the existing wooden windows to the front and rear elevation of the flat with upvc. There is no increase in the size of the window openings which will reflect will be similar in design to the existing windows in the surrounding area.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation, Environment Agency and Environmental health raise no objection

4.2 Public

- 4.2.1 Consultation letters were sent to 24 neighbouring properties. Notice was also displayed at the site. No comments were received

5. Relevant Policy

5.1 Local Plan – Core Strategy

CP30 Maintaining and improving the quality of the built and open environment

5.2 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design

5.3 London Plan

7.1 Building London's Neighbourhoods and communities
7.4 Local character
7.6 Architecture

5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 Impact on Character of Surrounding Area

- 6.1.1 The proposed alterations are for two windows to the front elevation and two windows to the rear elevation. The design of the windows will be very similar to the existing windows in the neighbouring flats. As such the proposed windows will be in keeping with the character of the surrounding area. Therefore although the windows are being replaced in isolation and not part of a more comprehensive programme, it is considered that the works would not detract from the character and appearance of the surrounding area or the subject building, nor would it impact upon the residential amenities of neighbouring properties.

6.2 Impact on Neighbouring Residential Properties

- 6.2.1 The proposal works would not involve any harmful impact on the amenities of neighbouring occupiers.

6.3 Highways and Parking

- 6.3.1 The proposal works would not involve any impact on parking or the functioning of the highway.

7. Conclusion

- 7.1 The proposed installation of white UPVC windows to all elevations of the block, by virtue of their design, siting and relationship with their surroundings, would not cause undue harm to the character and appearance of the subject building or wider surrounding area and would not impact upon the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3 of the Unitary Development Plan, CP30 of the Enfield Plan Core Strategy, 7.1, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

8. Recommendation

- 8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions.
1. C60 Approved Plans
 2. C08 Materials to Match
 3. C51A Time Limited Permission









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Supplied by: Stanfords
Reference: 01434526
Centre coordinates: 534156 107721

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mrs J. Rebairo Tel: 020 8379 3822

Ward: Bowes

Application Number : TP/11/1614

Category: Householder
Developments

LOCATION: 112, UPSDELL AVENUE, LONDON, N13 6JL

PROPOSAL: Use of detached building at rear as ancillary accommodation to the existing dwelling (RETROSPECTIVE).

Applicant Name & Address:

George Massos
112, Upsdell Avenue,
London,
N13 6JL

Agent Name & Address:

David Cooper
23, Willow Road
Enfield
EN1 3NG

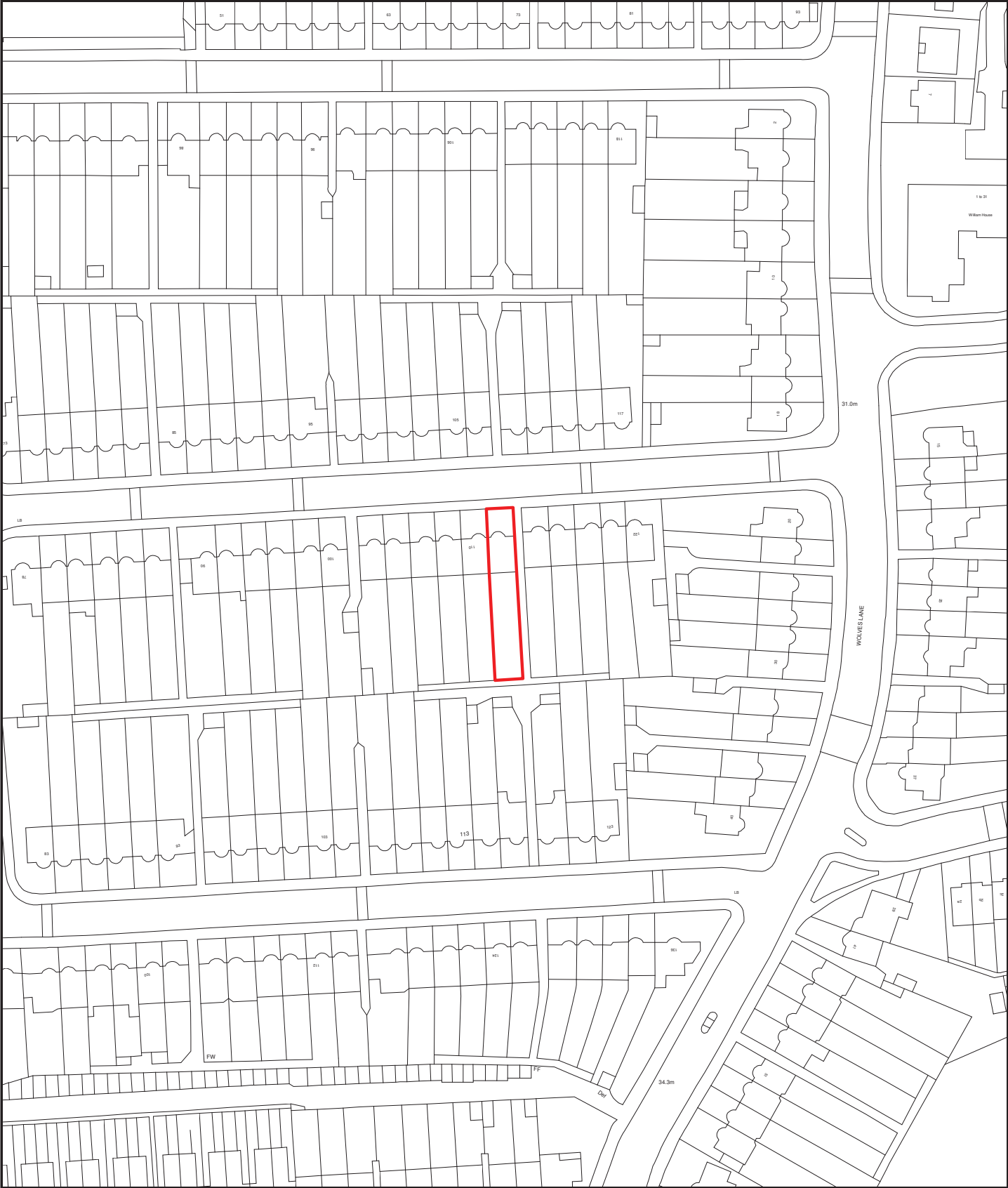
RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.

Note for Members

Although an application of this nature would normally be determined under delegated authority, because of the local interest and associated enforcement investigation, Councillor Georgiou has requested that the application is reported to the Planning Committee for determination.

At the meeting on 29th May, it was agreed to defer determination of the planning application to enable officers to incorporate further guidance on the legal position relative to the use of outbuilding s as ancillary accommodation.



Development Control



Scale - 1:1250
Time of plot: 11:31

Date of plot: 13/09/2012

1. Site and Surroundings

- 1.1 A two storey end of terrace dwelling with a single storey rear extension, which is located along the southern side of Upsdell Avenue.
- 1.2 The property has a 25 metre deep rear garden with an existing single storey detached outbuilding situated to the north end. The two adjoining properties No. 110 and 114, Upsdell Avenue are single family dwelling houses with rear gardens the same depth as No. 112. A 2 metre wide access runs along the east and south boundary giving rear access to properties 106-118 (even), Upsdell Avenue.
- 1.3 The surrounding are is residential in character

2. Proposal

- 2.1 Planning permission is sought for the use of the existing detached outbuilding as ancillary accommodation to the existing dwelling.
- 2.2 It should be noted that the size and siting of the existing outbuilding is established and its acceptability does not form part of the assessment of this application: the only issue to consider is the use of the outbuilding.

3. Relevant Planning Decisions

- 3.1 CON/6229 – Use of outbuilding as self contained separate unit of accommodation

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

Consultation letters were sent out to three surrounding occupiers. In addition a site notice was also displayed. One letter of objection was received raising the following points:-

- Tenant living in the outbuilding, which has own address 112a, Upsdell Avenue.

- 4.3 In addition, Councillor Georgiou has also raised the following points:

- enforcement action was previously taken against the outbuilding being used for residential accommodation
- this current application again seeks the use for accommodation which would negate the enforcement action taken.
- Application for a backyard development not in keeping with character of surrounding area.

5. Relevant Policy

5.1 Local Plan – Core Strategy

Policy CP30 Maintaining and improving the quality of the built and open environment

5.2 Saved UDP Policies

(II)GD3 Character and Design
(II)GD6 Traffic Generation
(II)H8 Privacy

5.3 The London Plan

Policy 6.13 Parking
Policy 7.4 Local Character

5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1.1 There is no objection to the existing outbuilding which was built more than 4 years ago and is now lawful. The key consideration for the determination of this planning application is the proposed use of the outbuilding and its impact on the character of the area and the residential amenities of neighbouring properties. What is not being considered are the merits of the use of the property as a separate unit of accommodation which has previously been held to be unacceptable

6.1.2 Background

6.2.1 There is considerable case law on the use of outbuildings for residential accommodation. Section 55(2)(d) of the Town and Country Planning Act 1990 states that the use of buildings within the curtilage of dwelling houses is not development if used for any purpose "incidental to the enjoyment" of that dwelling house. In support of this, case law is well established and very clear that the conversion and / or change of use of outbuildings to provide ancillary or additional residential accommodation to an existing main resident is considered incidental to the enjoyment of the main dwelling house. It is only whether the accommodation created constitutes a self contained and separate planning unit that development will have occurred that requires planning permission.

6.2.2 It is acknowledged that the outbuilding was occupied as a separate and self contained form of accommodation representing a breach of planning control: this is the subject of enforcement action which required the owner to:

- a) Permanently cease the use of the detached outbuilding as a separate self contained unit of accommodation.
- b) Permanently remove the kitchen area and all cooking facilities from the detached outbuilding.

- c) Permanently remove the bathroom facilities from the detached outbuilding.
 - d) Permanently remove all resulting materials from the Premises.
- 6.2.3 A recent site visit has revealed that outbuilding is split into 4 rooms and that all cooking facilities have been removed along with bathroom facilities although a toilet and sink still remain. However, the potential for use as a self contained and separate unit of accommodation remains as the outbuilding has the potential benefit of side access through a gate in the fence from the garden to the side passageway: there is no direct access from the outbuilding to the passageway. Hence the submission of this application to regularise the long term position and enable the use of the outbuilding to be effectively controlled.
- 6.2.4 The main contention in terms of establishing whether any such development constitutes “incident to the enjoyment” is around occupation and whether the occupation would have the effect of creating a separate and self contained residential unit.
- 6.2.5 Normally, occupation by family members where the residential accommodation does not provide a full range of facilities commensurate with a self contained dwelling and thus relies on the main residential dwelling is held to be incidental: planning permission would not be required in this instance.
- 6.2.6 Nevertheless a judgement in *Uttlesford DC v SSE & RJ White* (1992) found that it is not necessary for a relative of the occupier of the main dwelling house to rely upon facilities in the main dwelling house in order to maintain additional living accommodation within the same planning unit. It is a matter of fact and degree as to whether a separate and self contained planning unit has been created as established in case in *Epping* in 2001.
- 6.2.7 It is unclear in this case whether the proposed occupation by family members and friends would involve the creation of a separate unit but the aforementioned case law is important to note as this position of “permitted development” does represent a fall back position and would be material in when assessing the impact arising from any refusal of planning permission. It is suggested however that the proposed conditions would provide control and an enforceable position to safeguard the character and amenities of the area
- 6.2.8 Grounds to consider a refusal of the current application having regard to a review of cases previously considered would be limited and must be viewed in relation to the effects of the fallback position which effectively establishes an acceptable base position. Potential areas are set out below together with appropriate comments:
- a) the creation of a self contained unit of accommodation being out of keeping and character with the surrounding area
= with the removal of the kitchen and bathroom facilities and the condition recommended, it is considered the use of the outbuilding would not represent a self contained unit of accommodation.
 - b) any visual impact
- the external appearance is not dissimilar to any other outbuilding and thus, it is considered acceptable.

- c) any increased noise and disturbance affecting residential amenity
- given the fact that an outbuilding can be used for a variety of uses incidental to the occupation of the dwelling house, the effect of noise and disturbance and the impact on residential amenity are rarely supported on appeal
- d) any increase in parking affecting the levels of on street parking.
- the additional occupation could generate a requirement for one parking space and could therefore result in additional pressure on street. Although PTAL levels are low, there is reasonable access to public transport and although parking is heavy, it is not at saturation levels. Unless there was clear evidence of on street parking was causing harm, given the fall back occupation that could occur, together with the approach of the London Plan, it is considered the use would not give rise to conditions prejudicial the free flow and safety of traffic

6.3 Proposed Use of Outbuilding

- 6.3.1 Notwithstanding the breach of planning control that has occurred, it is proposed that the existing outbuilding would be used to provide ancillary accommodation to the existing residential dwelling house rather than a separate or independent unit of accommodation. In so doing, it would contain sleeping accommodation and bathroom facilities to be used on an occasional basis when visiting family members and friends arrive from abroad.
- 6.3.2 It is considered that the use of the existing outbuilding in this manner would address the negative effects on the character of the area and the amenities of neighbouring properties. Moreover, a condition could also be imposed on any permission which would enable the local planning authority to take effect enforcement action against any future breach of planning control.
- 6.3.3 The existing outbuilding is situated at least 13 metres from the rear of the nearest residential property. Although residential use of the outbuilding will generate a small amount of activity, it is considered that this would be much less than occupation as an independent residential unit and thus, would not result in any harm to the amenities of neighbouring occupiers.
- 6.3.4 On this basis, the proposal is considered to be acceptable.

7. **Conclusion**

- 8.1 Having regard to those considerations outlined above, approval of the planning application is recommended in this instance for the following reasons:
 - 1) The use of the existing outbuilding as ancillary accommodation to the existing residential dwelling does not unduly affect the amenities of adjoining or nearby residential properties having regard to Policies (II) GD3 and (II) H8 of the Unitary Development Plan and Local Plan Policy CP30.

9. **Recommendation**

- 9.1 That planning permission be GRANTED subject to the following conditions:

1) C60 – Approved plans

2) The existing outbuilding shall be used solely for purposes incidental to the enjoyment of the dwelling house and shall not be occupied as a separate or self contained unit of residential accommodation or include cooking facilities at any time. Occupation may include use as overnight sleeping accommodation for guests for no more than 4 weeks at any one time and a 3 week period of vacancy must be adhere to during March and October of each year unless otherwise agreed in writing by the local planning authority.,

Reason: To protect the amenities of adjoining and future occupiers, as well as the character of the area.

PLAN ACCOMPANYING ENFORCEMENT NOTICE**Address: 112 UPSDELL AVENUE. N13 6JL****DEVELOPMENT
SERVICES**

Bob Griffiths
Assistant Director of Planning
and Environmental Protection
London Borough of Enfield
Civic Centre, Silver Street,
Enfield, EN1 3XE
Tel: 020 8379 1000

**Key**

The Site (261sq.m.)

Outbuilding

File Ref. CON/6229
Scale: 1:500
Date: 12/08/2010
Drg. No. 6100DX

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning & Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr N. Catherall Tel: 020 8379 3833

Ward: Bowes

Application Number : TP/11/1683

Category: Dwellings

LOCATION: 192, WHITTINGTON ROAD, LONDON, N22 8YL

PROPOSAL: Conversion of ground floor from retail to a 1-bed residential unit involving infill of shop front to provide entrance and 2 windows and alterations to fenestration at rear.

Applicant Name & Address:

Ben Springer
15 Courtleigh Gardens,
London,
NW11 9JX

Agent Name & Address:

E M Pick Planning
30 Golders Manor Drive
London
NW11 9HT

RECOMMENDATION:

That subject to the completion of the necessary S106 agreement, the Head of Development Management / Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

Note for Members

Although this is an application that would normally be determined under delegated authority, Councillor Georgiou has requested that it be determined at Planning Committee in response to the concerns of local residents.

At the meeting of the Committee on 14th August, a decision on the application was deferred to enable information to be obtained on the "marketing" that occurred prior to this application for change of use being submitted.

In response, the Applicant has made the following statement:

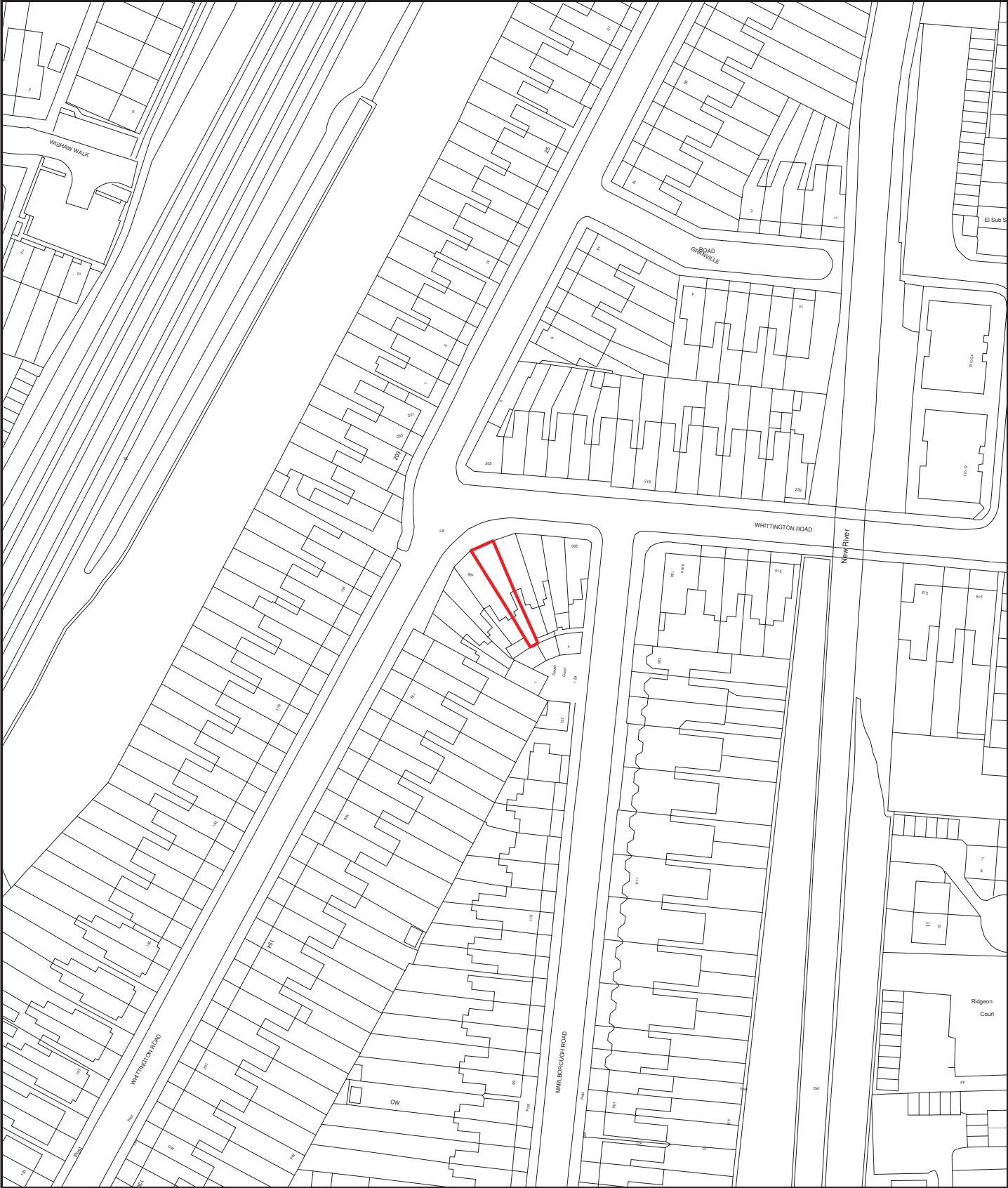
" We originally began marketing the property to recent during the summer of 2010 (early

June). For 5 months we tried in vain to rent out the launderette but no potential tenant was prepared to take the launderette as a business or any other commercial business. As a result, the landlord decided to sell the freehold with full vacant possession.

From October 2010 we activated the property with the freehold and ground floor shop sale at £299,995. No interest at all during the first month hence the price coming down to £289,995. Due to the condition of the flats and the non existence of the business through the launderette, it was a tough sale for the next 4/5 months going into 2011. The few enquiries we had all needed mortgage and their lenders were not keen to lend the amounts the other buyers needed due to the commercial unit on the ground floor which was generating no income at all”

In addition, the parade has suffered from structural change in the retail sector which has affected the viability and attractiveness of local centres. As a result, and to ensure the remaining centres continue to fulfil an important local need, a review of centre boundaries has been undertaken in connection with the consultation on the draft DMD policies. It recommends that the boundary of the designated local shopping parade should be redrawn to include only 207-231 Whittington Road thus excluding the application site. This is in response to the need to consolidate the retail centre into the most vibrant part of the existing centre on the northern side of Whittington Road and reflects the number of retail premises that have already been lost from the southern side of the road. It also reflects the fact that the southern element of the centre (within which the application property is located) already contains a number of premises that have been converted into non retail uses

In the light of these circumstances, it is considered the proposal remains acceptable and it is recommended that planning permission is granted



Development Control



Scale - 1:1250
Time of plot: 14:24
Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 A ground floor unit of a two-storey parade on the southern side of Whittington Road, opposite the junction with Russell Road. The parade is within the Whittington Road "Local Parade" initially as commercial uses at ground floor and residential above. The properties on this section of Whittington Road have a front dormer which is original to the property. The ground floor was in use as a laundrette which appears to have been closed for some time.
- 1.2 With the exception of the commercial uses, the surrounding are is predominantly residential in character.

2. Proposal

- 2.1 The application is a resubmission of a previously refused application for the conversion of shop to 1 x 1-bed self contained flat including installation of 2 windows to front elevation and retention of a single entrance door to side serving the proposed and existing flats.

3. Relevant Planning Decisions

- 3.1 TP/11/0547 - Conversion of ground floor shop and 2-bed HMO above to a 1 x 2-bed and 2 x1-bed flats facilitated by new window, door and brick face to replace shop window display. Refused, August 2011 for the following reasons:
 - 1 The scheme would, having regard to the proposed units' floor space, result in an over-intensive use of the property and provide an unsatisfactory standard of residential accommodation to the detriment of future occupiers' residential amenities. The proposal, therefore, fails to comply with Policy 4 of the Core Strategy, Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy (II) H16 and Appendix A1.9 of the Unitary Development Plan.
 2. The submitted Viability Statement is not considered to robustly justify an absence of Affordable Housing provision. In this regard it is considered that the proposal fails to provide a sufficient level of affordable housing and associated monitoring fees, contrary to Policies 3 and 46 of the Core Strategy, Policies 3.10, 3.11, 3.12 and 3.13 of the London Plan (2011) and national guidance PPS3: Housing.
 3. Insufficient detail has been submitted to enable the Local Planning Authority to accurately assess the sustainable design and construction credentials of the scheme and hence fails to demonstrate how the development has sought to improve energy efficiency, water efficiency, surface water attenuation and biodiversity of the development. In this regard, the development fails to take into account the principles of sustainable design and construction contrary to Core Policies 4, 20, 21 & 36 of the Core Strategy, Policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2011) as well as PPS1, the climate change supplement to PPS1 and PPS3.

4. Consultations

4.1 Statutory and Non Statutory Consultations

4.1.1 Thames Water, Traffic and Transportation and Education raise no objection

4.2 Public:

4.2.1 Consultation letters were sent to twenty neighbouring properties. Three replies were received raising all or some of the following concerns:

- Suggestion of false information given as previous use of laundrette closed in summer 2011
- Valuation is underrated in viability statement
- Small parade has many successful local shops, suggestion that commercial future of site is poor is not accurate
- A 1 bedroom flat will not benefit anyone in the community
- Residential area already overpopulated
- Parking is currently an issue, further residential will worsen this situation
- Litter and rubbish collection is a problem due to lack of pavement width
- Change of use would lead to the further loss of the architectural integrity of a parade of shops

5. Relevant Policy

5.1 Local Plan - Core Strategy

CP2 - Housing Supply
CP3 - Affordable Housing
CP4 - Housing quality
CP17 - Town centres
CP18 - Shopping provision across Enfield
CP20 - Sustainable energy use and energy infrastructure
CP21 - Delivering sustainable water supply, drainage and sewerage infrastructure
CP30 - Design
CP36 - Biodiversity
CP46 - Infrastructure Contributions

5.2 Unitary Development Plan:

(II) GD3 - Aesthetic and functional design
(II) GD8 - Access & servicing
(II) H16 - Residential conversions
(II) S13 - Resist loss of neighbourhood retail units
(II) S14 - Resist change from retail to non-retail unless conditions met
(II) S15 - Alternative uses of vacant premises
(II) S19 - Shop fronts

5.3 London Plan:

Policy 3.5 - Quality and design of housing developments

- Policy 3.10 - Definition of affordable housing
- Policy 3.11 - Affordable housing targets
- Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 - Affordable Housing Thresholds
- Policy 4.7 - Retail and town centres
- Policy 4.8 - Supporting a successful and diverse retail sector
- Policy 4.9 - Small shops
- Policy 5.1 - Climate change mitigation
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.6 - Decentralised energy in development proposals
- Policy 5.7 - Renewable energy
- Policy 7.4 - Local character

5.4 Other Material Considerations

National Planning Policy Framework

6. **Analysis**

- 6.1 The primary consideration this revised application rests with whether the revisions have sufficiently addressed the reasons for refusal previously cited, namely internal floor areas, affordable housing contribution, and sustainable design and construction.

6.2 Impact on the vitality and viability of the “Local Parade”

- 6.2.1 The “Local Parade” comprises numbers 184 to 200 (even) and 205 to 233 (odd) Whittington Road. A survey was carried out to show the number and different types of uses within the Local Parade. The results are as follows:

- 6 (25.0%) are within shop (A1) use (including the application site)
- 4 (16.66%) are within financial and professional (A2) use
- 1 (4.17%) are within hot food takeaway (A5) use
- 3 (12.5%) are Sui Generis
- 1 (4.17%) are within office (B1) use
- 8 (33.33%) are within dwelling house (C3) use
- 1 (4.17%) are within non-residential institution (D1) use

- 6.2.2 The section within which the application is located, Nos 184 to 200 currently comprise 6 residential uses out of 9 premises. One of these premises, No.192, recently had planning permission for a conversion from a Laundrette (Sui Generis) refused, however, the principle of conversion was not sited and must therefore be considered acceptable. Having regard to the relationship of the parade Nos 184-200 (southern side) to parade Nos 205-233 (northern side), taking into account the existing residential conversions, the loss of the applicant A Use Class unit is not considered to undermine the viability of the northern side parade Nos 205-233, particularly with regard to the number of vacant units currently on that parade. With regards to the character of the parade Nos 184-200 it is considered that this has been irreversibly undermined as a commercial parade, the appearance is predominantly residential, as such the loss of an additional commercial unit on this section would not undermine the character or appearance of the parade, as noted in the previous application.

6.2.3 It is noted that a current application is under consideration for a change of use of No.196 Whittington Road (planning ref P12-00595PLA), as such an analysis of the cumulative impact of the loss of two commercial units on this parade must be part of both applications. Both applications have been considered previously and the principle of the change of use from Use Class A to residential has been accepted. The parade currently only has one active commercial unit, it is noted that according to consultation responses No.192 ceased trading in its most recent incarnation in the late summer of 2011, and No.196 ceased trading in March 2011, as such the parade has been effectively reduced to one active unit for almost a year. It is not considered that the loss of the two applicant premises as opposed to the loss of only one would not make a significant difference to the remaining parade, the most pertinent factor being the predominant form which is now considered to be residential, alongside the acknowledgement that the local centre has a number of vacancies and the viability of Nos 205-233 which represent the main focus of commercial activity should be the area where active units are concentrated.

6.2.4 The draft Development Management Document (DMD) has been out to consultation since June, the consultation finished on 3rd August. The DMD proposes redrawing of certain shopping parades, and whilst this document has not been formally adopted by the Council it does indicate a clear direction of travel. In relation to the Whittington Road Local Parade the DMD has indicated removal of Nos 184-200 from the local parade, concentrating the commercial activities to the northern side of the road. This proposed change picks up on the existing situation and provides clear acknowledgement of the difficulties of maintaining a legible and viable local parade in this area. Whilst not the sole area upon which the loss of retail unit would be judged, given the demonstrated lack of interest in the use of the property for retail purposes and its consequent lack of viability, the change of use from retail to residential is considered acceptable.

6.3 Flat Conversion

6.3.1 Policy 3.5 of the London Plan as detailed in Table 3.3 “Minimum space standards for new development” requires that in the case of one bedroom flats the minimum net internal floor space of the converted accommodation should be 50m².

6.3.2 The one bedroom ground floor flat has a proposed usable floor area of 60m², this is comfortably above the minimum acceptable standard and therefore compliant with London Plan Policy 3.5, resulting in a form of accommodation which is considered acceptable having regard to Policy 3.5 of the London Plan and Core Policies 4 and 30 of the Core Strategy.

6.3.3 The internal stacking is also considered to be acceptable having regard to Policy (II) H16 of the Unitary Development Plan (standards set out in Appendix A1.9).

6.4 Car Parking

6.4.1 The standards for car parking, as set down in The London Plan recommends that flat developments in areas of good public transport accessibility and/or town centres should aim for less than 1 space per unit (Table A4.2).

- 6.4.2 There are no off street parking spaces for the proposed flat. The property has a PTAL rating of 2 which is fairly poor, however, having regard to the change from A1 to C3 in terms of traffic generation and parking, and Traffic and Transportation have confirmed they have no objection to this application, nor was any objection raised to the previous application for a residential conversion.

6.5 Affordable Housing

- 6.5.1 Policy 3 of the Core Strategy states that “Some form of contribution towards affordable housing will be expected on all new housing sites...For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a Borough-wide target of 20%.” The Council’s Affordable Housing targets are based on the recommendations of Enfield’s Affordable Housing Economic Viability Study (2009) which found that development viability should not be undermined by carefully judged financial contributions from sites of less than 10 units and sets out a formula to calculate the financial contribution payable.
- 6.5.2 The Policy states that where the applicant considers that the viability of a scheme does not support the amount derived from the formula, a viability assessment should be submitted to demonstrate this.
- 6.5.3 The applicant makes a provision for this payment for off-site Affordable Housing provision of £3140.00, and has provided an affordability statement in an attempt to demonstrate that the required contribution would render the scheme unviable. This has been evaluated and accepted on the basis of the evidence to hand including recent resale values in the area, projected build costs and taking account of the works proposed, that this is a reasonable assumption. On this basis a reduced contribution is acceptable, having regard to Core Policy 3 of the Core Strategy.

6.6 Learning and Skills Facilities

- 6.6.1 Core Policy 46 of the Core Strategy states that “Where Enfield Council grants planning permission for a development, the development will normally be required to make financial and in kind contributions towards infrastructure and community facilities”. Whilst many contributions are limited to schemes of 10 units or more, as noted in the S106 SPD: “All residential development will result in increased pressure on the availability of primary and secondary school places and in the current context of rising pupil numbers, will create demand for new or expanded provision. S106 contributions will be sought on all residential development”. The SPD requires that a 1-bed unit make a contribution of £603.99 towards Learning and Skills Facilities.

6.7 S106 Monitoring

- 6.7.1 In accordance with the adopted S106 SPD a charge 5% of the total value of financial contributions is sought toward monitoring of legal agreements. A fee of £187.20 has therefore been secured

6.8 Sustainability

- 6.8.1 The applicant's energy statement proposes no less than 8% total CO2 emissions arising from the operation of a development and its services over Part L of Building Regulation 2010. A condition will be attached requiring that an Energy Statement shall be submitted outlining how the reductions will be achieved.

7. Conclusion

- 7.1.1 Taking the above factors into account, it is considered the revised scheme has addressed the previous reasons for refusal and is acceptable for the following reasons:
1. The proposed conversion of ground floor from retail to a 1-bed residential unit involving infill of shop front to provide entrance and 2 windows and alterations to fenestration at rear, having regard to the floor area and internal stacking of the internal, is in keeping with Policies (II) H16 and Appendix A1.9 of the Unitary Development Plan and Policy 3.5 of the London Plan, and would not unduly impact on the amenities or privacy of neighbouring residential properties, in keeping with Policies (II) GD3 and (II) H8 of the Unitary Development Plan.
 2. The proposed conversion of the ground floor A1 retail unit into a 1-bed residential unit would not undermine vitality and viability of Whittington Road "local parade", as well as contributing to the Boroughs housing stock along with making a contribution to affordable housing, and would not adversely impact on the character and appearance of the area, having regard to Policies (II) GD3, (II) S13, (II) S14, (II) S15 of the Unitary Development Plan, Supplementary Planning Guidance, Core Policies 2 and 3 of the Core Strategy, and Policies 3.11, 3.12 and 3.13 of the London Plan.

8. Recommendation

- 8.1 That subject to the completion of the necessary S106 agreement, the Head of Development Management / Planning Decisions Manager be authorised to GRANT planning permission subject to the following conditions:
1. C60: Approved Plans. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.
 2. The development shall achieve energy efficiency of no less than 8% total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2010. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission

reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the National Planning Policy Framework.

3. C08: Materials to Match. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4. C19: Details of Refuse Storage. The development shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

5. C25: No additional fenestration. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

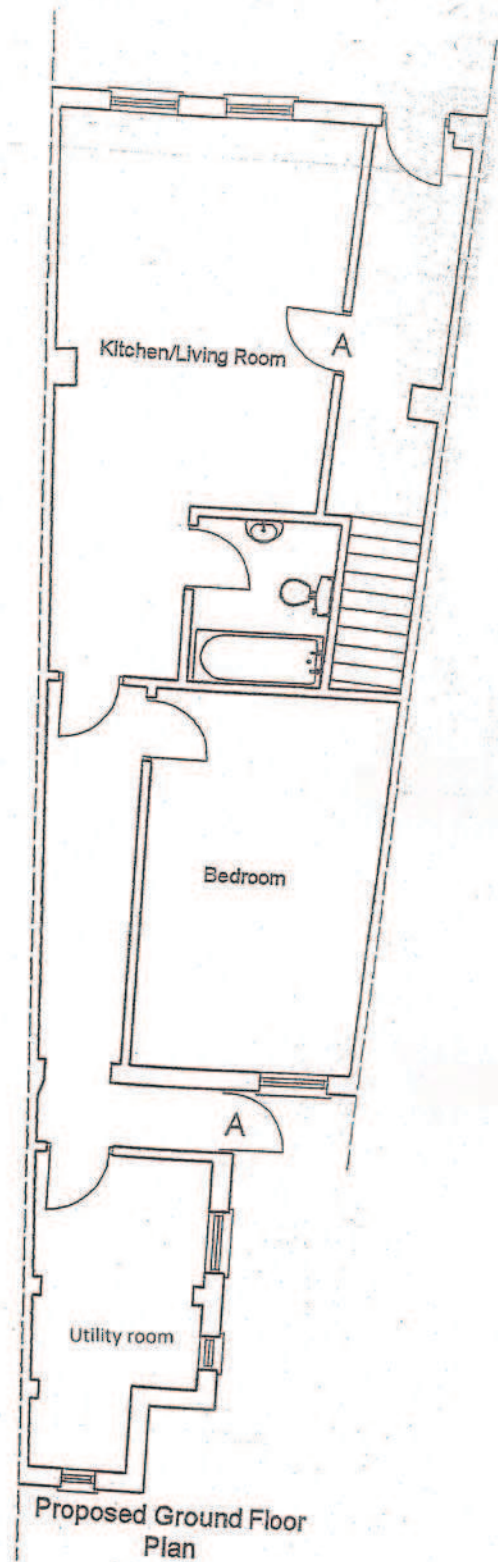
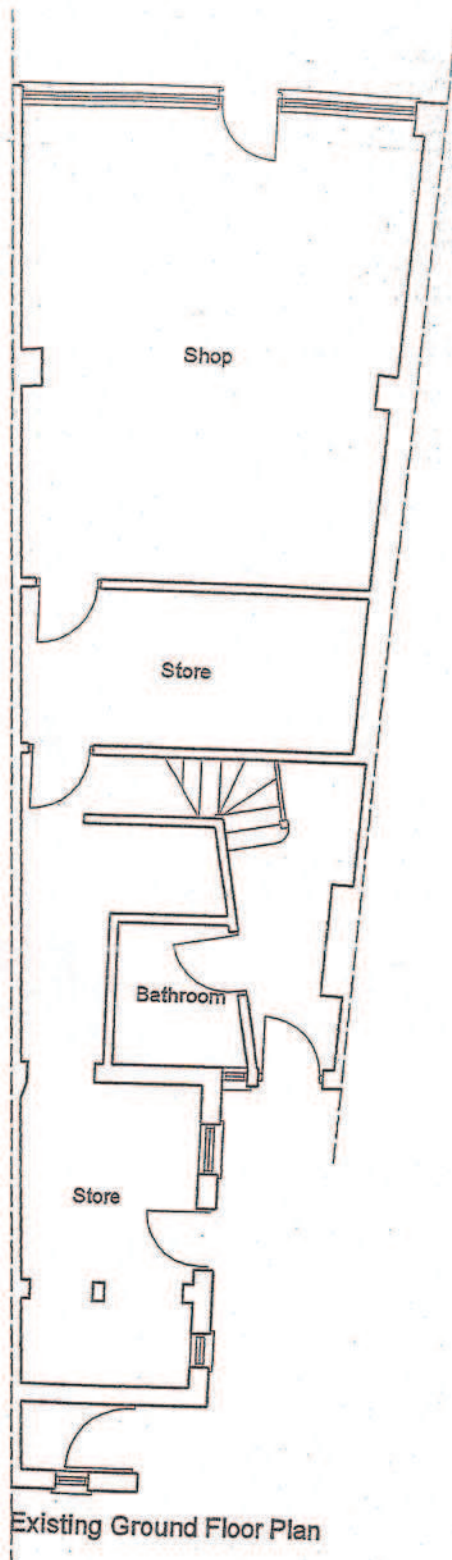
Reason: To safeguard the privacy of the occupiers of adjoining properties.

6. C59: Cycle parking spaces. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

7. C51A: Time Limited Permission. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

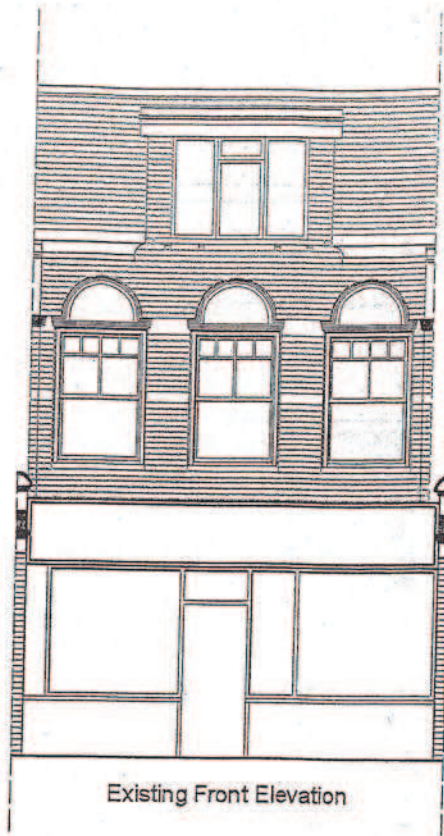
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.



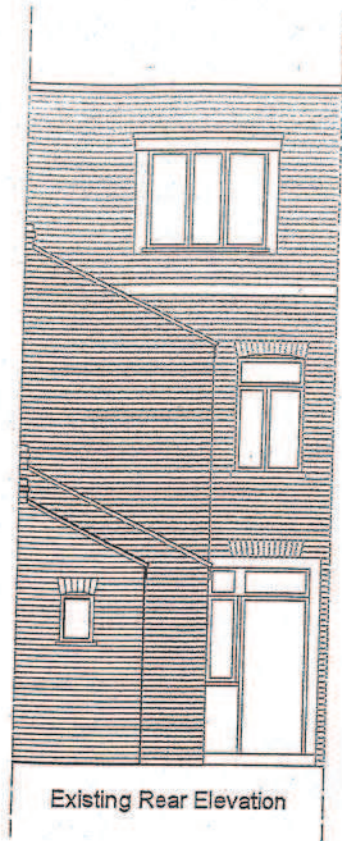
EXISTING AND PROPOSED PLAN

SCALE 1:100 192 WHITTINGTON ROAD N22 8YL

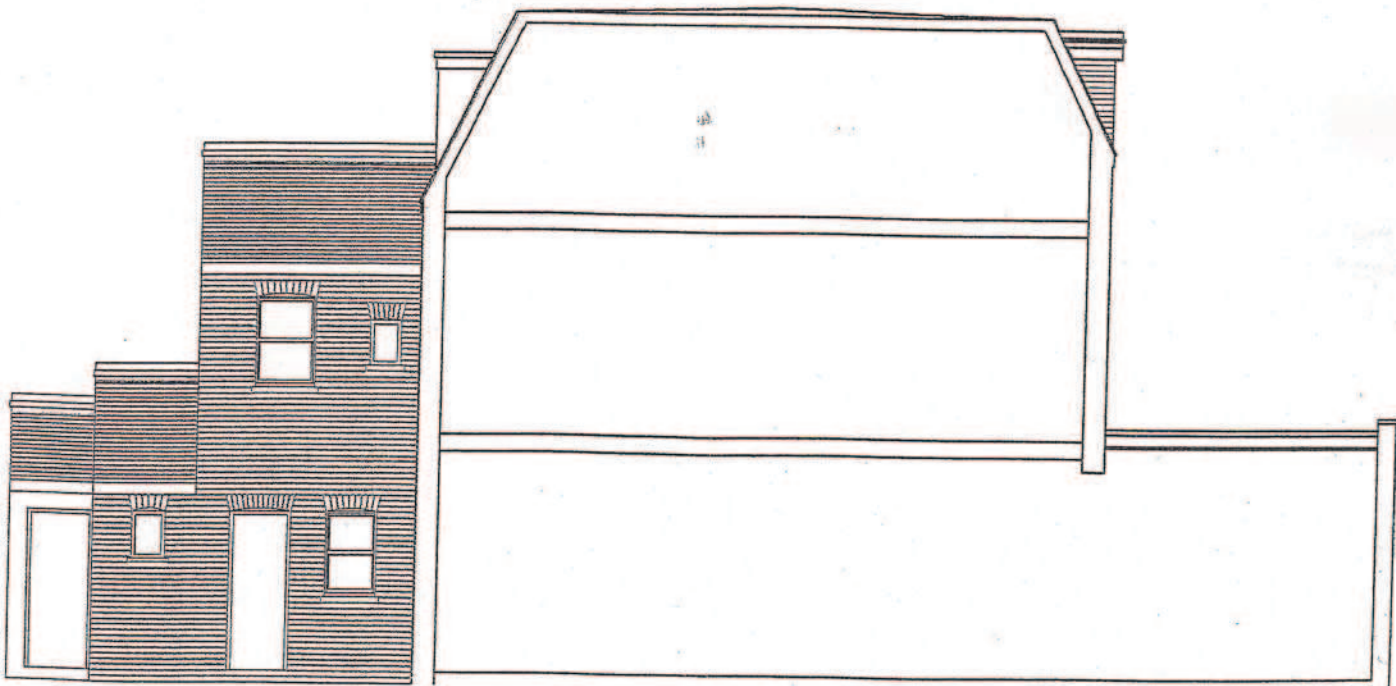
EMP/1



Existing Front Elevation



Existing Rear Elevation



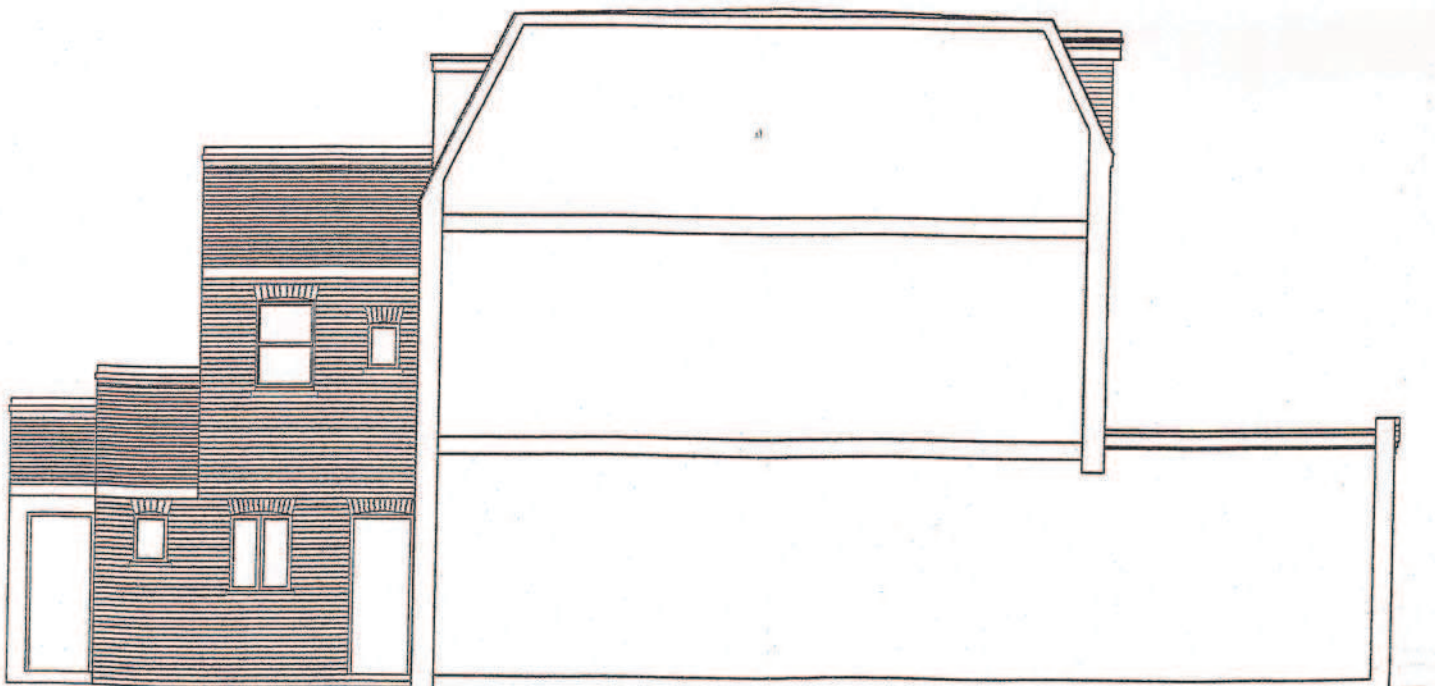
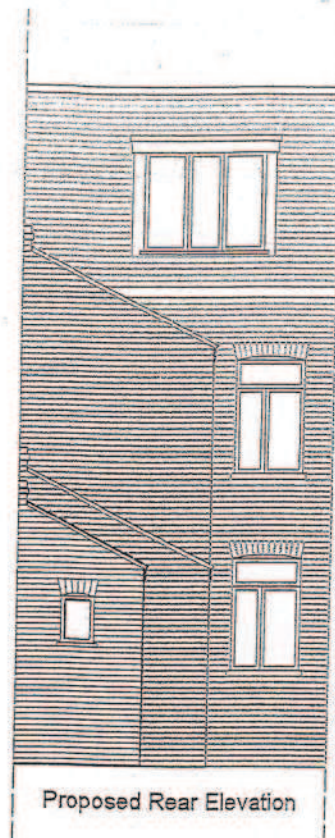
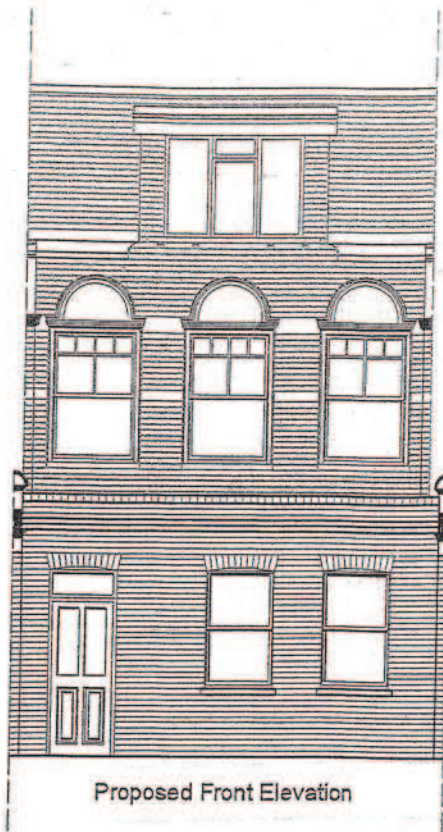
Existing Side Elevation/Section

EXISTING ELEVATIONS

SCALE 1:100

192 WHITTINGTON ROAD N22 8Y4

EMP/2



PROPOSED ELEVATIONS

Proposed Side Elevation/Section

SCALE 1:100

192 WHITTINGTON ROAD N22 8YL

EMP/3

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Edmonton
Green

Application Number : P12-01715PLA

Category: Other Development

LOCATION: Edmonton Green , BRIDGE PARADE, BRIDGE ROAD, LONDON, N9
0NN

PROPOSAL: Installation of free standing clock to public green.

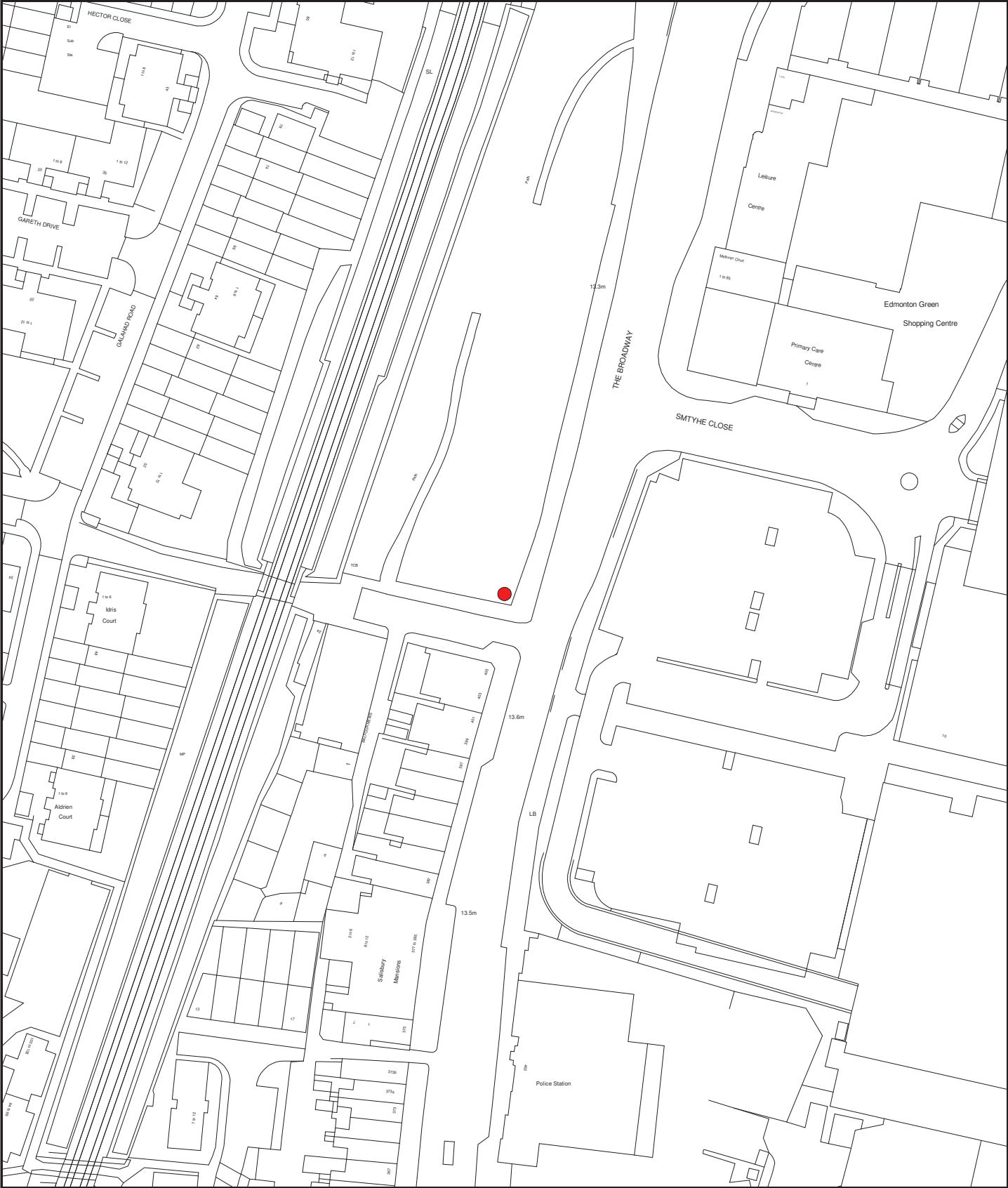
Applicant Name & Address:

Fiona Crehan,
Regeneration, Leisure and Culture
London Borough of Enfield,
Civic Centre,
Silver Street,
Enfield,
EN1 3XA

Agent Name & Address:

RECOMMENDATION:

That in accordance with Town and Country Planning (General) Regulations, planning permission be deemed to **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 09:35

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 The application site is at Edmonton Green at the corner of Bridge Road, Fore Street and the Broadway and comprises green public space. It adjoins the railway line and is also opposite the new Asda store on Fore Street. The site is located in the Church Street Conservation Area.
- 1.2 The surrounding area is predominantly mixed in nature with commercial units at the ground floor and residential units over the upper floor levels. The new Asda store development is directly opposite the site and further North is the area around Edmonton Green is more heavily developed.

2. Proposal

- 2.1 Permission is sought for the erection of a free standing clock in the South East corner of the green space at the junction of Bridge Road and Fore Street. It involves the re-siting of the refurbished historic Edmonton Town Hall Clock on a bespoke new structure.
- 2.2 The proposed clock would be approximately 5 metres high with a rectangular steel frame painted black to match other surrounding street furniture. It is proposed that the clock would be secured to the steel frame with concealed stainless steel bolt fixings. The clock faces would be protected by square transparent perspex. The clock would be fully operational and fitted with electric drive and illumination.
- 2.3 It is proposed to position the free-standing clock approximately 2 metres from the rear of the footway from Bridge Parade next to the existing street furniture.

3. Relevant Planning Decisions

- 3.1 None Relevant

4. Consultations

4.1 Statutory and Non Statutory Consultees

4.1.1 Conservation Officer:

No objections. Concerns raised about the initial design of the proposed clock have now been resolved.

4.1.2 Community Safety:

No objections to the scheme as the central section below the clock will now be in filled, which should prevent the possibility of youths climbing the clock. Advised the clock should be attached securely to the clock to prevent theft.

4.2 Public

Consultation letters were sent to 6 neighbouring properties. In addition, notice was displayed at the site and published in the local press. No comments were received.

5. Relevant Planning Policies

5.1 Local Plan – Core Strategy

- CP11: Recreation, Leisure, Culture and Arts.
- CP30: Maintaining and improving the quality of the built environment.
- CP31: Built and Landscape Heritage

5.2 Saved UDP Policies

- (II)GD3 Aesthetics and functional design
- (II)C23 Street Furniture
- (II)C28 Use of hard or soft landscaping in Conservation Areas

5.3 The London Plan

- Policy 7.4 Local character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology

5.4 Other Relevant Policy

- National Planning Policy Framework
- Church Street/Fore Street Conservation Area Character Appraisal

6. Analysis

- 6.1 The principle issues for consideration under this application are the design and appearance of the proposal and its impact on the character of the Conservation Area and Community Safety.

6.2 Design and Impact on the Character of the Conservation Area.

- 6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments. In addition Policy 7.4 of the London Plan states that development should have regard to the form, function and structure of an area.
- 6.2.2 In terms of Conservation policy, Policy (II) C23 advises on the co-ordinated management and the design and siting of street and other public furniture, whilst Policy (II) C29 advises on appropriate developments or uses in areas of hard and soft landscaping and that their character and setting are protected. These policies are further supported by the objectives outlined in Policy CP31 of the Local Plan and Policy 7.8 of the London Plan.
- 6.2.3 The application proposes a freestanding clock that would be located approximately two metres from the back of the footway on west side of Fore Street at the corner of Bridge Road with Fore Street. It would be approximately 5 metres high with a width of approximately 1.45 metres. The clock to be used would be the original clock that was retained from the old Edmonton Town Hall. The clock would be positioned on top of the proposed steel stand that would be of a height of 3.55 metres.

- 6.2.4 It is proposed that the clock would be secured to the steel frame with concealed stainless steel bolt fixings. The clock faces would be protected by square transparent perspex. The clock would be fully operational and fitted with electric drive and illumination. It would be finished with sprayed black paint to match in with other street furniture in the area.
- 6.2.5 Due to its position within the Conservation Area, the Conservation Officer concludes that the principle of the clock is acceptable from a Conservation perspective. Although there were initial reservations regarding the relationship between the clock and the stand, amended proposals have been submitted that have improved the relationship, with further infilling of the middle section above the lower inscription. It is now considered that these amendments significantly improve the look and appearance of the proposed structure and better reflect its original form and setting on the old town hall
- 6.2.6 Although the proposed clock would be located on a prominent corner location and would have a very visual presence it would not detract from the character and appearance of the street. In addition the proposed materials and black painted finish would match the material finish of other street furniture in the area. Overall therefore, from the perspective of design and visual appearance the proposed freestanding clock is considered acceptable.
- 6.2.7 The clock would also be illuminated operated by a sensor system during hours of darkness. Overall, due to the distinct function of the proposal as a street clock, it is considered this element of the scheme is considered acceptable. Although in certain circumstances illumination of signs and advertisements in Conservation Areas can be an issue of concern, it is considered in this case the proposal is not of a significant enough scale to cause detrimental lighting issues that would pose undue impacts on the Conservation Area.
- 6.2.8 Overall the design, scale and appearance of the freestanding clock is considered acceptable having regard to policies (II) GD3 of the UDP and CP30 of the Local Plan and Conservation policies (II) C23 and (II) C29 of the UDP and CP31 of the Local Plan.

6.3 Community Safety

- 6.3.1 Initially there were concerns raised in relation to the proposed form of the structure and potential for youths to climb the steel frame. However, as the central section is now to be in filled, this will significantly reduce the likelihood of people being able to climb the structure.
- 6.3.2 In addition it was advised that the clock should be securely fixed to the structure in a manner that restricts theft and that the structure and finishing materials should allow for graffiti to be easily removed.
- 6.3.3 From assessing the submitted information it appears that the steel structure and perspex screening would allow for relatively easy removal of graffiti should it be required. In addition from assessing the submitted information it conveys that the clock would securely fixed to the structure.

- 6.3.4 Overall from the perspective of community safety, although there is always the potential for vandalism it is considered that the proposed structure poses no significant concerns from the perspective of community safety.

6.4 Highway Safety

- 6.4.1 Although the clock tower would be positioned on the corner of Bridge Road and Fore Street, its siting back from the edge of the highway means that it would not prejudice sight lines or therefore, issues of highway safety.

7. Conclusion

- 7.1 Having regard to the above, it is considered that the proposed freestanding clock is acceptable in principle as it would not have an adverse impact to the character and setting of the street scene and surrounding conservation area as a whole. In addition it is considered the proposal would provide an attractive piece of street furniture whilst also re-introducing a sense history and culture via the re-introduction of the Old Town Hall clock to the area. The proposal is considered acceptable for the following reason:

1. The proposed freestanding clock by virtue of its size, scale, siting and design would not adversely impact upon the character and appearance of the street scene and Church Street/Fore Street Conservation Area as a whole having regard to Policies (II) GD3 and (II) C23 of the Unitary Development Plan and CP30 and CP31 of the Local Plan as well as guidance outlined under Policy 7.4, 7.6 and 7.8 of the London Plan.

8. Recommendation

- 8.1 That in accordance with Town and Country Planning (General) Regulations, planning permission be deemed to GRANTED subject to the following conditions:

:

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

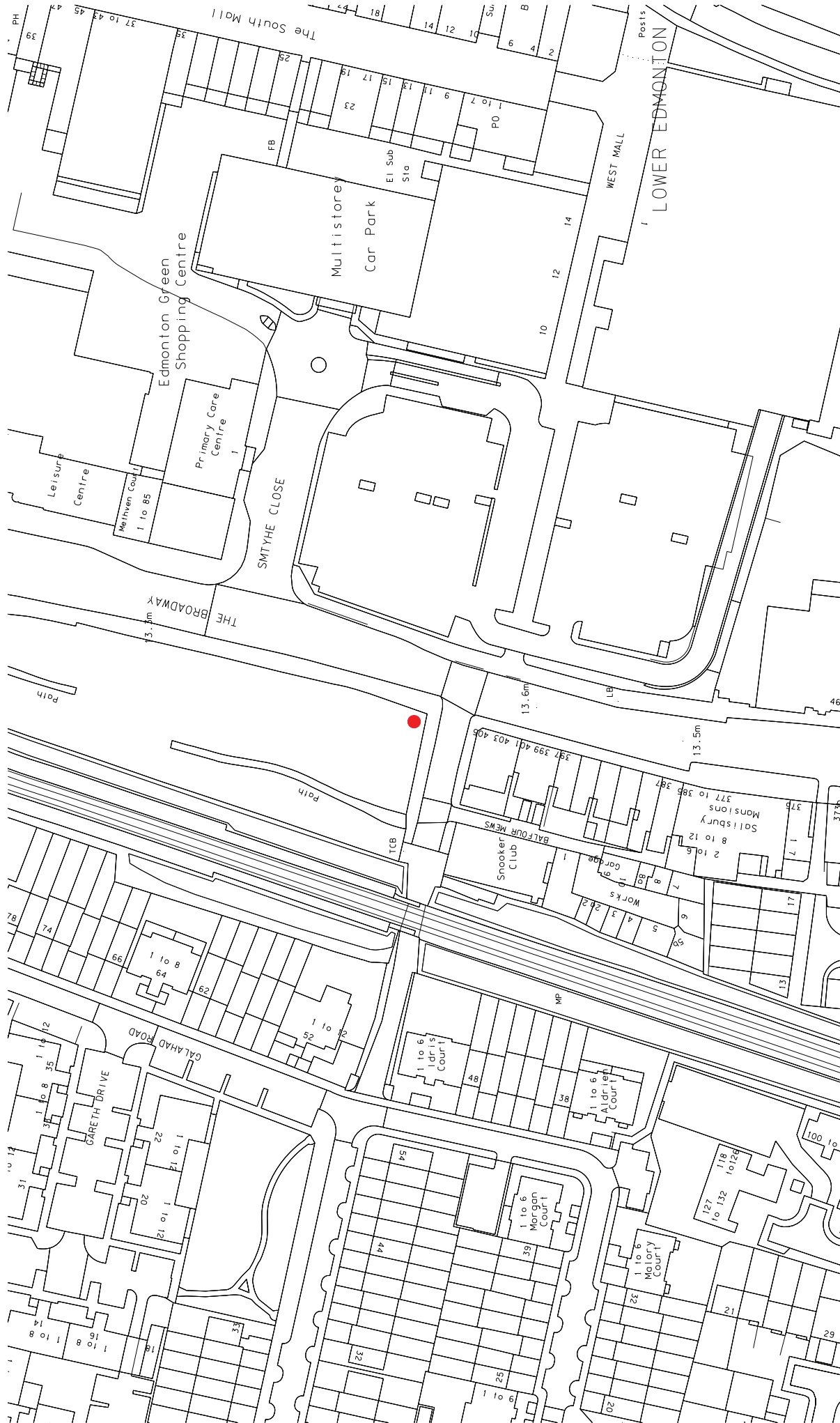
Reason: For the avoidance of doubt and in the interests of proper planning.

2. The maximum luminance of the freestanding clock shall not exceed the values recommended in the Institute of Lighting Engineers Technical Report No. 5 (Second Edition) 1991 for a Lit Zone.

Reason: In the interests of amenity and highway safety.

3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.



01 SITE PLAN
1:500

- Notes
- 1. Do not scale drawings. Dimensions govern.
 - 2. All dimensions are in millimetres unless stated otherwise.
 - 3. All dimensions shall be verified on site before proceeding with the work.
 - 4. Landolt and Brown shall be notified in writing of any discrepancies.

| Revision | Date | Reason for issue | Checked |
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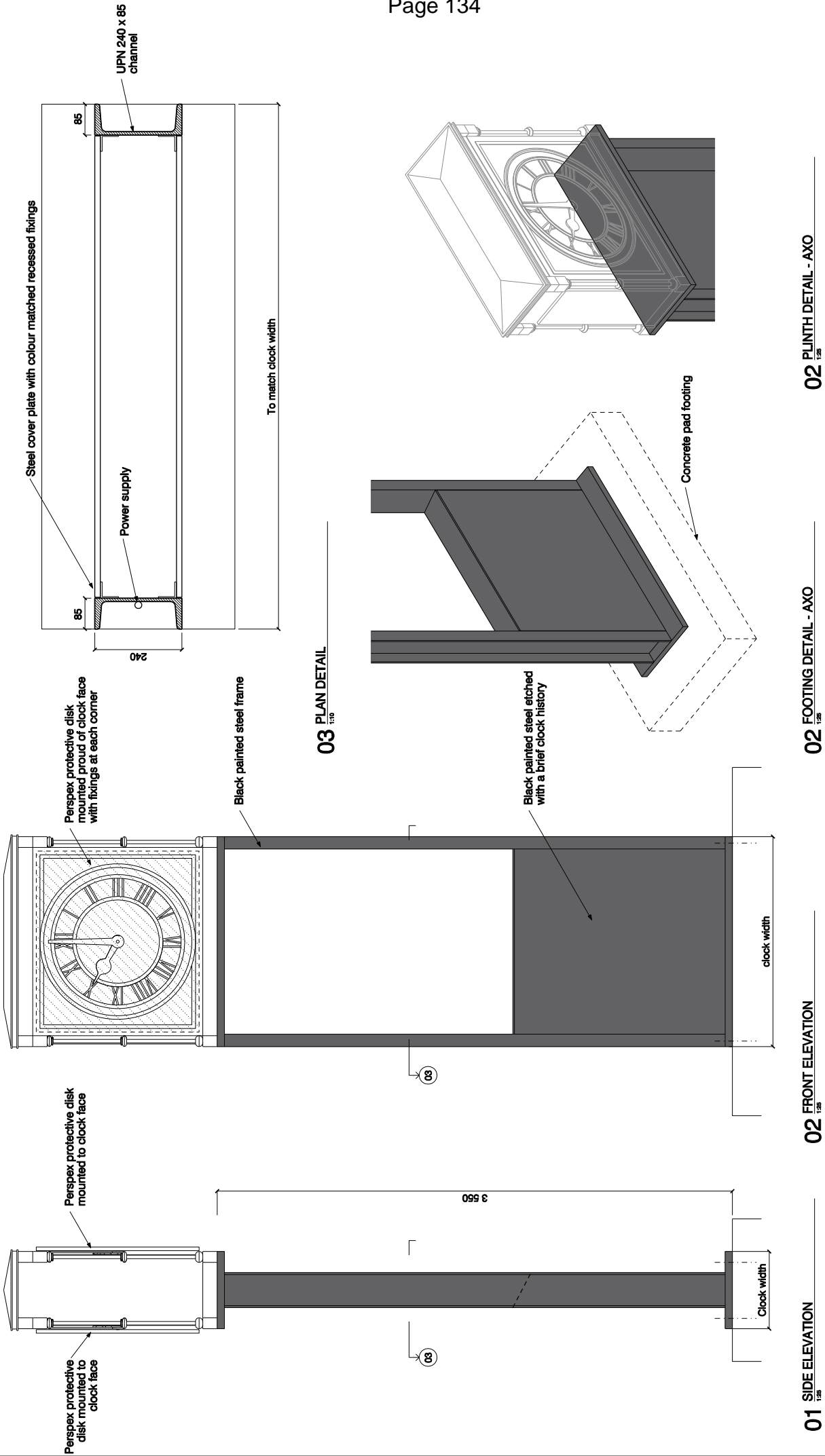
Landolt + Brown

Landolt + Brown
17.2 The Lushington
London EC2A 4EJ
Tel: +44 (0)207 307 6447
Fax: +44 (0)207 307 6448

Project
A1010 OLF ROUND 1 IMPROVEMENTS

Title
SITE PLAN

| Scale | Date | Drawn | Number | Rev |
|------------|----------|-------|-------------|-----|
| 1:500 (A1) | 25.06.12 | DM | 594-PA-1001 | 00 |



| | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------|----------|----------------------|-------------|
| Notes | 1. All work shall be done in accordance with the relevant standards. | Revisions | Date | Reason for issue | Checked |
| | 2. All dimensions are in millimetres unless noted otherwise. | 01 | 25.08.12 | Planning Application | AS |
| | 3. All dimensions shall be verified on site before proceeding with the work. | | | | |
| | 4. Landoit and Brown shall be notified in writing of any discrepancies. | | | | |
| Landoit + Brown | | | | | |
| 17.2 The Landoit + Brown Group Landoit + Brown Ltd 100 The Landoit + Brown Group 100 The Landoit + Brown Group 100 The Landoit + Brown Group | | | | | |
| Project | | | | | |
| A1010 OLF ROUND 1 IMPROVEMENTS | | | | | |
| Title | | | | | |
| EDMONTON TOWN HALL CLOCK RE-SITING | | | | | |
| Drawn | 25.08.12 | DM | 25.08.12 | Number | 584-PA-1010 |
| 1:25 | AS | | | Rev | 00 |

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning & Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R.W. Laws Tel: 020 8379 3605

Ward: Jubilee

Application Number : P12-01255PLA

Category: Other Development

LOCATION: Nightingale Academy, 34, TURIN ROAD, LONDON, N9 8DQ

PROPOSAL: Single storey extension to sports hall to create a cafe and replacement door to north east elevation; construction of new student entrance to south east elevation and new visitors entrance to north west elevation; alterations to Learning Resource Centre comprising new glazing and cladding, mezzanine floor comprising 2 additional classrooms, construction of lift and stair tower with air handling unit to roof; replacement windows to north east elevations of main building and adjacent student entrance; erection of 3 free-standing canopies south of main building; construction of enclosed floodlit (10 lighting columns) artificial sports pitch; provision of additional new car parking spaces along site access leading from Turin Road, extension of car parking area across eastern boundary of public open space together with alteration to layout of north and south car parks; construction of new footpath with lighting across open space area; continued use of existing temporary fenced play ground area within open space area; new pedestrian student entrance on St. Josephs Road and alterations to access on Nightingale Road as well as new 3m high fencing to rear boundary backing onto properties in St. Marys Road, hard surfacing and security gates; also the provision of a replacement area of open space within the school grounds to the west of the sports hall stretching down to the back of the rear gardens of properties in St. Mary's Road, the precise area to be agreed.

Applicant Name & Address:

London Academies Enterprise Trust
C/O Agent

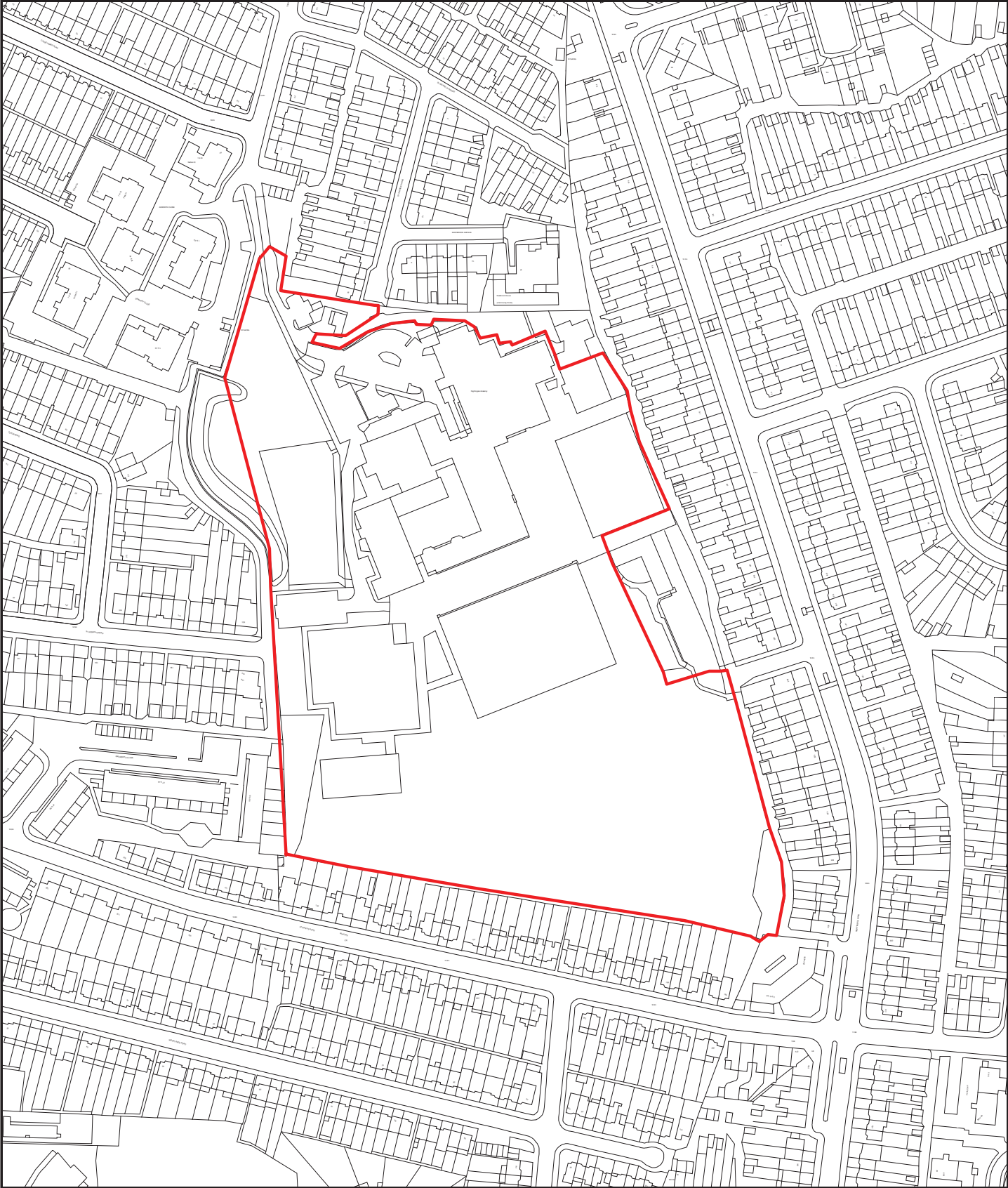
Agent Name & Address:

Laura Leatherbarrow,
DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent, ME14 3EN

RECOMMENDATION:

That subject to the completion of a Section 106 legal agreement regarding the provision of an equal sized area of open space within the Academy site being provided to compensate for the extension of the car parking area in to the open space being agreed

in accordance with appropriate details , together with its long term management, means of enclosure, landscaping and access to it ,together with details regarding the management and long term maintenance of the new footpath, & lighting, as well as providing community access to the temporary playground area within the open space after school hours , the Head Development Management/Planning Decisions Manager be authorised to **GRANT** Planning Permission subject to conditions.



Development Control



Scale - 1:2500
Time of plot: 08:45
Date of plot: 12/09/2012

1.0 Site and Surroundings

- 1.1 Nightingale Academy (formerly Turin Grove School). is bounded by residential properties on all sides with Nightingale Road to the east, St Mary's Road to the south and St Joseph's Road and Ellsworth close to the west. In addition, Bowes Primary school annex which is a new facility is also located to the east of the site; with access off Nightingale Road. To the west of the site is Turin Open space.
- 1.2 At present the main existing vehicle and pedestrian access in to the site is from Turin Road, this access into the Academy site also provides a right of access to a separate gated access within the site which serves key worker flats. The access off Nightingale Road is also used by students as well as providing emergency access.
- 1.3 The capacity of the academy is 1,100 students inclusive of the sixth form.

2. Proposal

- 2.1 The application seeks permission for a variety of works comprising the construction of a new sports café, a new student entrance, a new visitor entrance, three new external canopies, refurbishment of the Learning Resource Centre (LRC) including the construction of a lift and stair tower with air handling unit to roof, replacement windows to north east elevations of main building and adjacent to student entrance.
- 2.2 In addition, the proposal involves
 - a) a new full size synthetic football pitch with ten 12m high floodlighting columns and 3m enclosure
 - b) a new 3m high perimeter security fencing along the southern boundary backing on to the rear of properties in St Mary's Road
 - c) an improved and reconfigured student entrance onto Nightingale Road
 - d) a new pedestrian access for students in to the Academy off to St Josephs Road
 - e) ten new additional car parking spaces along the site access leading from Turin Road for staff and visitors.
 - f) a revised car parking layout that increases provision in the north car park so that the provision in the south car park is reduced to avoid vehicle movements crossing student occupied areas during school hours.
 - g) the continued retention of part of Turin Open Space area as a temporary playground,
 - h) an enlargement of the car parking area (65m in length by 6m in depth) into the Public Open Space area.
 - i) a new tarmac path with lighting running through the Public Open Space west of the site linking into the new student pedestrian entrance off St Josephs Road
- 2.3 In order to off set the loss of part of the open space area to car parking, the London Academies Enterprise Trust has agreed to transfer an equivalent area of land to become public open space within the school grounds the precise area to be agreed. A strip of land to the side of the sports hall along

the western boundary has been identified stretching down to the bottom of rear gardens in St Mary road.

3.0 Relevant Planning Decisions

- 3.1 LBE//09/0022- Installation of 3m high powder coated fencing to east boundary, together with two 4m wide access gates and 3m high fence with pedestrian gates. Planning Permission granted 6th August 2009.
- 3.2 LBE/08/0025- Change of use of public open space to provide temporary play ground to south of school building involving new chain link fence, hard surfacing and security gates- Planning Permission Granted 18th December 2008- Permission granted for a 3year temporary period.
- 3.3 LBE/07/0005- Use of public open space to provide temporary playground to south of school building involving new chain link fencing, hard surfacing and security gates. Deemed consent granted for a 15Month Temporary period expiring on June 2007.
- 3.4 LBE/06/0032- New sports hall, multi games area, flood lighting columns and a five a side pitch, together with parking Deemed consent Granted November 2007.
- 3.5 LBE/06/0033- Three storey extensions and refurbishment of existing teaching block to allow increase of 140 pupils. Deemed consent Granted December 2006.

4.0 Consultations

4.1 Statutory and non Statutory Consultees

4.1.1 Environment Agency

No objections are raised subject to a condition that any piling or any other foundations designs using penetrative methods shall not be permitted unless otherwise agreed for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

4.1.2 Education Asset Management

The London Academies Enterprise Trust (LAET) and Nightingale Academy have developed the proposed scheme in consultation with the Director of Schools and Children Services. The school suffers from poor access arrangements at both the main entrance onto Turin Road and the pedestrian entrance at Nightingale Road. Both entrances are poorly laid out. At the Turin Road entrance, students, visitors, cars and school deliveries and the key worker housing units all use the restricted entrance. This has implications in terms of both site security and safety of pedestrians. Once inside the school gates, there is no obvious entrance route to the school. The main office is hidden from view and pedestrians have to cross the car park to reach the office.

The scheme seeks to relocate the main entrance and improve the pedestrian access. This will provide a much better external environment, a clear pedestrian route for visitors and improved security as visitors will not become

lost in the site. The school is seeking to further develop its links with the local community that it serves. These developments will be assisted by an improved approach to the school buildings. It is acknowledged that relocating some of the car parking will lead to the loss of part of the open space, but there are considerable benefits to the Academy in terms of safety of staff and students and the overall environment of both the school site and Turin Road. Open space will be improved. The LAET has agreed that an equivalent area of land will be made available as public open space within the existing school site. The precise boundary of this land will need to be agreed.

At the Nightingale Road Entrance, LAET are proposing to provide an improved pedestrian route. The first section of this route will be shared with Bowes Primary school annexe and will provide an improved environment at the entrance to the Primary School. This building has recently been enlarged and was the subject of a previous planning application.

4.1.3 Arboricultural Officer

Subject to the submission and assessment of a tree protection plan, the arboriculture documents appear acceptable and there should not be too much disturbance around trees to be retained.

4.2 Public

4.2.1 Consultation letters were sent to 658 neighbouring properties. In addition, notices were also displayed at the site. In response, 5 letters were received raising the following points:

- Access to key worker flats from Turin Road not shown and this must be maintained
- Concern that St Andrew's road will be used
- Concern regarding loss of open space which council tax payers have an interest in
- Salisbury Lower school doesn't exist now Nightingale Academy
- Roads cant cope roads already clogged up by parents parking
- Increase litter and noise

5. **Relevant Policy**

5.1 Local Plan – Core Strategy

| | |
|-------|----------------------------------------------------------------|
| CP8 | Education |
| CP11 | Recreation, Leisure Culture and Arts |
| CP20 | Sustainable Energy use and energy infrastructure |
| CP25 | Pedestrians and Cyclists |
| CP28 | Managing Flood Risk through Development |
| CP30 | Maintaining and improving the quality of the built environment |
| CP34 | Parks, Playing fields and other open spaces |
| CP 36 | Biodiversity |

5.2 Saved UDP Policies

| | |
|---------|-------------------------------|
| (II)GD3 | Aesthetic & Functional Design |
| (II)GD6 | Traffic generation |
| (II)GD8 | Site access & Servicing |

5.3 The London Plan

- 3.18 Education facilities
- 3.19 Sports facilities
- 5.3 Sustainable design and construction
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.4 Local Character
- 7.18 Protecting local open space & addressing local deficiency

5.4 Other Relevant Considerations

National Planning Policy Framework

6. **Analysis**

6.1 Principle

- 6.1.1 The principle of re-organising and enhancing the existing Academy site and buildings to improve the facilities that it offers is consistent with London Plan Policy 3.18 “Education Facilities” and Core Strategy Policy CP 8 “Education”. As one of the first “Mayoral Academies” in London, Nightingale Academy’s vision is to create an environment that will facilitate to develop pupils who will be healthy, stay safe, achieve economic wellbeing and make a positive contribution, and an Academy that will serve as the learning hub for the whole community. The overall design Strategy for the new Academy seeks to improve the appearance and operation of the school, providing a more flexible and functional space.

6.2 Extension and Alterations to Academy Buildings

- 6.2.1 The proposals to create a new visitor and student entrance are considered acceptable and will have no adverse impact on the appearance of the school. A small extension to the sports hall building on its northeast corner to provide a new sports café/ reception/ curriculum space beneath the existing canopy is also proposed is also acceptable in design terms. Furthermore, there are no objections to the installation of replacement windows to the general teaching block, or the three external free stranding canopy areas located within the playground.
- 6.2.2 The Learning Resource Centre is also proposed to have a large glass façade facing the northern car park that will showcase its activities to visitors as they enter the site. Two new classrooms are provided on a new mezzanine within the space and a new stair and lift to provide access to them; these are located on the east of the LRC. The additional classrooms do not cater for any additional students to the Academy. In terms of design and appearance therefore, these element are considered acceptable having regard to Policy CP 30 of the Core Strategy and (II) GD3 of the UDP.

6.3 Reorganisation of Student Site Entrances and Car Parking

- 6.3.1 Improving the student entrances and their safety and security is one of the key objectives of the Academy. The site access arrangements are to be

reorganised with dedicated east and west pedestrian entrances from St Josephs Road and Nightingale Road. A new pedestrian entrance in to the Academy off St Joseph's road is created as well as an improved and reconfigured existing student entrance off Nightingale Road. The existing entrance from Turin Grove is to be used for visitors and staff vehicle entrance and late arriving students. This entrance would also continue to provide access to the key worker flats as existing. Those students arriving from Turin Road will be diverted before entering the academy site via a new paved and lit footpath leading through the open space to a new pedestrian entrance at the end of St Josephs Road.

- 6.3.2 The new pedestrian access into the academy off St Joseph's Road is considered acceptable subject to a mitigation plan to improve pedestrian safety at this entrance. There would be no vehicular access at this point and although potentially there could be increased vehicular movement on St Josephs Road, it is considered that the new pedestrian access would not adversely impact on the residential amenities of properties in the vicinity. There are no objections to the improved and reconfigured existing access off Nightingale Road in terms accessibility.
- 6.3.3 The safety concerns arising from cars and pedestrians mixing in the road link between the northern and southern car park has been addressed by reducing the size of the southern car park thereby preventing a mix of students and vehicles during school hours. The capacity of the northern car park area has been increased by creating 10 new parking spaces and the siting of these spaces is considered acceptable in terms of their layout having regard to Policy (II) GD8 of the UDP. In addition it is also proposed to extend the car park into part of the open space which is dealt with later in the section below. It is though noted that as a result of the extension of the existing car park six trees would be lost, although as part of a replacement landscaping scheme appropriate new replacement planting can be provided.
- 6.4 Proposed Artificial Sports Pitch and Means of Enclosure
 - 6.4.1 The pitch would be 90m x 48m and would be enclosed by 3m high fencing. In addition, there would be ten, 12 metre high floodlight columns. The pitch would be positioned to the south of the existing synthetic pitch on the academy playing fields and although the pitch would be closer to the residential boundaries than the existing school buildings, its use would not adversely impact on the residential amenities of surrounding residents. It would also provide a valuable improved overall sporting facilities for the academy. In addition, the grass pitches are to be repaired, levelled and reseeded.
 - 6.4.2 With regards to the ten flood lighting columns, the nearest is approximately 21m away from the rear gardens of properties in St Mary Road. Moreover, due to the angled orientation of the new sports pitch, it is considered that the siting of the floodlights is of sufficient distance away so as not to adversely impact on residential amenity in terms of light spillage or light pollution. An appropriate condition will be imposed regarding the use of the floodlights so as to protect residential amenity.
 - 6.4.3 On the southern boundary of the site backing on the rear of properties in St Mary's Road the existing fencing is to be removed and replaced by a 3m high weld mesh fence. This would improve the security of the Academy and it is

considered that subject to an appropriate colour fencing (e.g. green) that the height of the fencing would not adversely impact on the residential amenities of properties in St Mary's Road.

6.5 Works in Turin Road Open Space

- 6.5.1 An existing playing area already exists in part of the open space (measuring approx 65m length x30m width) surrounded by 3.5 metre high fencing. This has been subject to a series of temporary planning permissions with the last permission (LBE/08/0025) expiring on 31st December 2011. It is proposed to continue the use of this area as a playground for a further 3 years particularly during the period of the works as its continued availability would assist in addressing the unavailability of sports and recreation space that will be caused by the works.
- 6.5.2 The Academy is seeking to continue its use during the school core hours and fully support that the court is available to the community at other times.
- 6.5.3 The area is designated as Amenity Green Open Space within the Core Strategy and Policy CP 34 is relevant. Given that the principle of a series of temporary permissions have previously been granted for this area it is not considered that that a further temporary permission as a playground would detract from the open character of the area or impact on the long-term aspiration to secure wider community use of the land. Subject to this area still being available for community use after academy hours if required then a further temporary permission for use is considered acceptable.
- 6.5.4 The proposal also involves the provision of a new footpath with lighting across the open space area providing access from Turin Road to the new pedestrian access in to the Academy site off St Josephs Road. At present the open space area is fairly overgrown and the new footpath and lighting would help to improve the area and its accessibility whilst still maintaining its open character. The provision of the footpath therefore would represent an improvement to the open space by increasing access to it having regard to Policy CP34.
- 6.5.5 The proposal also involves the enlargement of the existing car parking area in to part of the Turin open space. The enlarged car park would encroach on to the open space by an area of 65m in length by 6m deep and would normally be resisted unless robust justification exists. In this instance, the incursion would facilitate improvements to the access and parking arrangements. In particular, the Academy currently shares their vehicle entrance with the adjacent key worker housing accessed off Turin Road, resulting in restrictions on how the Academy is able to manage and secure access into their site. The existing access from Turin Grove is also narrow and shared by both vehicles and pedestrians.
- 6.5.6 The Academy have therefore advised that the loss of the strip of land that is currently part of the Turin Open Space forms an integral part of the proposals to improve access to the Academy and to allow the separation of vehicles and pedestrians at the entrance to the Academy and therefore reduce the health and safety risk in this area. In order to offset this loss, an area of land equivalent to that lost, with be transferred for public open space within the school grounds. An indicative strip of land adjacent the sports building

running along the western boundary to rear of properties 13-26 Elmsworth close (3 storey flats) down to the rear of properties in St Marys Road has been identified as a possible area to compensate, although the precise area and the format and nature of the open space together with its management will need to be agreed and secured by a Section 106 agreement.

- 6.5.7 Overall the proposals seek to improve the quality and security of Turin Road open space by introducing a new footpath and associated lighting. The Academy is also committed to continued community access to its sports and other facilities. These elements are seen as an overall positive benefit.

.7. Conclusion

- 7.1 In light of the above, the proposal is considered acceptable for the following reasons:
1. The construction of a new sports café, new student entrance, three external canopies, refurbishment of learning Resource Centre including construction of a lift and stair tower, replacement windows, improved and reconfigured student entrance onto Nightingale Road, new pedestrian access for students on to St Josephs road, ten new additional parking spaces as well as reconfiguration of parking layout would help to improve facilities for the school as well as not adversely impacting on the residential amenities of adjoining occupiers having regard to Policies 3.19 of the London Plan and CP 8 and CP 30 of the Local Plan.
 2. The proposed extension of part of the car parking area into the open space subject to the provision of a satisfactory replacement area of open space within the academy site to compensate for its loss would not adversely impact on the character and appearance of the area having regard to Policies CP 30 and CP 34 of the Local Plan.
 3. The continued use of part of Turin Open space as a temporary playground for a further period of 3 years does not impact on the character and appearance or the amenities of neighbouring and nearby residential properties as well as providing an additional important facility for the academy having regard to Policies CP 30 and CP 34 as well as London Plan Policy 3.19.
 4. The proposed new pedestrian footpath as well as lighting through the open space would help to improve pedestrian linkages as well as accessibility and would not adversely impact on the character and appearance of the open space having regard to Policies CP30 and CP34 of the Local Plan.
 5. The siting of the new artificial sports pitch together with floodlighting columns would have appropriate regard to its surroundings as well as enhancing the schools sporting facilities and would not adversely impact on the amenities of adjoining residents having regard to Policies 3.19 of the London Plan and CP 8, CP 11 and CP 30 of the Local Plan.
 6. The proposed new 3m high fencing on the south boundary to the rear of properties in St Mary's Road would not adversely impact on the

residential amenities of the adjoining properties having regard to Policy CP 30 of the London Plan.

7. The proposal provides for a satisfactory level of on site parking and cycle provision having regard to London Plan Policy 6.13.

8. Recommendation

- 8.1 That subject to the completion of a Section 106 legal agreement regarding the provision of an equal sized area of open space within the Academy site being provided to compensate for the extension of the car parking area in to the open space being agreed in accordance with appropriate details , together with its long term management, means of enclosure, landscaping and access to it ,together with details regarding the management and long term maintenance of the new footpath, & lighting, as well as providing community access to the temporary playground area within the open space after school hours , the Head Development Management/Planning Decisions Manager be authorised to GRANT Planning Permission subject to the following conditions:

1. C60- Approved plans

2. C8- Material to match

3. Details of the design specification of the proposed new foot pathway including levels, surfacing materials as well as details of the lighting columns through the open space shall be submitted to and approve in writing by the LPA prior to the their installation on site.

Reason: To ensure that satisfactory details are provided in terms of its construction and appearance.

4. The proposed floodlights for the new artificial sports pitch shall not be use after 9.30Pm in the evening.

Reason: In order to protect the amenities of surrounding residents from light pollution.

5. C59- Cycle Parking spaces

6. Details of the design, colour, height and appearance of the proposed 10 floodlighting columns for the new artificial sports pitch as well as details regarding any light spillage and any protective measures required as a result shall be submitted to and approved in writing by the LPA prior to installation.

Reason: In order to ensure the submission of satisfactory details as well as to protect the amenities of surrounding properties from any adverse light spillage

7. The continued use of the area as a temporary playing ground within part of the open space area shall expire on the 30th September 2015 when the hard surfaced play area, chain link fencing and gates shall be removed and the area reseed with grass. Provision shall, also be made for community access and use of this area after school hours in accordance with details to be submitted to and approved in writing by the LPA.

Reason: To ensure that the area of land remains as an open area and in the interests of residential and visual amenity of the area.

8. Details regarding a landscaping scheme which shall include tree planting within the extended car parking area in the open space shall be submitted to and approved in writing by the LPA. The landscape planting shall be provided at the first available planting season and thereafter maintained within any planting dying in 5 years being replaced.

Reason: In the Interest of visual amenity as well as to help compensate for the loss of some of the existing trees in the car park as a result of the proposal.

9. C8- Details of Hard surfacing

10. The proposed new 3m fencing on the southern boundary shall be coloured green.

Reason: In the interest of visual amenity.

11. For the duration of the construction period details regarding satisfactory tree protection measures for those trees to be retained in accordance with best arboriculture practice shall be submitted to and approved in writing by the LPA and there after implemented during construction.

Reason: In order to ensure satisfactory tree retention.

12. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to ground water. The development shall be carried out in accordance with the approved details.

Reason: To protect ground water, the site sits above Turin Fields Historic landfill. Piling can create new pathways for pollutants and introduce new contaminants into the subsurface.

13. Works shall not commence on the new pedestrian access off St Josephs road into the academy until details of a mitigation plan to improve pedestrian safety at the western entrance have been submitted to and approved in writing by the LPA and thereafter implemented

Reason: In the interests of general pedestrian safety .

14. C51A- Time Limit

1 Sheet

For C461_DR_102 Hard Works Plan
For C461_DR_200 Soft Works Plan

KEY

Hard Landscape

- CAR PARK ROUTE - Vehicular Trafficking and car parking bays
- 10mm close graded macadam to Contractors specification
- 10mm close graded macadam to Contractors specification (Painted line marking)
- PAINTED LINE MARKINGS
- Seemant, work, and safety line marking paint colours
- EXISTING CONCRETE PAVING to be cleaned and retained
- PROPOSED LONG PILE 30 ARTIFICIAL PITCH Synthetic turf
- STUDENT ENTRANCE
- PCC paving blocks 100 x 200 inset bull & charcoal grey
- EXISTING FENCE to be retained
- PROPOSED SPORTS PITCH FENCE
- W40 mesh fence 3m high with rebound system
- Security fence
- 3m weld mesh polyester powder coat - Black
- TIMBER BENCHES
- TIMBER PICNIC TABLE
- OUTDOOR CANOPY 3 No.
- Signage
- Bollards Painted steel
- Lighting to M&E Engineer's specification

Soft Landscape

- HABITAT AREA
- 10m Buffer risk
- EXISTING GRASS AREA
- Rehabilitated, seeded and protected
- EXISTING SOFT LANDSCAPE AREAS
- Minor work to fill holes and seed bare patches
- MIXED SPECIES SHRUB PLANTING
- PROPOSED TREE (Heavy Standard)
- EXISTING TREES To Be Retained
- PROPOSED MOUNDS
- AREA WITHIN THE SITE SUBJECT TO TEMPORARY CHANGE OF USE

SCALE

0 10 30 50

2 Sheet

For C461_DR_101 Hard Works Plan
For C461_DR_201 Soft Works Plan

3 Sheet

For C461_DR_102 Hard Works Plan
For C461_DR_202 Soft Works Plan

4 Sheet

For C461_DR_103 Hard Works Plan
For C461_DR_203 Soft Works Plan

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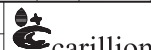


| Rev. | Date | Description | Drawn | Chkd |
|------|----------|-----------------------|-------|------|
| P05 | 30.05.12 | Planning Submission | BC | EH |
| P04 | 02.05.12 | Contractors Proposals | BC | EH |
| P03 | 24.04.12 | Contractors Proposals | BC | EH |
| P02 | 23.04.12 | Planning Submission | BC | EH |
| P01 | 23.02.12 | ITT Submission | BC | EH |

| | |
|---------------|---------------------|
| Status: | Planning Submission |
| Drawn: | BC |
| Date: | 23.02.12 |
| Scale: | 1:500 |
| Designer: | EH |
| Checked: | EH |
| Cad-Filename: | C461_DR_001.dwg |

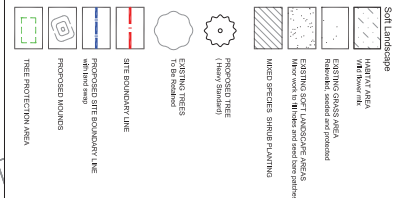
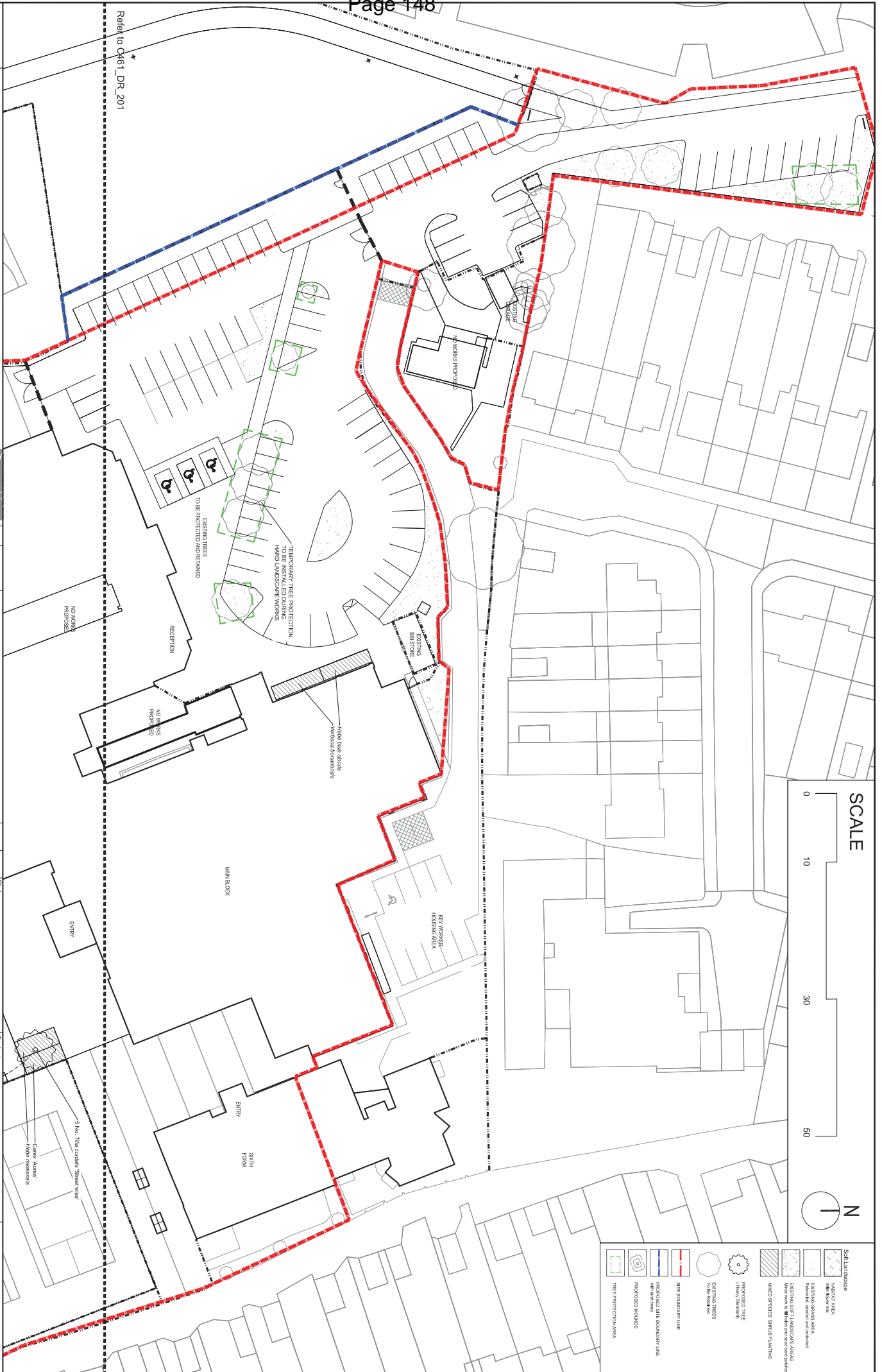
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|-------------|---------------------|
| Project: | Nightingale Academy |
| Title: | Landscape Plan |
| Drawing No: | C461_DR_001 |

| | |
|-----------|-----|
| Revision: | P05 |
|-----------|-----|



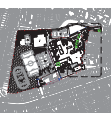
White Lion Court,
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KEY:



| Rev. | Date |
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| 001 | 23.02.12 |

| Rev. | Date |
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| 001 | 23.02.12 |

| Rev. | Date |
|------|----------|
| 001 | 23.02.12 |



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Middlesbrough, Cleveland
TS6 7BN
Tel: 01642 320 000
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revisions

| no. | description | date | drawn by | checked by |
|-----|--------------------|----------|----------|------------|
| 1 | Issue for planning | 25/04/12 | BL | SJ |
| 2 | Issue for planning | 27/04/12 | BL | SJ |
| 3 | Issue for planning | 27/04/12 | BL | SJ |
| 4 | Issue for planning | 27/04/12 | BL | SJ |

notes

Information is subject to confirmation from
onsite survey.



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Northway House, Cogges Lane, Northw
Telephone: 01707 651141 Fax: 01707 652000
Email: info@acpartnership.co.uk

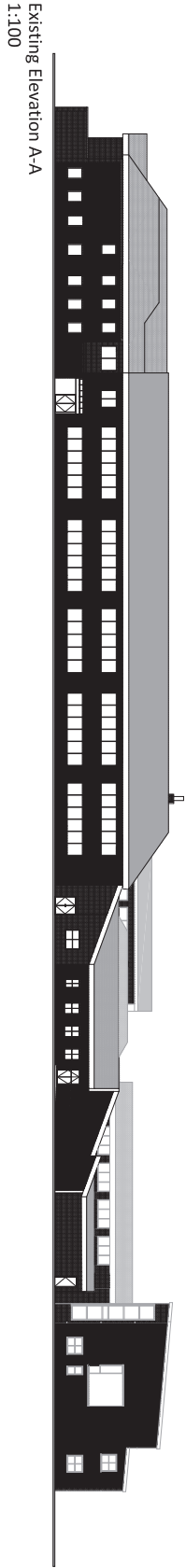
client
London Academies Enterprise Trust
project
Nightingale Academy

drawing
Drawing for Planning Application
Students Entrance Plan Sections
and Elevations

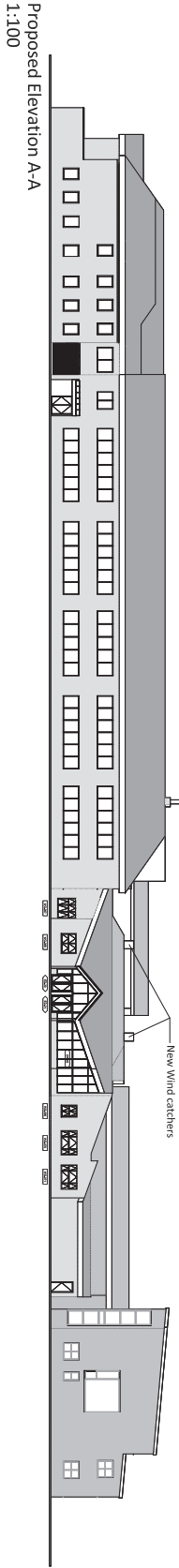
| revision | date | drawn by | checked by |
|---------------|----------|----------|------------|
| Various@A1 | 08/03/12 | BL | BL |
| 1 (Task date) | 25/04/12 | BL | SJ |
| 2 (Task date) | 27/04/12 | SJ | SJ |

drawing no. 4201-A-0807

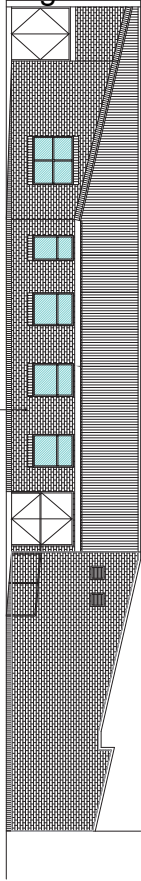
P02



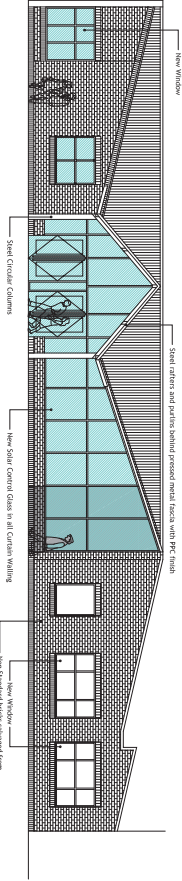
Existing Elevation A-A
1:100



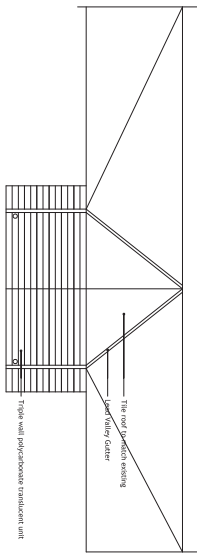
Proposed Elevation A-A
1:100



Existing Students Entrance Elevation
1:100



New Students Entrance Elevation
1:100



New Students Entrance Roof Plan
1:100

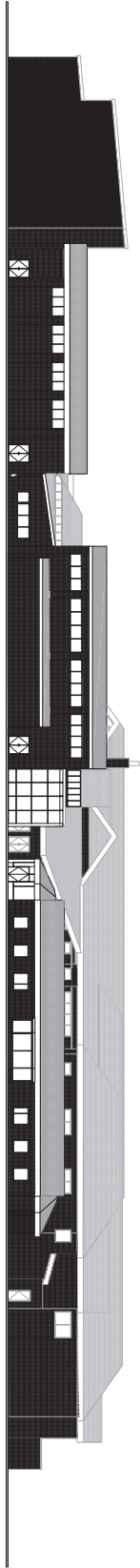


View of Students Entrance

revisions

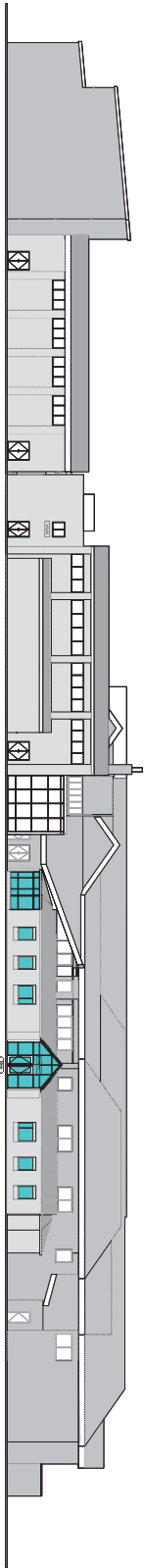
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| 1 | Issued for planning | 26/04/12 | BL | SJ |
| 2 | Revised | 27/04/12 | SJ | BL |

| | | | | |
|-----|---------------------|----------|---------|------------|
| no. | description | date | made by | checked by |
| 1 | Issued for planning | 26/04/12 | BL | SJ |
| 2 | Revised | 27/04/12 | SJ | BL |



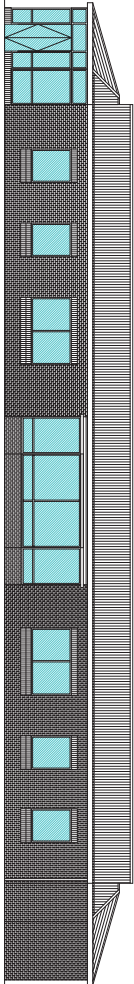
Elevation CC as Existing

1:250



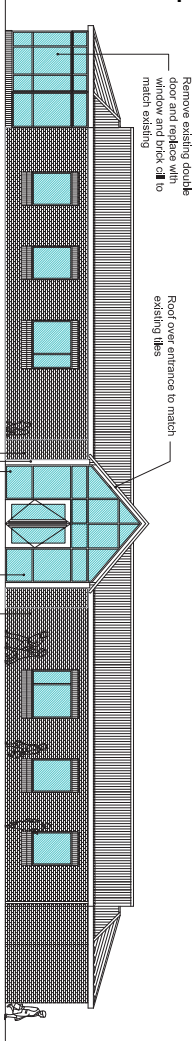
Elevation CC as Proposed

1:250



Existing Visitors Entrance Elevation

1:100



Remove existing double door and replace with window and brick sill to match existing

Roof over entrance to match existing tiles

New Brick with contrasting steel circular columns to SE detail

Graphic signage applied to entrance glazing

Existing Brickwork

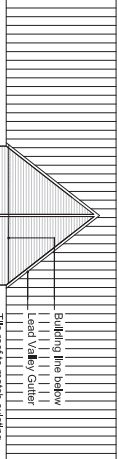
New Curtain Wall with Double Glazed Windows

New Visitors Entrance Elevation

1:100



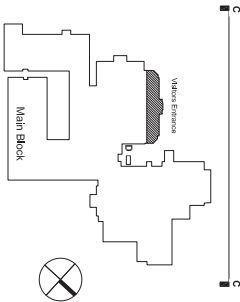
3D Image



Steel Circular Columns to SE detail

New Visitors Entrance Roof Plan

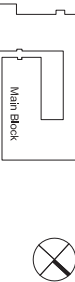
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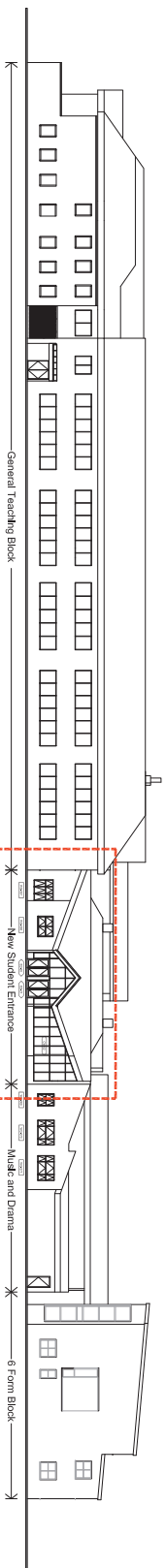
Visitors Entrance

Building line below Level Valley/Gutter

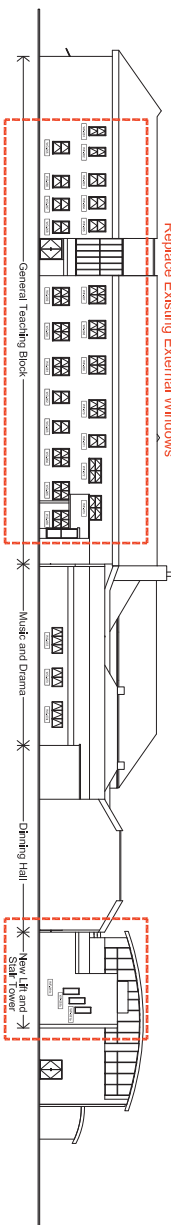
Tile roof to match existing



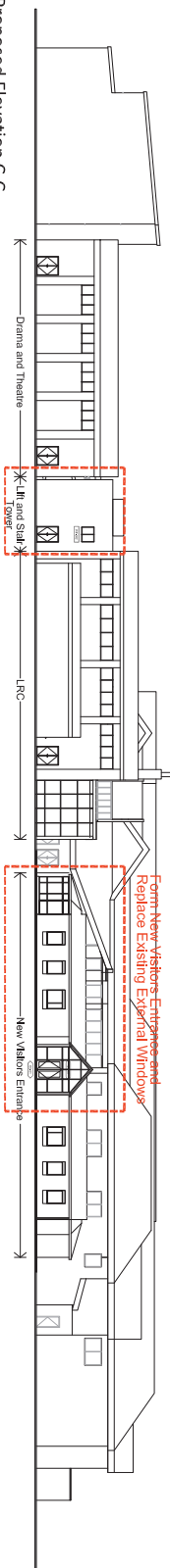
Main Block



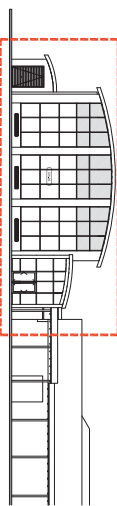
Proposed Elevation A-A
1:250



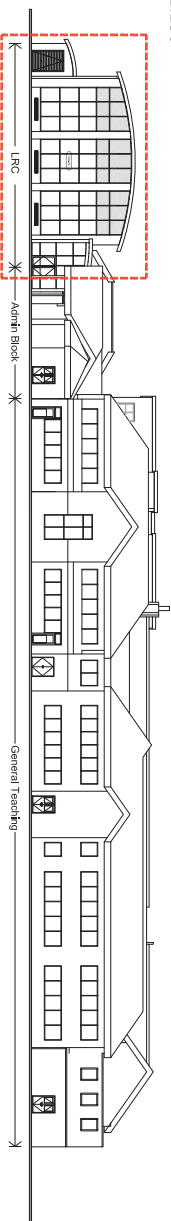
Proposed Elevation B-B
1:250



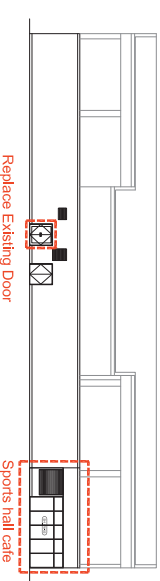
Proposed Elevation C-C
1:250



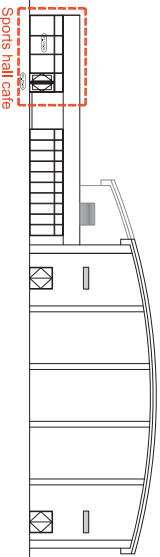
Proposed Elevation D-D
1:250



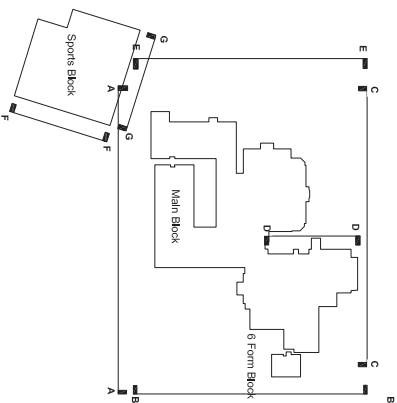
Proposed Elevation E-E
1:250



Sports Hall Cafe Elevation F-F
1:250



Sports Hall Cafe Elevation G-G
1:250



100mm on original sheet

| revisions | | date | | made by | |
|-----------|-------------------------------------------------|----------|---------|------------|-------------|
| no. | description | date | made by | checked by | approved by |
| 1 | Issued for planning application | 19/04/12 | BL | NLC | |
| 2 | Revised drawing to include new to be built area | 19/04/12 | BL | NLC | |

External New Built or Refurbish area

Information is subject to confirmation from onsite survey.



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Nightingale House, Coopers Lane, Newark
Telephone: 01707 651141 Fax: 01707 652600
Email: info@nightingale.co.uk

London Academies Enterprise Trust

Nightingale Academy

Drawing for Planning Application
Proposed Elevations

| scale | date | made by | checked by |
|----------|----------|---------|------------|
| 1:250@A1 | 08/03/12 | BL | NLC |
| 1:250@A1 | 19/04/12 | BL | NLC |

4201-A-0805

P02

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr A. Jarratt Tel: 020 8379 3842

Ward: Southbury

Application Number : P12-01665PLA

Category: Other Development

LOCATION: CARTERHATCH INFANT AND JUNIOR SCHOOL, CARTERHATCH LANE, ENFIELD, EN1 4JY

PROPOSAL: installation of a canopy to east side of building.

Applicant Name & Address:

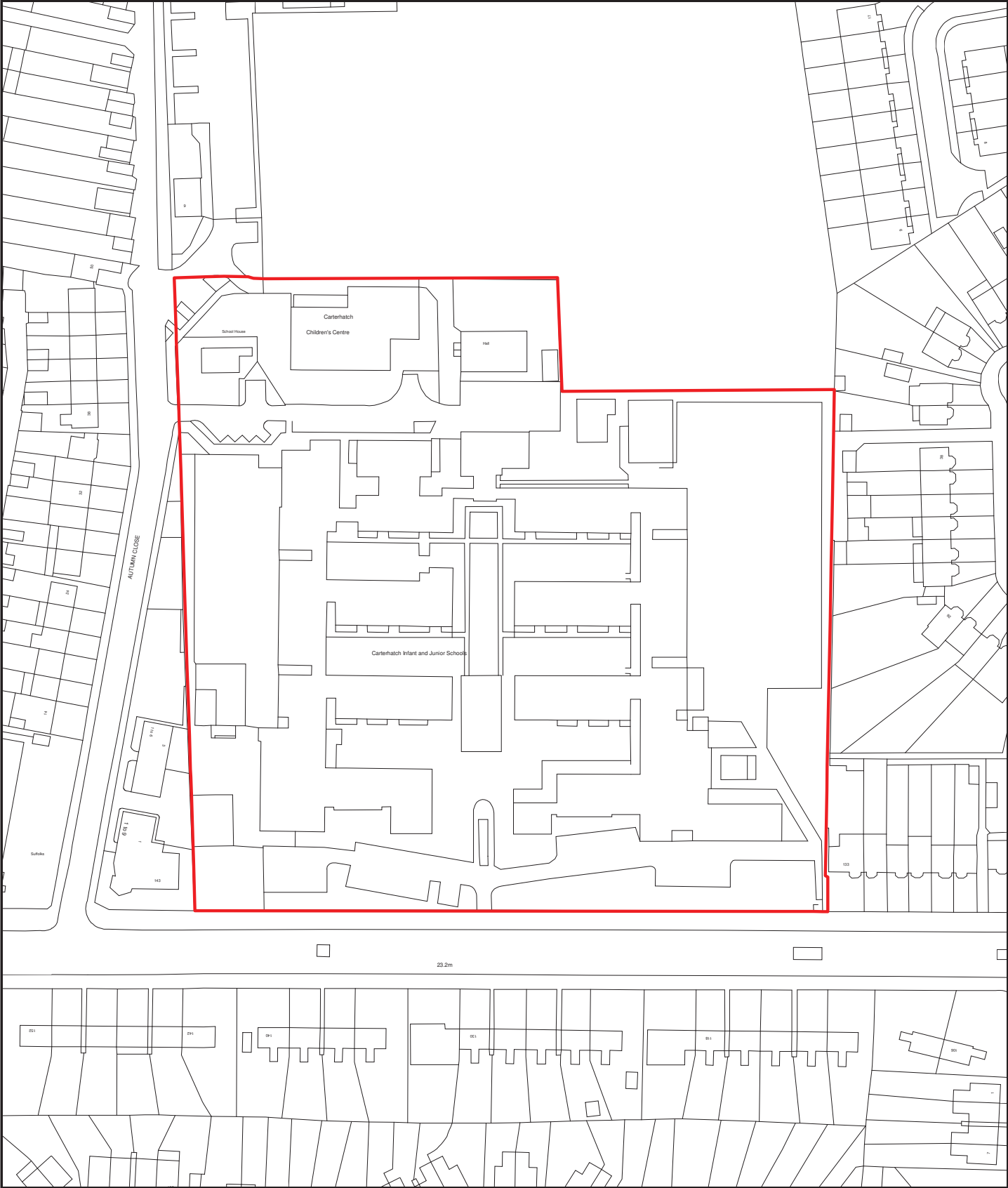
STEPHEN WRUK,
CANOPIES UK LTD
Chanters Way,
Lancashire,
Darwen,
BB3 0QT

Agent Name & Address:

Stephen Wruk,
Canopies Uk Limited
Chanters Way
Lancashire
Darwen
BB3 0QT

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 conditions.



Development Control



Scale - 1:1250
Time of plot: 09:14

Date of plot: 12/09/2012

1.0 Site and surroundings

- 1.1 Carterhatch School is sited on the northern side of Carterhatch Lane, approx 100m to the east of the Great Cambridge Road. It comprises a predominantly single storey complex of buildings while the surrounding area is largely residential in character.

2.0 Proposal

- 2.1 Consent is sought for the erection of a canopy to the western elevation of the school. The canopy would have a depth of approximately 4 metres and span the 40 metre width of this section of the school. The canopy would be attached to and supported by the wall of the school with no support pillars required.

3.0 Consultation

- 3.1 Consultation letters were sent to 48 neighbouring properties. IN addition, notice was displayed at the site. No responses were received.

4.0 Relevant Planning History

- 4.1 None

5.0 Relevant Policy

5.1 Core Strategy

CP8 Education
CP9 Supporting community cohesion
CP30 Maintaining and improving quality of built environment

5.2 Unitary Development Plan

(II) GD3 - High standard of functional and aesthetic design
(II) GD6 Traffic
(II) GD8 Servicing
(II) CS1 Facilitate the work of various community services
(II) CS2 Siting and design of buildings to accord with the Council's environmental policies

5.3 London Plan

Policy 3.18 Education
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.4 Local Character

5.4 Other Material Considerations

National Planning Policy Framework

6.0 Analysis

- 6.1 Although the proposed canopy would be of substantial length, it would be sited along the eastern boundary of the school and thus, would have no discernable presence within the street scene. It is considered therefore that it would be of an appropriate scale and size and would not detract from the character and appearance of the school or the wider surrounding area.
- 6.2 Positioned on the eastern elevation of the school, the proposed canopy would face the residential properties on Monroe Crescent. However, there would be some 25 metres to the residential boundary and given its appearance; it would have no impact on the residential amenity of neighbouring occupants.

7.0 Conclusion

- 7.1 In light of the above it is considered that the proposed development is acceptable for the following reason:
1. The proposed canopy, by reason of its siting, scale and design would not detract from the character and appearance of the subject building or wider surrounding area, nor would it cause undue harm to the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3 of the Unitary Development Plan, CP8 & CP30 of the Enfield Plan Core Strategy, 7.4 of the London Plan and the National Planning Policy Framework.

8.0 Recommendation

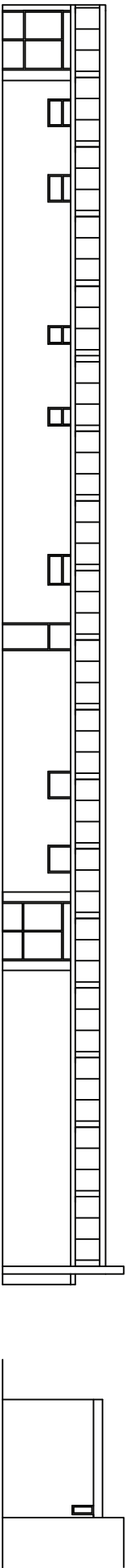
- 8.1 That planning permission be deemed to be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the following conditions
1. C60 – Drawing numbers
 2. C07 – Details of materials
 3. C51A – Time limited permission



AREA 90m x 90m
SCALE: 1:500 on A4
CENTRE COORDINATES: 534614 , 197558

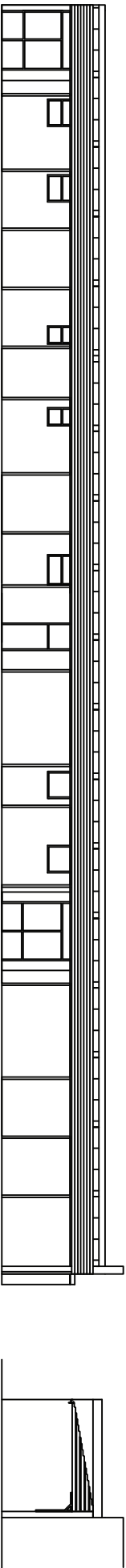


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EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION



| | | | | | |
|------------------|---------|----------------|------------|---------------------------------------------------------------------|---------------------------------------------------------------------|
| LENGTH | 41835MM | SCALE | 1:200 @ A4 | PROPOSED SYSTEM 2000 CANOPY AT: | REFERENCE SW 05/12 |
| PROJECTION | 4000MM | COLOUR | WHITE | CARTERHATCH JUNIOR SCHOOL CARTERHATCH LANE ENFIELD EN1 4JY | CANOPIES UK LIMITED CHANTERS WAY DARWEN LANCASHIRE BB3 0GY |
| CLEARANCE HEIGHT | 2300MM | OVERALL HEIGHT | 3000MM | | |

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr N. Catherall Tel: 020 8379 3833

Ward: Lower
Edmonton

Application Number : P12-01773PLA

Category: Other Development

LOCATION: ELDON JUNIOR SCHOOL, ELDON ROAD, LONDON, N9 8LG

PROPOSAL: Erection of a single storey detached building to provide a temporary library.

Applicant Name & Address:

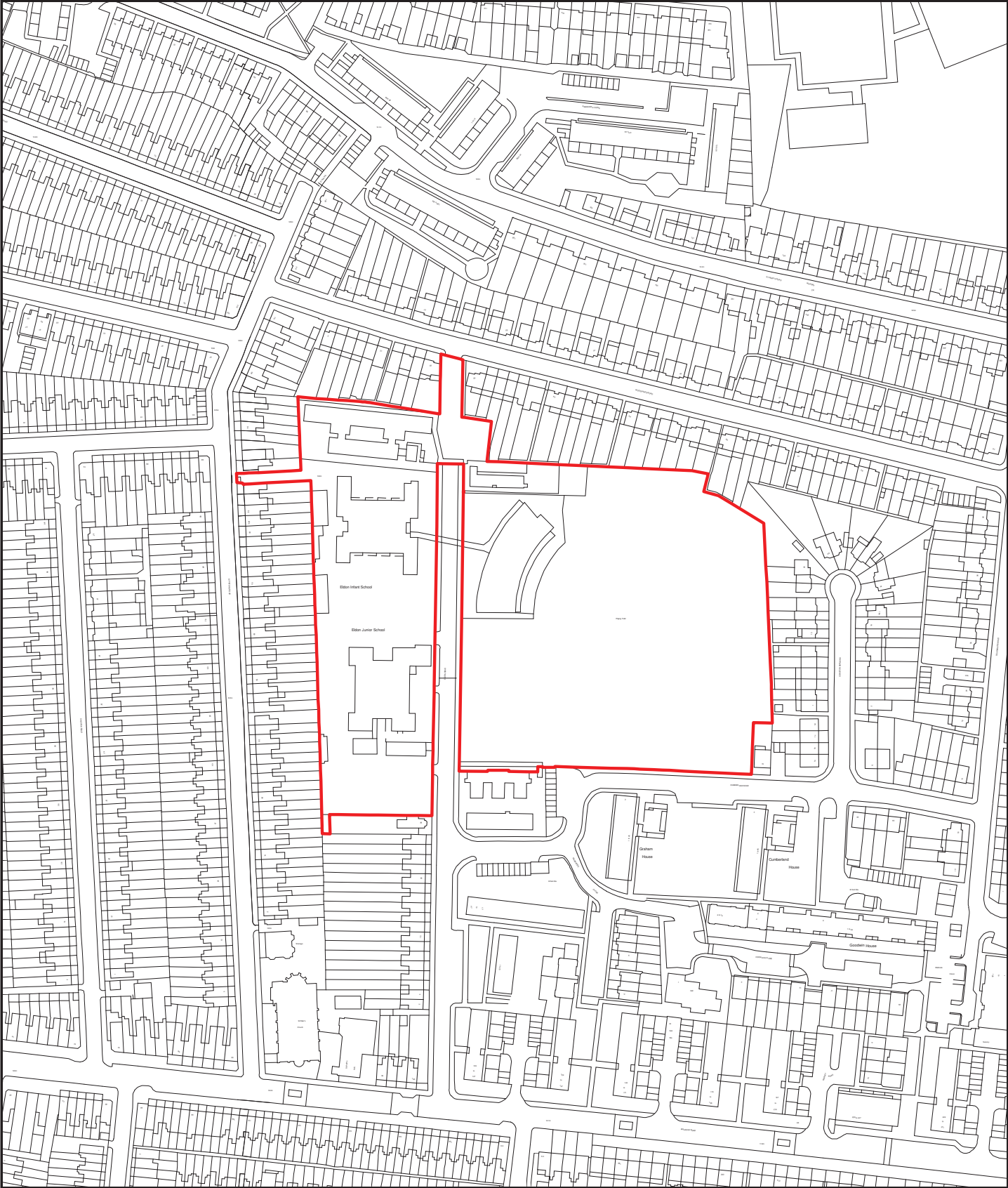
Julie Messer,
Eldon School
C/o Agent

Agent Name & Address:

Jon Moulding,
JLM ARCHITECTURE LIMITED
Rivers Lodge
West Common
Harpenden
Hertfordshire
AL5 2JD

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992 be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:2500
Time of plot: 09:44

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 Eldon Junior School comprises a mixture of two storey and single storey buildings. It is bounded by Eldon Road to the east and St. Peters Road to the west. The surrounding area is predominately residential in character, with the western boundary common with the rear gardens of properties fronting St Peters Road.

2. Proposal

- 2.1 Planning permission is sought for the erection of a single storey detached building adjacent to the west boundary of the school, sited between existing structures along this boundary. The proposed building would be of a rectangular shape with a width of 8.0 metres, a depth of 6.0m, and a pitched roof with a maximum height of 3.6m, falling to 3.2m at eaves.
- 2.2 The proposed building would provide a temporary library for a maximum of three years.

3. Relevant Planning History

- 3.1 LBE/11/0019 - Erection of single storey prefabricated double classroom unit was approved in October 2011.

4. Consultations

4.1 Statutory and non-statutory consultees

Education and Environmental Health raise no objection

4.2 Public

Consultation letters were sent to twenty surrounding properties. In addition, notice was displayed at the site outside the properties on St Peter's Road who adjoin the development site. No responses have been received.

5. Relevant Policy

5.1 Core Strategy

CP8 Education
CP9 Supporting community cohesion
CP30 Maintaining and improving quality of built environment

5.2 UDP Policies

(II) GD3 Aesthetics and functional Design
(II) GD6 Traffic
(II) GD8 Servicing
(II) CS1 Facilitate the work of various community services
(II) CS2 Siting and design of buildings to accord with the Council's environmental policies

5.3 The London Plan

| | |
|-------------|--------------------------------------------------|
| Policy 3.18 | Education |
| Policy 6.13 | Parking |
| Policy 7.1 | Building London's neighbourhoods and communities |
| Policy 7.4 | Local Character |

5.4 Other Relevant Policies

National Planning Policy Framework (2012)

6. Analysis

- 6.1 The main issues of consideration are the design, siting, and appearance of the proposed temporary building in relation to the character and appearance of the surrounding area, the impact of the proposed development on the amenities enjoyed at the surrounding properties, and sustainability issues.

6.2 Principle

The proposed structure would provide a library for a temporary period whilst the existing library housed within the main school building is used to provide improved facilities for the pupils attending the school. In principle, therefore, the proposed building and use are considered acceptable.

6.3 Character and Appearance

The proposed temporary building would have height matching the adjacent existing building. It would be contained within the site, with limited visibility from the public domain. Accordingly, the proposed building would have no undue impact on the character and appearance of the wider area.

6.4 Impact on Residential Amenity

The proposed temporary building would be sited adjacent to the rear boundary of the properties Nos 68 and 70 St Peter's Road. The separation between the dwelling houses and the proposed single storey building would be a minimum of 17.5m at ground floor, and a minimum of 18.5m at first floor. These measurements exceed the minimum distancing standards normally sought in such circumstances and it is considered that the distance between the two built forms, along with the relatively limited height of the proposed structure would ensure there would be a negligible impact upon amenity to neighbouring properties.

6.5 Traffic Generation and Parking

The proposed development does not involve any increase in staff or pupils attending the site. Consequently, it would not require any additional parking or lead to any increase in traffic movements associated with the school

6.6 Sustainability

Measures to maximise the sustainable design credentials of this building are still under discussion and an update will be provided at the meeting.

7. Conclusion

- 7.1 Having regard to the above, it is considered that the proposed temporary building would not undermine the character and amenity of the surrounding area nor the amenities of neighbouring properties.
- 7.2 It is therefore recommended that planning permission be granted for the following reason:
- 1 The proposed single storey detached building to provide a temporary library, by virtue its siting, scale, height and design would not result in an undue loss of residential amenity or detriment to the character and appearance of the surrounding area, with regard to policies (II) GD3 of the Unitary Development Plan and Local Plan Policy CP30.

8. Recommendation

- 8.1 That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992 be deemed to be GRANTED subject to the following conditions:.
1. C60: Approved Plans. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.
 2. Deliveries of construction and demolition materials to and from the site by road shall take place between 08:00 - 18:00 Monday to Friday & 09:00 - 13:00 on Saturday and at no other time except with the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenity of the occupiers of adjoining properties.
 3. Where vehicles are likely to be standing for a significant period of time, engines shall be switched off.

Reason: To safeguard the amenity of the occupiers of adjoining properties.
 4. 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

Reason: To regulate the temporary nature and use of the structure.

ACCESS 12.4m

Scale 1:500

BM 13.28m

BM 12.85m

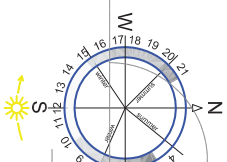
proposed unit

Eldon Schools

ELDON ROAD

JUNIOR AND INFANTS
SHARED PLAYING FIELDS

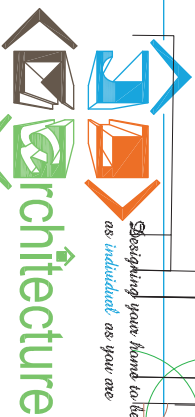
Playing Field



Working in
partnership with
Central Bedfordshire
Council building
control services

JLM Architecture Ltd

T: 01582 766 880
E: jon@jlmarchitecture.co.uk
W: www.jlmarchitecture.co.uk



CLIENT/
PROJECT:

DRAWING
TITLE:

Eldon Junior School,
Eldon Road, London. N9 8LG

New 2-Bay Mobile Temporary Library
Block Plan

STATUS:
PLANNING

DATE:
June 2012

SCALE: A3 SHEET
1:500

DRG No.:
10422-02

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Haselbury

Application Number : P12-01997PLA

Category: Other Development

LOCATION: HAZELBURY INFANT AND JUNIOR SCHOOL, HASELBURY ROAD,
LONDON, N9 9TT

PROPOSAL: Installation of a temporary building to provide two classrooms to south of site with access ramp and relocation / replacement of chain link fence and access gates.

Applicant Name & Address:

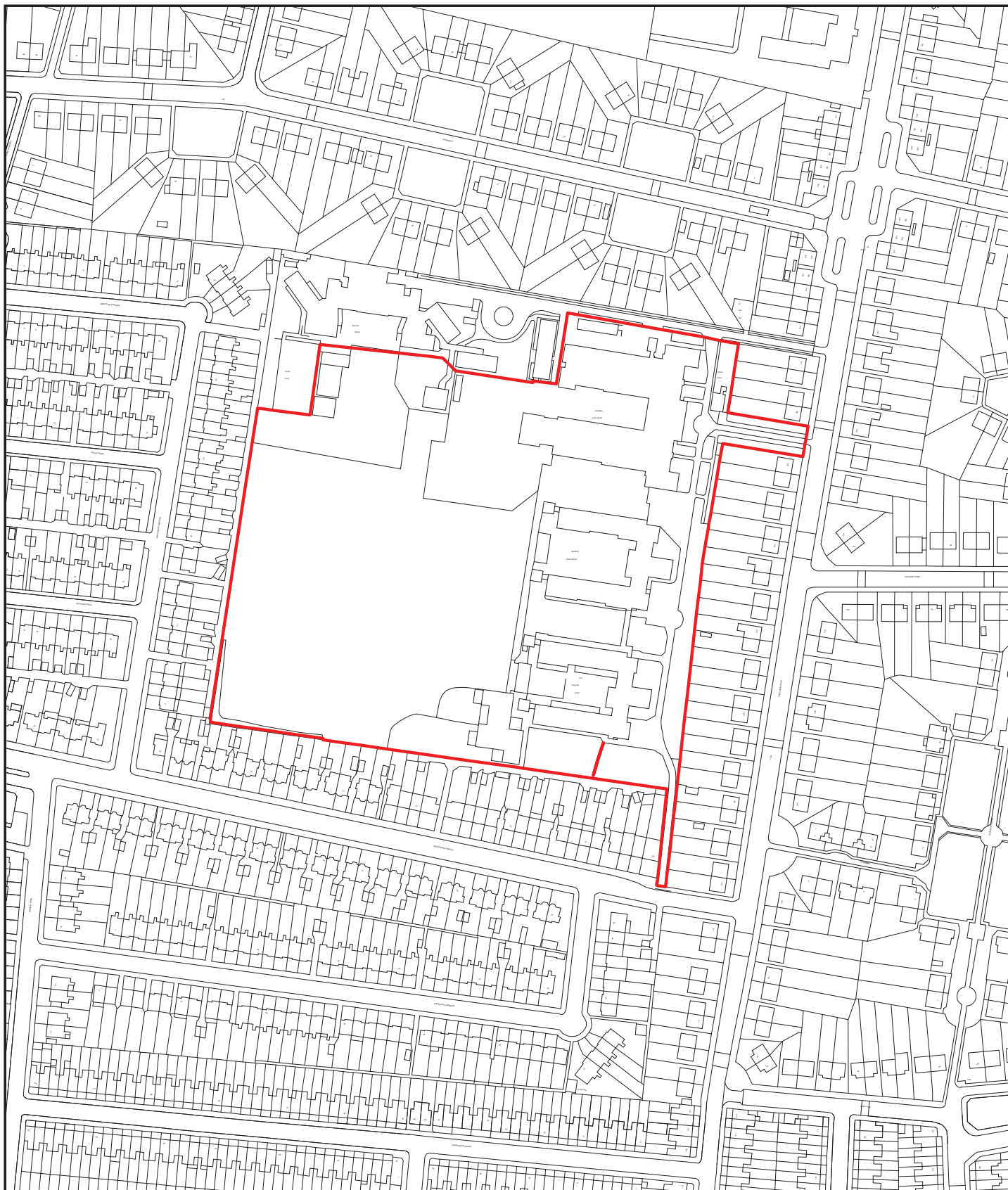
HAZELBURY INFANT AND JUNIOR
SCHOOL,
HAZELBURY ROAD,
LONDON,
N9 9TT

Agent Name & Address:

Aaron Freeman,
Barker Associates
Waggoners Court The Street
Manuden
Hertfordshire
Bishops Stortford
CM23 1DW

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992 be deemed to be **GRANTED** subject to conditions.



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Development Control



Scale - 1:2500
Time of plot: 10:39

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 Hazelbury Infant and Junior School is located on the eastern side of Hazelbury Road north of the junction with Hazelbury Road and Westerham Avenue and encompasses a relatively large area with a number of buildings, comprising single and two storey buildings together with associated facilities. A significant proportion of the site is covered by play areas and sports facilities. .
- 1.2 The site is primarily surrounded by rear gardens backing onto the site from residential properties on Deansway, Hazelbury Road and Westerham Avenue. In the North West corner the site is bounded by a separate school the West Lea School. The surrounding area is pre-dominantly residential, characterised by residential houses with large front driveway spaces and deep rear gardens. However, a noticeable feature of the site is that its boundary line is relatively screened from the residential plots specifically on the east, south and west boundaries. The surrounding area is pre-dominantly residential in character

2. Proposal

- 2.1 Permission is sought for the erection of an additional outbuilding in the south east corner of the site to provide two additional classrooms to accommodate 60 children at nursery level. The increase in children would be phased over the course of the day with 30 children in the morning and 30 children in the afternoon session. There is no increase in staff identified in the submitted application
- 2.2 The proposed modular building would be 12.2 metres wide and 6.5 metres deep with an overall height from ground level of approximately 3.5 metres. The outbuilding would have a flat roof and the facing walls would be clad with horizontal shiplap cladding.
- 2.3 It is proposed to position the modular building in the south east corner on the school site in an area which is currently composed of trees and foliage. It would be approximately 3.5 metres from the boundary with the residential gardens backing onto the sit from Westerham Avenue.
- 2.4 The proposed development seek to provide accommodation and nursery places to address the existing unmet demand within the Borough

3. Relevant Planning Decisions

- 3.1 None Relevant

4. Consultations

- 4.1 Statutory and Non Statutory Consultees

Traffic and Transportation

Although level of trips to the site would increase as a result, it would not be sufficient to warrant refusal and could be mitigated by measures in a renewed school travel plan.

Arboricultural Officer

Any comments will be reported at the meeting

Ecologist

Any comments will be reported at the meeting

4.2 Public

Consultation letters were sent to 31 neighbouring properties. In addition, notice was displayed at the site and published in the local press. No comments were received.

5. Relevant Planning Policies

5.1 Local Plan – Core Strategy

| | |
|-------|-----------------------------------------------------------------|
| CP8: | Education |
| CP25: | Pedestrians and Cyclists |
| CP26: | Public Transport |
| CP30: | Maintaining and improving the quality of the built environment. |
| CP32: | Pollution |

5.2 Saved UDP Policies

| | |
|---------|----------------------------------|
| (II)GD3 | Aesthetics and functional design |
| (II)GD6 | Traffic Generation |
| (II)GD8 | Access |
| (II)H8 | Privacy |
| (II)H12 | Residential Amenity |
| (II)T13 | Site Access |
| (II)C39 | Replacement Trees |

5.3 London Plan

| | |
|-------------|--------------------------------------------------------|
| Policy 3.18 | Education Facilities |
| Policy 5.3 | Sustainable Design and Construction |
| Policy 6.3 | Assessing effects of development on transport capacity |
| Policy 7.1 | Building London's neighbourhoods and communities |
| Policy 7.2 | An inclusive environment |
| Policy 7.4 | Local character |
| Policy 7.6 | Architecture |

5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

- 6.1 The principle issues for consideration under this application are the design and scale of the proposed modular building, potential impact in terms of visual and residential amenity to neighbouring properties, impact to the trees and

highway issues associated with the additional intake of school children associated with the proposal.

6.2 Design and Scale of the Proposal

- 6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan states that development should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.
- 6.2.2 This modular building is required to provide additional classroom space for the intake of additional 60 additional nursery children. It would be 165 sq metres with an overall height of 3.5 metres from ground level. In many circumstances this would be regarded as a relatively large outbuilding, however, in this case taking into account the total area of the school site it is considered to be proportionate.
- 6.2.3 It is proposed that the building will be finished with wooden cladding to match in directly with its immediate tree environment. The roof would be flat and in addition the doors would be composed of aluminium and glass material.
- 6.2.4 Overall from the perspective of design and visual appearance the outbuilding is acceptable. Although it would not be composed of traditional finishing materials and would not specifically match in with the existing buildings on the school site, it would be sited in a position on the site that would be relatively secluded from the main street frontage which would aid in mitigating its visual impacts. In addition the design perspective must also be assessed against the functional requirements of the proposal, providing for additional school occupation for the growing needs in the area for the upcoming year and the foreseeable future.
- 6.2.5 Overall the design, scale and appearance of the outbuilding is acceptable having regard to Policies (II) GD3 of the UDP and CP30 of the Local Plan.

6.3 Effects on Residential Amenity

- 6.3.1 Policy (II) GD3 and (II) H8 seek to ensure that developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 6.3.2 From the perspective of visual impacts and residential amenity it is considered that there are no significant issues in relation to the neighbouring properties. The proposal would be very well screened to the rear of the properties backing onto the site from Westerham Avenue. In addition it is considered there would no be visual or amenity impacts in relation to the residents of Haselbury Road backing on to the site from the east.

- 6.3.3 From the perspective of noise and general activity it is considered that this additional classroom building although closer proximity to neighbouring properties than other buildings on the school site would not generate any significant additional noise impacts for local residents above the levels that currently exists.
- 6.3.4 Overall it is considered that the proposed classroom outbuilding would not detrimentally impact upon the visual and residential amenity of neighbouring properties in accordance with the relevant Policies CP30 and CP32 of the Local Plan and (II) GD3, (II) H8 and (II) H12 of the Unitary Development Plan.

6.4 Trees and Ecology

- 6.4.1 One of the key issues for consideration regarding the proposed modular building is its proposed location and impact to the trees on the site. The development would clearly result in the loss and coppicing of a number of trees. To this end, the applicant has submitted an arboriculture report along with additional information to justify the reasoning as to why this location has been chosen by the school to site the Pre-School Accommodation.
- 6.4.2 Initially there were concerns in relation to the lack of justification of the proposed location on an established wooded area taking into account the relatively expensive school grounds. In response to these concerns the application has submitted additional information to justify the siting of the pre-school accommodation as follows:
- It is in close proximity to the Schools early years Nursery and Children's Centre that would be working closely together.
 - The logistics of the Construction process can be undertaken relatively easily from the adjoining car park.
 - The proposed location would reduce the need for further works to improve access routes required to the new building. The proposed location can be accessed directly from the main car parking area and more easily from adjoining streets.
 - Installing the building in another location on the school site would require additional costly hard landscaping works, whilst also creating unnecessary noise during the school term time.
 - Making use of the woodland area would create a natural playing area for the children associated with the use.
 - The school playground was not considered as a viable area as the play areas are at a premium and are tightly timetabled to accommodate the existing 460 students at the school.
 - The school share the playing field with 3 other schools, which leaves it very difficult to accommodate and organise amongst the existing pupils without developing on the field.
 - The Arboriculture report has concluded that a number of the trees within the wooded area are of minimal significance, based on where species and types of trees mainly conifers. Additional a number of the trees within the proposed site area are in relatively poor condition.
 - The school has very good established green initiatives and have been recently granted funding from the Edmonton Regeneration Fund, which has been put towards developing a woodland walk and gardens with further proposals to develop a city farm.

- The school would be willing to replace and replant trees and carry out landscaping works to be agreed by the council's tree officer.

6.4.3 The findings in the Arboriculture report conclude that the proposed area is primarily overgrown and uncared for which has resulted in a number of trees in the Central Area of the proposed location becoming misshapen and overcrowded. In addition the report suggests that the crowded nature of the area has resulted in a number of trees growing at acute angle with a number of them causing potential health and safety risks and in general terms, the arguments of the School are accepted.

6.4.4 The tree officer's comments will be reported at the meeting. However, following a site inspection it is considered the findings, especially in relation damaged and unhealthy tree in the arboriculture report are sound. It must also be noted that the school would look to replace all felled trees in other suitable locations on the school grounds with suitable species which would be secured by condition and agreed by the council's tree officer in accordance with Policy (II) C39 of the UDP.

6.4.5 Overall, subject to conditions and suitable planting of alternative species in other locations on the school grounds the impact to the proposed scheme on the wooded area is deemed acceptable and does not warrant refusing the application.

6.5 Highways Issues

6.5.2 It is considered that the proposal would increase vehicle movements to the site which is likely to have some impact on traffic flow and on-street parking within the area due to the lack of additional parking provision to be made on site. However, any potential increase when offset against the demand for school places within the area is not regarded sufficient to refuse the application. Although no specific transport data or pupil catchment information has been provided given the nature and minor scale of the proposal and the fact the area around this site is primarily residential, it would be reasonable to assume that the majority of additional pupils would originate from the neighbouring vicinity.

6.5.3 In addition, the Council's Travel Plan records for the Hazelbury School suggests that a proportion of parents walk their children to School from the surrounding area and it is likely that a number of school places will go to local children who will also walk to School. Moreover, the sharing of the site between the Infant and Junior Schools is likely to result in school places being filled by children who already have a sibling attending one of the two Schools and this might reduce any increase in vehicle trips to the School as a result of the proposal.

6.5.4 In addition, whilst it is considered that any transport and traffic impact of this proposal can be minimised through effective school travel planning, it is also felt that the updated Travel Plan can only address the traffic issues to some extent and more hard measures will be required. Therefore in order to be deemed acceptable the following measures, which were also part of the previous Travel Plan's Action Plan, should be secured by planning conditions:

-erection of the shelter/shelters for parents- to encourage parents to walk as opposed to driving especially during poorer weather conditions;

-provision of cycle parking for staff- to encourage cycling as a viable mode of transport.

- 6.5.5 However, overall the probable impacts to highway function and safety as a result of the proposal for 60 additional children (30 am and 30 pm) is likely to be relatively negligible and would not create a significant enough of an impact to warrant refusing the application.

6.6 Sustainability

- 6.6.1 Policy 5.3 of the London Plan seeks to ensure that new development in London achieves the highest standard of design and construction. Based on the specification provided by each of the potential suppliers, it is clear that the constraints inherent in the utilisation of prefabricated construction technique, while ensuring efficient delivery would be unable to significantly exceed current building regulations.
- 6.6.2 However, Policies 5.2 & 5.3 of the London Plan and Policy 20 of the Core Strategy recognise that not all developments are capable of achieving significant improvements over building regulations, and makes provision to mitigate for any shortfall through agreed allowable solutions. In this regard, and following negotiations, the applicant is committed to develop a package of mitigating measures to compensate for any shortfall identified while retaining the overall intention to achieve a minimum 8% improvement over Building Regulations. The range of measures will be provided on, near or even off-site and will be negotiated through the planning process.
- 6.6.3 The agreed package of measures will be secured by condition and will be reported at committee. As a preliminary measure, it has been agreed that a condition should be attached requiring the submission of an Energy Statement following the practical completion of works which would demonstrate the energy efficiency of the development and shall seek to maximise energy efficiency where practicable demonstrating the viability of providing for no less than 8% improvement in total CO₂ emissions. If it is proven and justified, given the constraints of the construction methodology, that an 8% improvement cannot be achieved, the identified shortfall will be delivered via enhancements to other Council led modular expansion schemes currently the subject of planning applications across the borough.

7. **Conclusion**

- 7.1 Having regard to the above, it is considered that the proposed development is acceptable in principle as it would not have an adverse impact to the character and setting of the existing school site and surrounding area or to the visual and residential amenity of neighbouring properties. In addition it would provide for much needed additional school accommodation. There have been conditions imposed to help mitigate the impacts of the proposal and primarily to ensure that the replacement landscaping proposals are carried out in an acceptable manner. Therefore the proposal is considered acceptable for the following reasons:
1. The proposed classroom outbuilding would contribute to creating additional primary education facilities in the borough having regard to

Policy CP8 of the Local Plan, 3.18 of the London Plan as well as guidance outlined in the National Planning Policy Framework.

2. The proposed modular classroom outbuilding by virtue of its size, scale, siting and design would not adversely impact upon the character of the existing school site or on the local amenities of adjoining neighbours and surrounding area having regard to Policies (II) GD3, (II) H8, (II) H12 of the Unitary Development Plan and CP30 of the Local Plan as well as guidance outlined under Policy 7.4 and 7.6 of the London Plan.
3. The proposal would not give rise to conditions unacceptable to local on-street parking and 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 6.3 of the London Plan.

8. Recommendation

- 8.1 That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992 be deemed to be GRANTED subject to the following conditions.

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The approved outbuilding shall only be used as a facility ancillary to the use of the existing school and shall not be used for any other purpose.

Reason: In order to protect the amenities of surrounding occupiers.

3. Within 3 months of occupation of this additional facility an updated School Travel Plan shall be submitted to the Local Authority for approval. It should include initiatives and options aimed at reducing car usage and promote the use of more sustainable modes of transport, such as walking, cycling and the use of public transport including a school travel plan co-ordinator. The travel plan shall be an ongoing document which will evolve to reflect changes in travel patterns by effective monitoring by the co-ordinator to ensure that vehicle trips to the site are kept to a minimum.

Reason: In the interests of highway safety, ensure that traffic generated from the site is minimized and encourage more sustainable modes of transportation other than the private motor vehicle.

4. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

5. The development shall not commence until details of the parent waiting shelter originally part of the schools Travel Plan Action Plan have been submitted to and improved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained as a waiting shelter.

Reason: In the interest of sustainable travel and to encourage parents to walk as opposed to driving especially during poorer weather conditions.

6. The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:

A: an ecological report detailing how the landscaping scheme maximises the ecological value of the site;

B: proposed replacement trees: their location, species and size; soft plantings: including grass and turf areas, shrub and herbaceous areas;

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

7. Following practical completion of works a final Energy Performance Certificate shall be submitted to and approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core

Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

8. The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall seek to maximise energy efficiency where practicable demonstrating the viability of providing for no less than 8% improvement in total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regulations 2010. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, building management services and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

9. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ENGINEERS AND MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

Revisions:



Status:
Planning Issue



Waggoners Court
The Street
Mandern
Bishops Stortford
Hertfordshire
CM23 1DW

W: www.barker-associates.co.uk T: 01279 647111
E: mail@barker-associates.co.uk F: 01279 647027

Client:
Hazelbury Infant School

Project:
**Hazelbury Infant School
Edmonton
N9 9TT**

Title:
Block Plan

| | | | |
|-----------------|-----------|--------|----------|
| Scale @A3: | Date: | Drawn: | Checked: |
| 1:200 | July 2012 | ACF | MM |
| Drawing no.: | Revision: | | |
| BA / 4130/04/02 | | | |

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Upper
Edmonton

Application Number : P12-01836PLA

Category: Other Development

LOCATION: 1-7, 9-23, 25-29A Snells Park , LONDON, N18 2TD

PROPOSAL: Replacement of doors and windows to all elevations.

Applicant Name & Address:

Mr Kevin Connolly,
Enfield Council c/o Enfield Homes
9, CENTRE WAY,
LONDON,
N9 0AP

Agent Name & Address:

Mr Benjamin Woulfe,
PSW Building Consultancy
New Link House
48 High Street
Brentwood
Essex
CM14 4AN

RECOMMENDATION:

In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



1. Site and Surroundings

- 1.1 The proposal relates to 3 individual 2-storey blocks located to the western side of Snells Park close to the junction with Langhedge Lane. The 3 blocks consists of a total of 16 residential units over both ground and first floor levels with 2 block consisting of 4 units and the central block consisting of 8 units. The immediate surrounding area is primarily composed of residential blocks with the exception of the Langhedge Industrial Estate to the South of the site.

2. Proposal

- 2.1 Permission is sought for replacement windows and doors to all elevations of the 3 residential blocks. The replacements windows and doors are proposed in white UPVC. None of the window and door openings are being increased in size.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 No comments received.

4.2 Public

- 4.2.1 Consultation letters have been sent to 30 neighbouring properties. In addition, a site notice was displayed at the site. No representations have been received.

5. Relevant Policy

5.1 Local Plan – Core Strategy

| | |
|------|-------------------------------------------------------------------------|
| CP30 | Maintaining and improving the quality of the built and open environment |
|------|-------------------------------------------------------------------------|

5.2 Saved UDP Policies

| | |
|----------------|--------------------------------------------------|
| Policy (II)GD3 | High standard of functional and aesthetic design |
|----------------|--------------------------------------------------|

5.3 London Plan

| | |
|-----|--------------------------------------------------|
| 7.1 | Building London's Neighbourhoods and communities |
| 7.4 | Local character |
| 7.6 | Architecture |

5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 The principle issues for consideration in relation to this application are design and the impact to the adjoining area and impact on neighbouring amenity.

6.2 Impact on the Character and Appearance of the Surrounding Area

6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments. In addition Policy 7.4 of the London Plan states that development should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 The proposal involves alterations to replace windows and doors on all elevations. The existing windows are made up of white crittall timber frames with all the existing doors also made from timber. These are to be replaced with white UPVC.

6.2.3 The existing flat entrance doors are timber to be replaced with GRP (Glass Reinforced Polyester) doors with the colour to be chosen by residents. From assessing the submitted information the design of the windows would be very similar to what exists on site, with the exception of additional window openings and slightly thicker window frames due to the use of the UPVC material. As such the proposed replacement windows and doors will remain in keeping with the character and appearance of the surrounding area. In addition the proposal is also extremely likely to result in creating much better heat retention and insulation capabilities in relation to all the existing units.

6.2.3 Overall, it is considered that the proposal would not detract from the character and appearance of the subject blocks of residential units or the surrounding area, thereby it is deemed compliant with relevant policies (II) GD3 of the Unitary Development Plan, CP30 of the Local Plan and 7.4 of the London Plan.

6.3 Impact on Neighbouring Residential Properties

6.3.1 The proposals would have no harmful impact on the amenities of neighbouring occupiers.

7. Conclusion

7.1. In the light of the above factors, the proposed replacement windows and doors to all elevations is considered acceptable for the following reason:

1. The proposed installation of white UPVC windows and doors to all elevations of the residential block, by virtue of their design, siting and relationship with their surroundings, would not cause undue harm to the character and appearance of the subject building or wider surrounding area and would not impact upon the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3 of the Unitary Development Plan, Local Plan Policy CP30, 7.1, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

8. Recommendation

8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice. Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

P12-01836PLA

Overview 1:2500



Date 28/6/2012

Scale 1/2500

Centre = 533899 E 191934 N



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GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES TO BE REMOVED AND/OR ADJUSTED PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE IN ACCORDANCE WITH SPECIFICATIONS.

| REV | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 07/20/2012 | ISSUED FOR PERMIT |

PLANNING



1000 10th Ave. SE, Suite 100, Atlanta, GA 30316
Tel: 404.525.1234
Fax: 404.525.1235

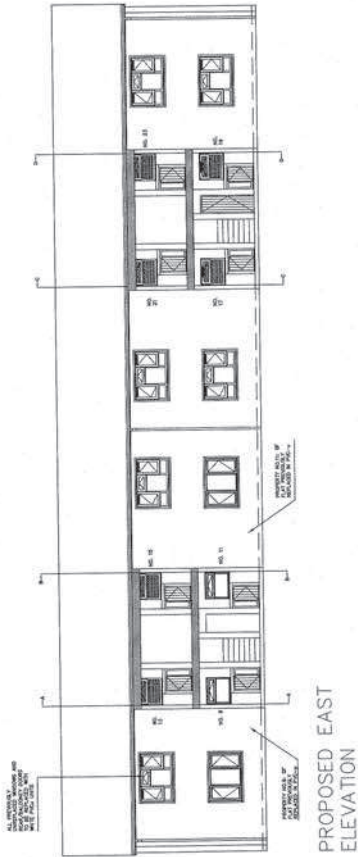
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PROJECT: Enfield Homes Enveloping Works

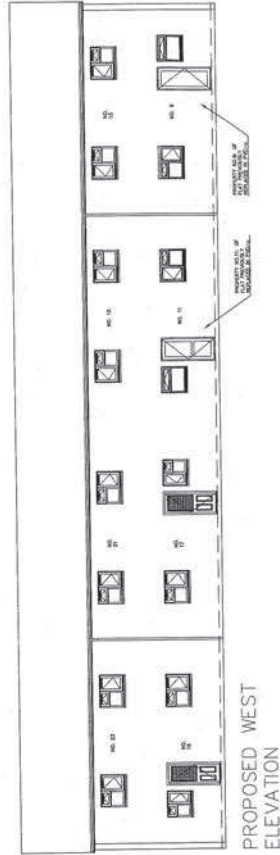
9-25 Stella Park Proposed Elevations

9-25 Stella Park Proposed Elevations

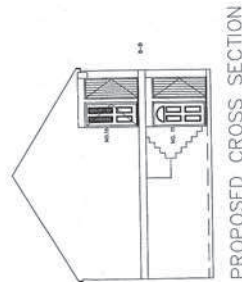
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| JOB NUMBER | DRAWING NUMBER | REVISION | |
| 68684 | 923SP/2 | | |



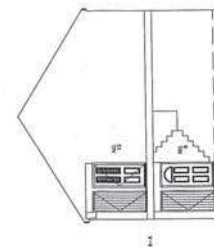
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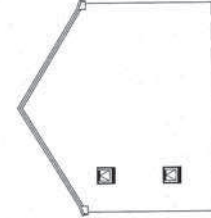
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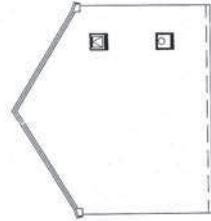
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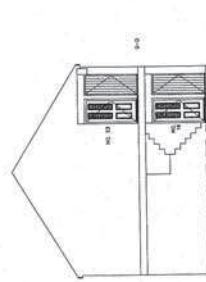
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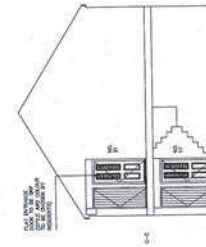
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED CROSS SECTION



PROPOSED CROSS SECTION

[illegible]

DO NOT CALL THAT PERSONS
CONNECTIONS TO YOU

| REV. | DATE | CAD | DETAILS |
|----------------------|------|-----|---------|
| Desig: Arch Desg No. | | | |

PLANNING



New Life Homes, 418 High Street, Plymouth, Essex, CM14 4AN
Tel: 01277 226922 Fax: 01277 264278

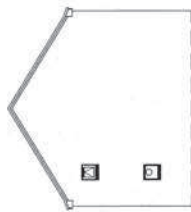
Abstract

PROJECT
Enfield Homes Enveloping Works

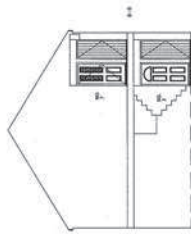
1-7 Snell's Park Proposed Elevations

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| JOB NUMBER 88684 | DRAWING NUMBER 17SP/2 | | | REVISION |

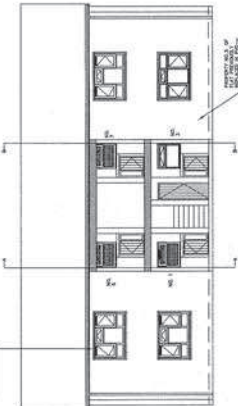
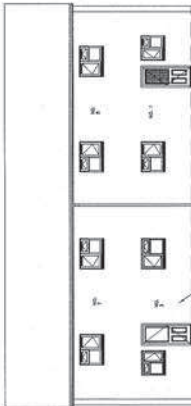
24 JUL 2012
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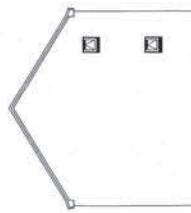
PROPOSED EAST
ELEVATION



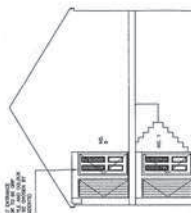
PROPOSED CROSS SECTION

PROPOSED SOUTH
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PROPOSED NORTH
ELEVATION



PROPOSED WEST
ELEVATION



PROPOSED CROSS SECTION

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DUBLIN

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Upper
Edmonton

Application Number : P12-01839PLA

Category: Other Development

LOCATION: 255 - 265, LANGHEDGE LANE, LONDON, N18 2TG

PROPOSAL: Replacement of doors and windows all elevations, enclosing bin store area and replacement of communal glazed area.

Applicant Name & Address:

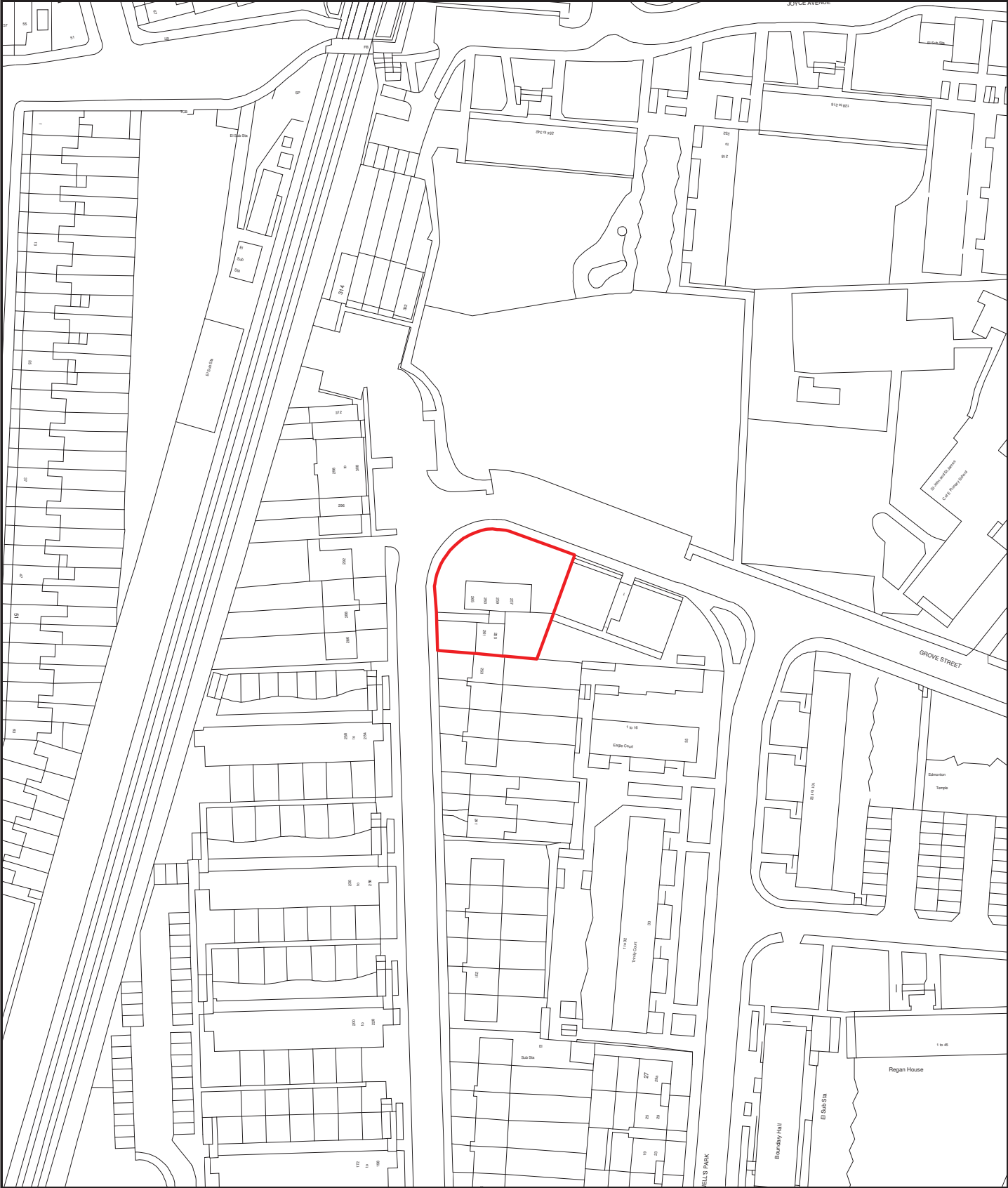
Mr Kevin Connolly,
Enfield Council c/o Enfield Homes
9, CENTRE WAY,
LONDON,
N9 0AP

Agent Name & Address:

Mr Benjamin Woulfe,
PSW Building Consultancy
New Link House
48 High Street
Brentwood
Essex
CM14 4AN

RECOMMENDATION:

In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 10:04

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 A two-storey block located to the eastern side of Langhedge Lane at the northern end of the road close to the junction with Grove Street. The block consists of 6 residential units over both ground and first floor levels. The immediate surrounding area is primarily composed of residential blocks and associated amenity space.

2. Proposal

- 2.1 Permission is sought for replacement windows and doors to all elevations of the residential block, replacement of the glass in the communal glazed area on the west and east elevations as well as enclosing the existing bin store.
- 2.2 The replacement windows and doors are proposed in white UPVC. There is no alteration to the size of the window and door openings.
- 2.3 The replacement communal glazing area would be replaced by steel railing units. In addition it is proposed to improve security in relation to the existing bin store area from steel railings to a screened bin store with galvanised steel fencing.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 No comments received.

4.2 Public

- 4.2.1 Consultation letters have been sent to 35 neighbouring properties. In addition, notice was displayed at the site. No representations have been received..

5. Relevant Policy

5.1 Local Plan – Core Strategy

CP30 Maintaining and improving the quality of the built and open environment

5.2 Saved UDP Policies

Policy (II)GD3 High standard of functional and aesthetic design

5.3 London Plan

- 7.1 Building London's Neighbourhoods and communities
7.4 Local character
7.6 Architecture

5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 The principle issues for consideration in relation to this application are design and the impact to the adjoining area and impact on neighbouring amenity.

6.2 Impact on the Character and Appearance of the Surrounding Area

6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments. In addition Policy 7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 As previously discussed the application proposes alterations to replace windows and doors on all elevations. The existing windows are made up of white crittall frames with all existing doors made from timber or crittall form in the case of the balcony doors. These are to be replaced with white UPVC.

6.2.3 The existing communal entrance doors are timber to be replaced with Red Powder Coated steel doors. From assessing the submitted information the design of the windows and doors would be very similar to what exists on site at present, with the exception of additional window openings and slightly thicker window frames due to the UPVC material. As such the proposed replacement windows and doors will remain in keeping with the character and general appearance of the surrounding area. In addition the proposal is also extremely likely to result in creating much better heat retention and insulation capabilities in relation to all the existing units.

6.2.4 Following assessment, it is considered the proposed changes introducing steel units to the communal glazed area would not result in any significant impact to the visual appearance of the residential block or detract from its appearance in the wider area.

6.2.5 The application also proposes to install a steel screen system around the existing bin store. From the perspective of safety and security this is considered to be a significant improvement over the current arrangement. Although the steel screens may be more visually imposing than the existing railing, they would only be to a height of 1.425 metres which would not be detrimental to the overall appearance of the area that would warrant reasons for refusal.

6.2.5 Overall, it is considered that all the individual elements of the proposal are acceptable and would not detract from the character and appearance of the subject block of residential units or the surrounding area, thereby it is deemed compliant with relevant policies (II) GD3 of the Unitary Development Plan, CP30 of the Local Plan and 7.4 of the London Plan.

6.3 Impact on Neighbouring Residential Properties

- 6.3.1 The proposals would have no harmful impact on the amenities of neighbouring occupiers.

7. Conclusion

- 7.1. In the light of the above factors, the proposed replacement windows and doors to all elevations and the alterations to the communal glazing area and existing bin store are considered acceptable for the following reason:
1. The proposed installation of white UPVC windows and doors to all elevations of the residential block, along with the introduction of communal steel security doors and the alterations to the communal glazing area and existing bin store, by virtue of their design, siting and relationship with their surroundings, would not cause undue harm to the character and appearance of the subject building or wider surrounding area and would not impact upon the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3 of the Unitary Development Plan, Local Plan Policy CP30, 7.1, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

8. Recommendation

- 8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

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GENERAL NOTES

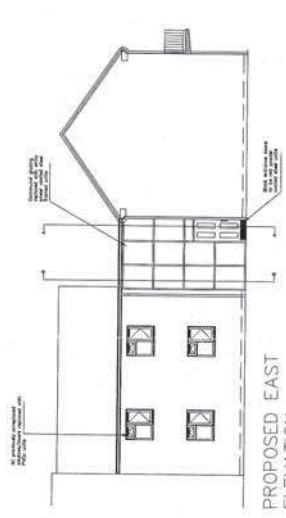
CONTRACT REQUIRED

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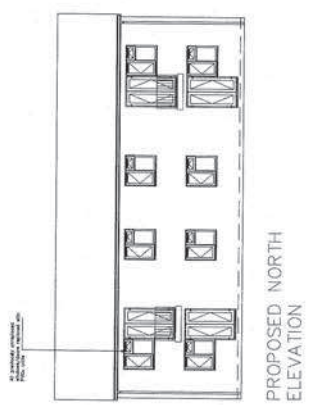
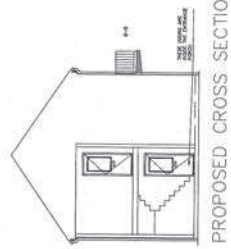
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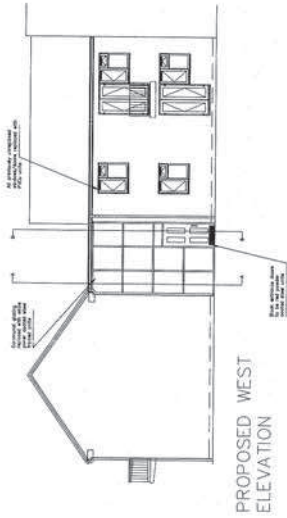
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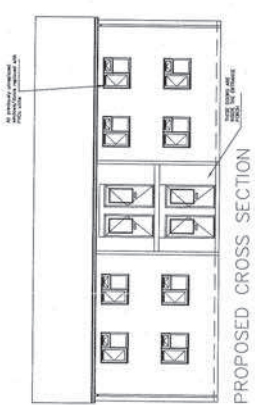
PROPOSED EAST
ELEVATION

PROPOSED NORTH
ELEVATION

PROPOSED CROSS SECTION



PROPOSED WEST
ELEVATION



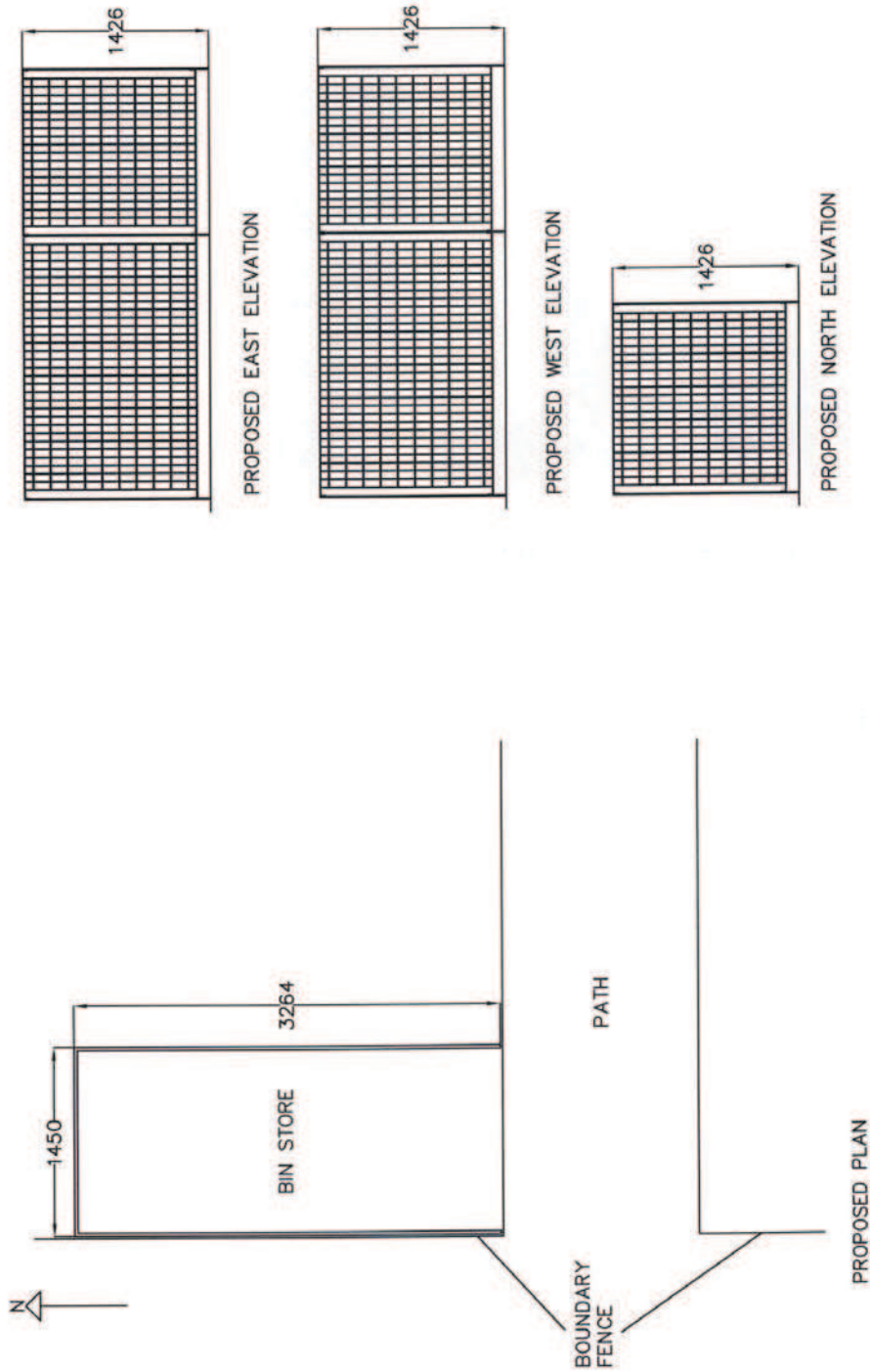
PROPOSED CROSS SECTION

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| PROJ. NAME | DATE | DETAILS |
| Project: Arch Hwy No. | | |
| Planning | | |
|  | | |
| New Link Tunnel, 44 High Street, Burnwood, Stoke, CV9 4BN 01203 255283 Fax: 01203 255292 | | |
| PROJECT Enfield Homes | | |
| 255-283 Enfield Homes Enveloping Works | | |
| DRAWING TITLE Enfield Homes Enveloping Works Elevations | | |
| SCALE | DATE | DATE |
| 1:100 | 06/08/04 | 06/08/04 |
| ISSUED | DATE | DATE |
| 255-283 | 06/08/04 | 06/08/04 |



P12-01839PA



GENERAL NOTES

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ALL DRAWINGS TO BE MADE IN CONSULTATION WITH THE CLIENT

REV DATE CAD DETAILS
Ref: Arch Dwg No.

Planning



New Line Homes, 48 High Street, Brentford, Essex, CM14 4JH
Tel: 01277 208821 Fax: 01277 212208

CLIENT
Enfield Homes

ARCHITECT

PROJECT
Langhedge Lane Enveloping Programme

DRAWING TITLE
255-265 Langhedge Lane Proposed
Bin Stores

| SCALE | DATE | APPD | DATE |
|------------|----------------|----------|----------|
| 1:40 @ A3 | 12/07/12 | | 12/07/12 |
| JOB NUMBER | DRAWING NUMBER | REVISION | |
| 68684 | 255265LH/3 | | |

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Upper
Edmonton

Application Number : P12-01843PLA

Category: Other Development

LOCATION: 172-198, 202-228, 230-256, 258-284 LANGHEDGE LANE, LONDON, N18 2TG.

PROPOSAL: Replacement of doors, pram shed doors, windows and stairwell windows all elevations, screening off existing bin stores and create enclosed entrance porches to ground floor flat.

Applicant Name & Address:

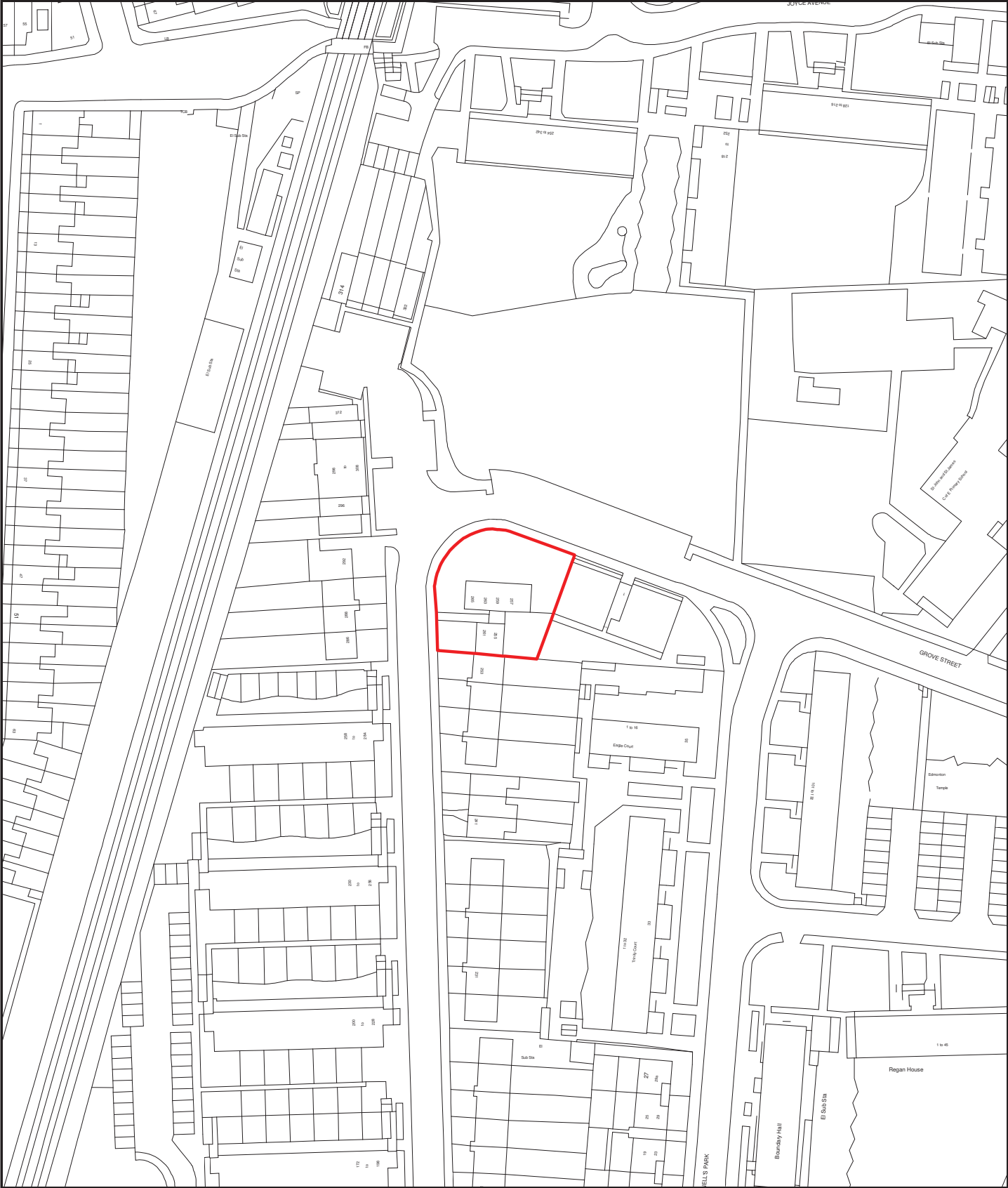
Mr Kevin Connolly,
Enfield Council c/o Enfield Homes
9, CENTRE WAY,
LONDON,
N9 0AP

Agent Name & Address:

Mr Benjamin Woulfe,
PSW Building Consultancy
New Link House
48 High Street
Brentwood
Essex
CM14 4AN

RECOMMENDATION:

In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 13:42
Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 The proposal relates to 4 individual 4-storey blocks located to the western side of Langhedge Lane. The 4 blocks consists of a total of 52 residential units over both ground, first, second and third floor levels with each block consisting of 13 units. The immediate surrounding area is primarily composed of residential blocks with the exception of the Langhedge Industrial Estate to the South of the site.

2. Proposal

- 2.1 Permission is sought for replacement windows and doors to all elevations of the 4 residential blocks, replacement of the glass in the communal glazed stairwell areas, screening off of bin stores and creating enclosed entrance porches for ground floor flat.
- 2.2 The replacement windows and doors are proposed in white UPVC. There is no alteration to the size of the window and door openings.
- 2.3 The replacement steel glazing area would be replaced by steel railing units. In addition it is proposed to improve security in relation to the existing bin store area from steel railings to a screened bin store with galvanised steel fencing.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 No comments received.

4.2 Public

- 4.2.1 Consultation letters have been sent to 30 neighbouring properties. In addition, a notice was displayed at the site. No representations have been received.

5. Relevant Policy

5.1 Local Plan – Core Strategy

CP30 Maintaining and improving the quality of the built and open environment

5.2 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design

5.3 London Plan

7.1 Building London's Neighbourhoods and communities
7.4 Local character
7.6 Architecture

5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 The principle issues for consideration in relation to this application are design and the impact to the adjoining area and impact on neighbouring amenity.

6.2 Impact on the Character and Appearance of the Surrounding Area

6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments. In addition Policy 7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 As previously discussed the application proposes alterations to replace windows and doors on all elevations of all 4 block of residential units. The existing windows are made up of white crittall frames with all existing doors made from timber or crittall form in the case of the balcony doors. These are to be replaced with white UPVC.

6.2.3 The existing flat entrance doors are timber to be replaced with GRP (Glass Reinforced Polyester) doors with the colour to be chosen by residents. From assessing the submitted information the design of the windows would be very similar to what exists on site, with the exception of additional window openings and slightly thicker window frames due to the use of the UPVC material. As such the proposed replacement windows and doors will remain in keeping with the character and appearance of the surrounding area. In addition the proposal is also extremely likely to result in creating much better heat retention and insulation capabilities in relation to all the existing units.

6.2.4 Following assessment, it is considered the proposed changes introducing PVC units to replace the communal glazed stairwell windows would not result in any significant impact to the visual appearance of the residential blocks or detract from its appearance in the wider area. The enclosed entrance porches to the ground floor flats are also considered acceptable, would match in with the materials of the existing blocks and also the general appearance of the adjoining area.

6.2.5 The application also proposes to install a steel screen system around the existing bin store. From the perspective of safety and security this is considered to be a significant improvement over the current arrangement. Although the steel screens may be more visually imposing than the existing railing, they would only be to a height of 1.425 metres which would not be detrimental to the overall appearance of the area that would warrant reasons for refusal. Additionally, renewing the pram shed doors is considered acceptable and would improve the existing situation significantly.

6.2.6 Overall, it is considered that all the individual elements of the proposal are acceptable and would not detract from the character and appearance of the subject block of residential units or the surrounding area, thereby it is deemed

compliant with relevant policies (II) GD3 of the Unitary Development Plan, CP30 of the Local Plan and 7.4 of the London Plan.

6.3 Impact on Neighbouring Residential Properties

- 6.3.1 The proposals would have no harmful impact on the amenities of neighbouring occupiers.

7. **Conclusion**

- 7.1. In the light of the above factors, the proposed replacement windows and doors to all elevations and the alterations to the communal glazing area and existing bin store are considered acceptable for the following reason:
1. The proposed installation of UPVC windows and doors to all elevations of the residential blocks, along with the introduction of porches to the ground floor flats and the alterations to the communal stairwell area, existing bin store and pram sheds, by virtue of their design, siting and relationship with their surroundings, would not cause undue harm to the character and appearance of the subject building or wider surrounding area and would not impact upon the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3 of the Unitary Development Plan, Local Plan Policy CP30, 7.1, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

8. **Recommendation**

- 8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

P12-01843PLA

Overview 1:2500



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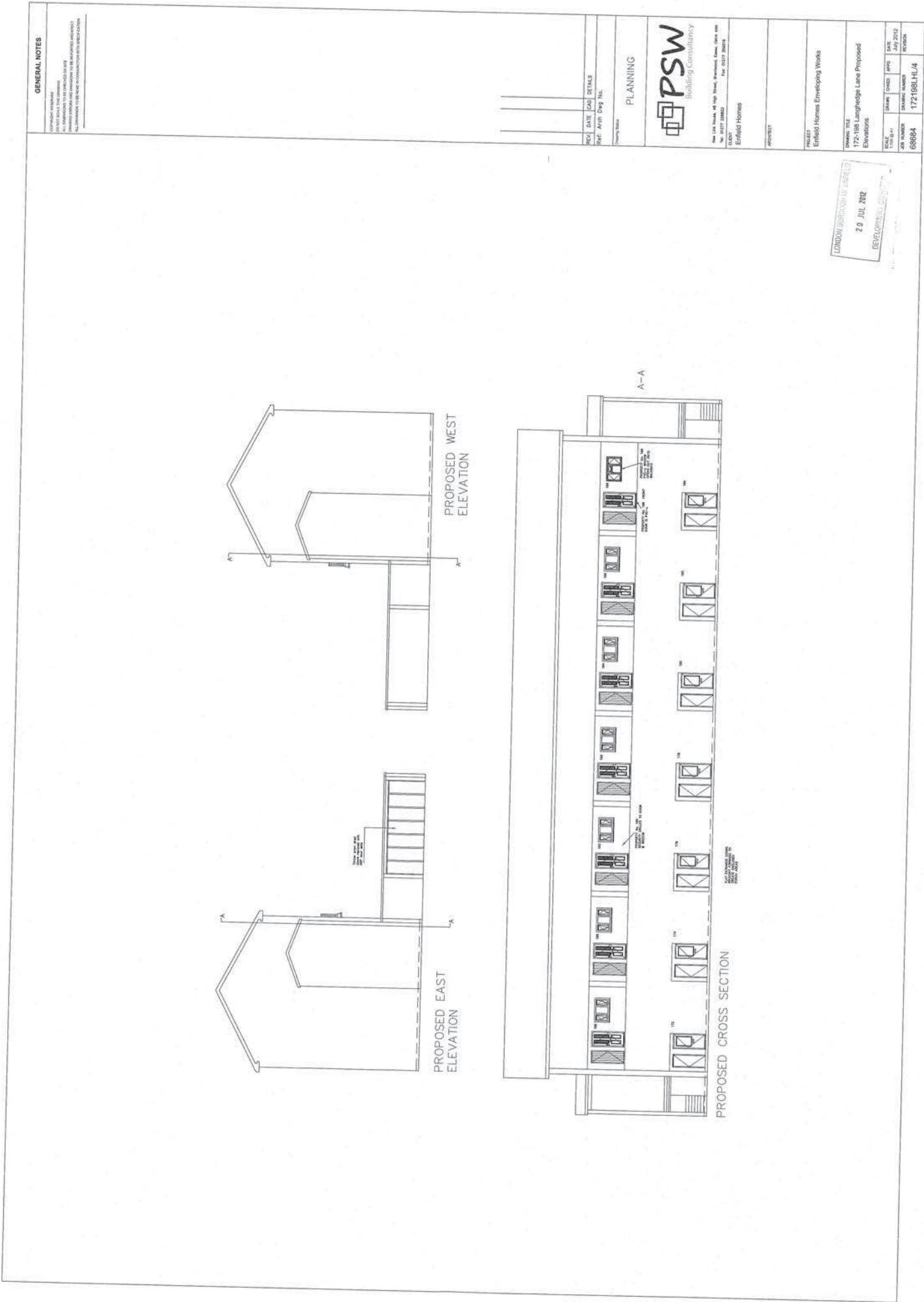


Scale 1/2500

Centre = 533891 E 191871 N

Date 27/6/2012





GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
2. THE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATION.
3. ALL DIMENSIONS TO BE GIVEN TO COORDINATION WITH THE SPECIFICATION.

| REV. | DATE | BY | DETAILS |
|------|------------|-----|--------------------------------------------|
| 1 | 17/07/2012 | PSW | 172-188 Langhedge Lane Proposed Elevations |

PLANNING

172-188 Langhedge Lane Proposed Elevations

172-188 Langhedge Lane Proposed Elevations

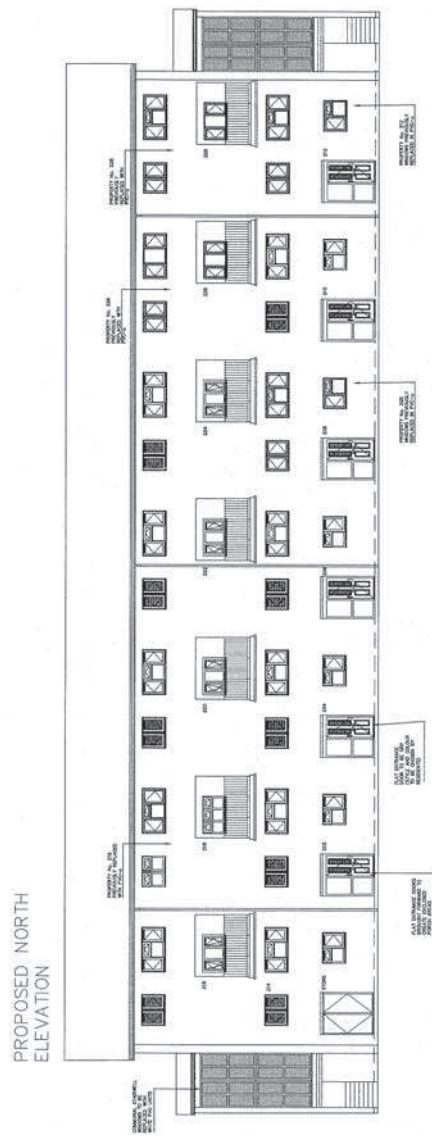
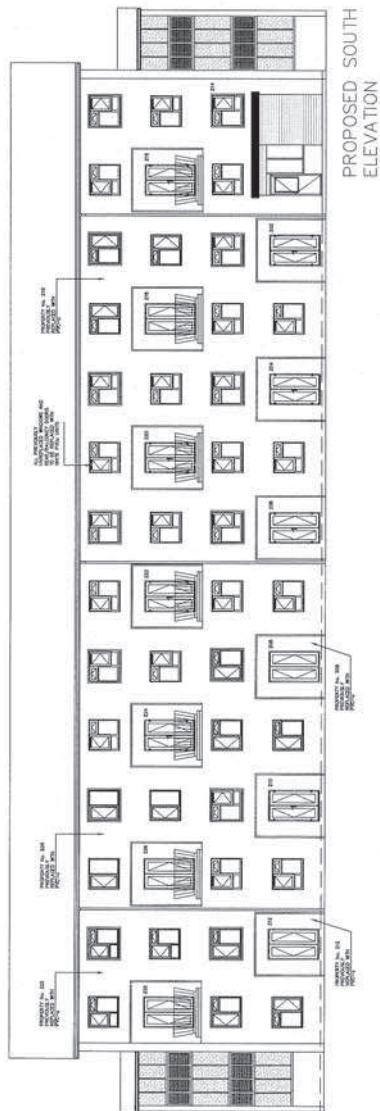
172-188 Langhedge Lane Proposed Elevations

172-188 Langhedge Lane Proposed Elevations

172-188 Langhedge Lane Proposed Elevations

| SCALE | DATE | BY | DETAILS |
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LONDON DEVELOPMENT
20 JUL 2012
DEVELOPMENT



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| REV. | DATE | CAO | DETAILS |
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Ref: Arch Dwg No.

Continuing Studies

PLANNING



New Link House, 481 High Street, Brentwood, Essex, Essex S16 4AT
Tel: 02779 229922 Fax: 02779 229922

client
Enfield Homes

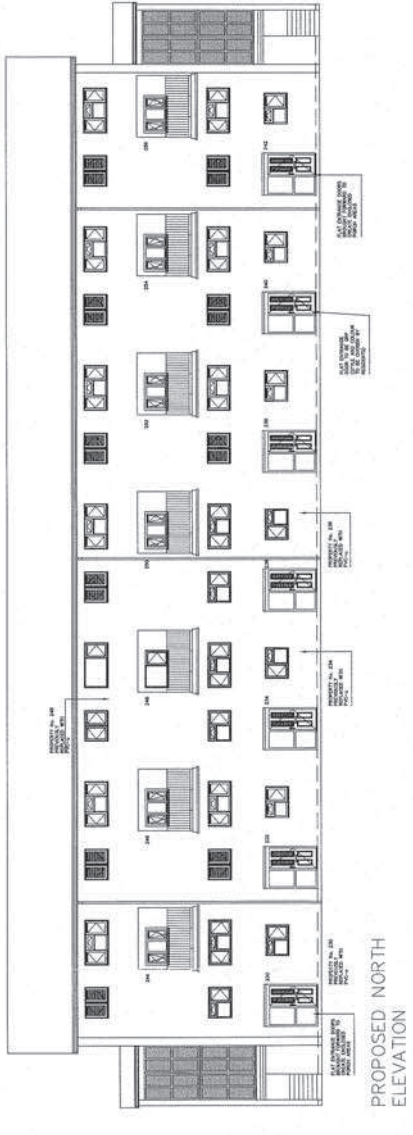
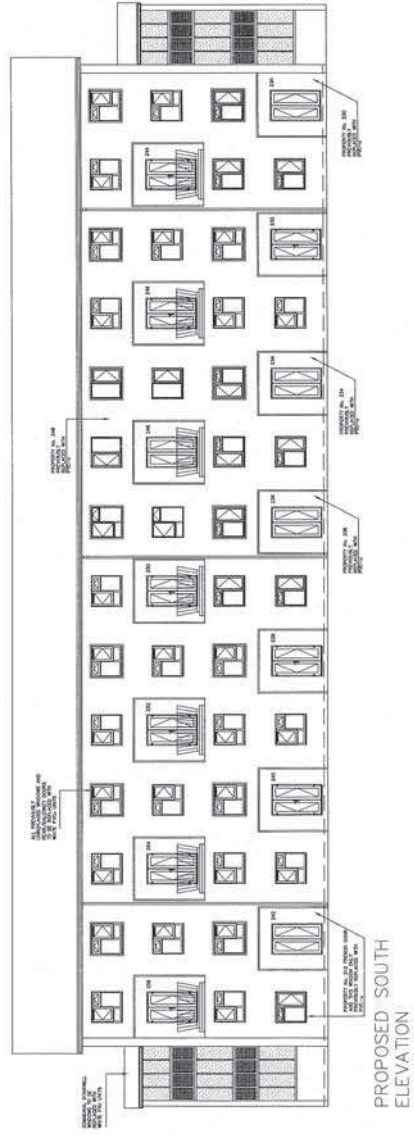
Abstract

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| PROJECT | Enfield Homes Enveloping Works |
|---------|--------------------------------|

DRAWING TITLE
230 - 256 Langhedge Lane Proposed
Elevations

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| JOB NUMBER 68684 | DRAWING NUMBER 230256LHL/3 | | | REVISION |

LONDON BOROUGH OF ENFIELD
20 JUL 2012
DPV

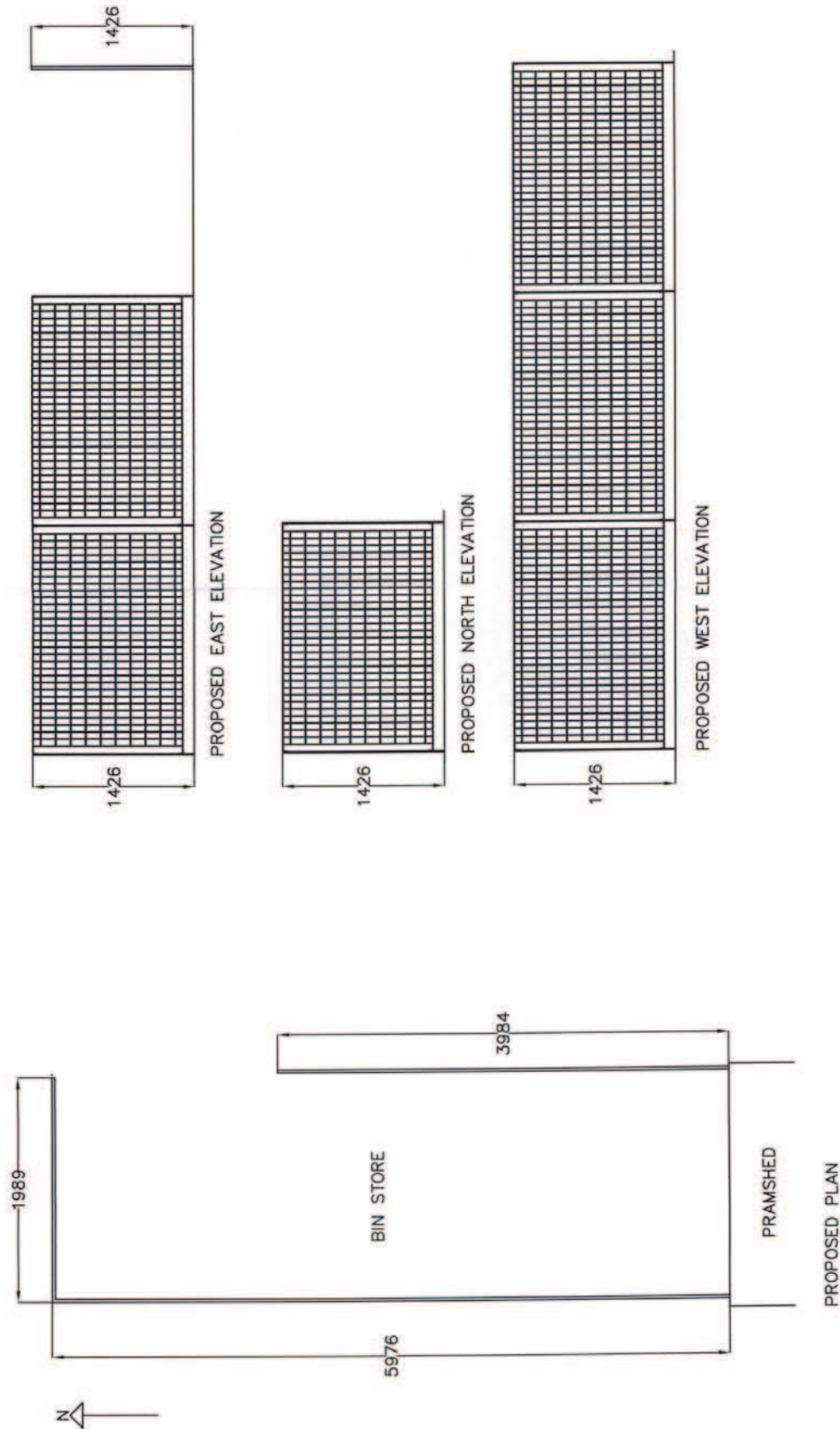


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CHARGES BEING AND CHARGES TO BE REPORTED AND OFFICER
ALL DELAYING TO BE READ IN CONVICTION WITH INDICATION

LONDON BOROUGH OF ENFIELD
20 JUL 2012
DEPT. OF TRADING

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| JOB NUMBER 68684 | | | DRAWING NUMBER 230256LHL/4 | |

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GENERAL NOTES

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ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION

| REV | DATE | CAD | DETAILS |
|------|--------------|-----|---------|
| Ref: | Arch Dwg No. | | |

Planning



New Life House, 48 High Street, Brighthelm, Essex, CM14 4AA
Tel: 01277 228822 Fax: 01277 212208

CLIENT

Enfield Homes

ARCHITECT

PROJECT
Langhedge Lane Enveloping Programme

DRAWING TITLE
230-256 Langhedge Lane Proposed
Bin Stores

| SCALE | DRAWN | CHECKED | APPROVED | DATE |
|------------|----------------|----------|----------|----------|
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| JOB NUMBER | DRAWING NUMBER | REVISION | | |
| 68684 | 230256/LH/5 | | | |

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Upper
Edmonton

Application Number : P12-01845PLA

Category: Other Development

LOCATION: 201-215 LANGHEDGE LANE, LONDON, N18 2TG

PROPOSAL: Replacement of doors and windows to all elevations.

Applicant Name & Address:

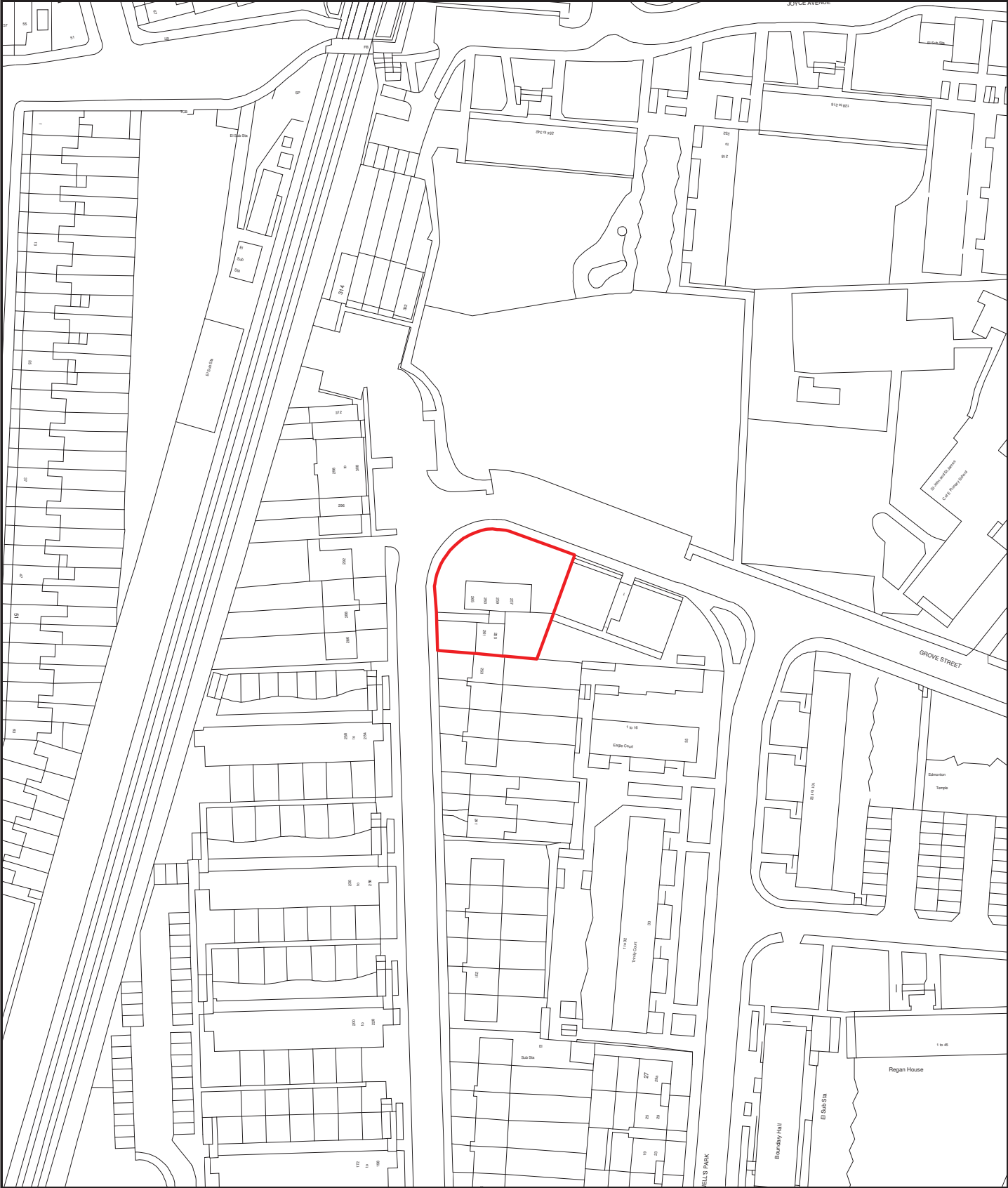
Mr Kevin Connolly,
Enfield Council c/o Enfield Homes
9, CENTRE WAY,
LONDON,
N9 0AP

Agent Name & Address:

Mr Benjamin Woulfe,
PSW Building Consultancy
New Link House
48 High Street
Brentwood
Essex
CM14 4AN

RECOMMENDATION:

In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 10:20

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 A 2-storey block located to the eastern side of Langhedge Lane at the junction with Snells Park. The block consists of 8 residential units over both ground and first floor levels. The immediate surrounding area is primarily composed of residential blocks with the exception of the Langhedge Industrial Estate to the South of the site.

2. Proposal

- 2.1 Permission is sought for replacement windows and doors to all elevations of the residential block. The replacements windows and doors are proposed in white UPVC. None of the window and door openings are being increased in size.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

- 4.1 Statutory and non-statutory consultees

- 4.1.1 No comments received.

- 4.2 Public

- 4.2.1 Consultation letters have been sent to 36 neighbouring properties. In addition, notice was displayed at the site. No representations have been received.

5. Relevant Policy

- 5.1 Local Plan – Core Strategy

| | |
|------|-------------------------------------------------------------------------|
| CP30 | Maintaining and improving the quality of the built and open environment |
|------|-------------------------------------------------------------------------|

- 5.2 Saved UDP Policies

| | |
|----------------|--------------------------------------------------|
| Policy (II)GD3 | High standard of functional and aesthetic design |
|----------------|--------------------------------------------------|

- 5.3 London Plan

| | |
|-----|--------------------------------------------------|
| 7.1 | Building London's Neighbourhoods and communities |
| 7.4 | Local character |
| 7.6 | Architecture |

- 5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 The principle issues for consideration in relation to this application are design and the impact to the adjoining area and impact on neighbouring amenity.

6.2 Impact on the Character and Appearance of the Surrounding Area

6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments. In addition Policy 7.4 of the London Plan states that development should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 The proposal involves alterations to replace windows and doors on all elevations. The existing windows are made up of white crittall timber frames with all the existing doors also made from timber. These are to be replaced with white UPVC.

6.2.3 The existing flat entrance doors are timber to be replaced with GRP (Glass Reinforced Polyester) doors with the colour to be chosen by residents. From assessing the submitted information the design of the windows would be very similar to what exists on site, with the exception of additional window openings and slightly thicker window frames due to the use of the UPVC material. As such the proposed replacement windows and doors will remain in keeping with the character and appearance of the surrounding area. In addition the proposal is also extremely likely to result in creating much better heat retention and insulation capabilities in relation to all the existing units.

6.2.3 Overall, it is considered that the proposal would not detract from the character and appearance of the subject block of residential units or the surrounding area, thereby it is deemed compliant with relevant policies (II) GD3 of the Unitary Development Plan, CP30 of the Local Plan and 7.4 of the London Plan.

6.3 Impact on Neighbouring Residential Properties

6.3.1 The proposals would have no harmful impact on the amenities of neighbouring occupiers.

7. Conclusion

7.1. In the light of the above factors, the proposed replacement windows and doors to all elevations is considered acceptable for the following reason:

1. The proposed installation of white UPVC windows and doors to all elevations of the residential block, by virtue of their design, siting and relationship with their surroundings, would not cause undue harm to the character and appearance of the subject building or wider surrounding area and would not impact upon the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3 of the Unitary Development Plan, Local Plan Policy CP30, 7.1, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

8. Recommendation

8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice. Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

Langhedge Lane 201-215

P12-01845-PLA



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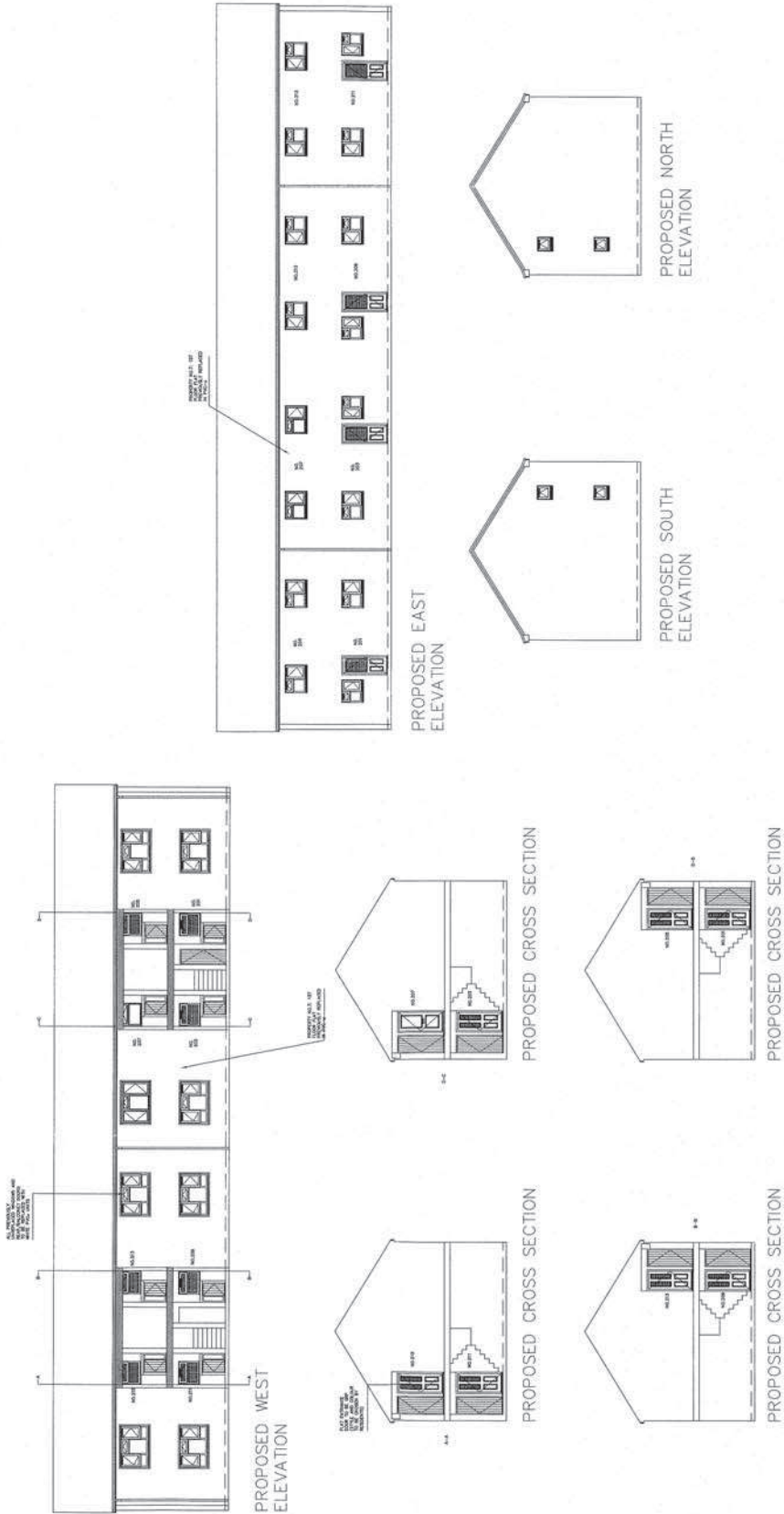


Scale 1/500

Centre = 533864 E 191835 N

Date 27/6/2012

DO NOT WRITE IN THESE SPACES



New Line Hinges, 48 High Street, Brookwood, Essex. G06 6AA
 Tel: 0277 339673 Fax: 01277 309218

CLIENT
Enfield Homes

Amount

PROJECT
Enfield Homes Enveloping Works

201-215 Langhedge Lane Proposed Elevations

| | | | | | |
|-------------|---------------------|------------------------------|------|----------|-------------------|
| 20 JUL 2012 | SCALE CODE B A I | DRAWN | QWEE | APPRO | DATE July 2012 |
| 20 JUL 2012 | JOB NUMBER 88684 | DRAWING NUMBER 201215LH/2 | | REVISION | |

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mrs J. Rebairo Tel: 020 8379 3822

Ward: Upper
Edmonton

Application Number : P12-01844PLA

Category: Other Development

LOCATION: 1-8 CORDWAIN HOUSE, 97, FORE STREET, LONDON, N18 2XH

PROPOSAL: Replacement of windows and doors to all elevations and cladding to front elevation.

Applicant Name & Address:

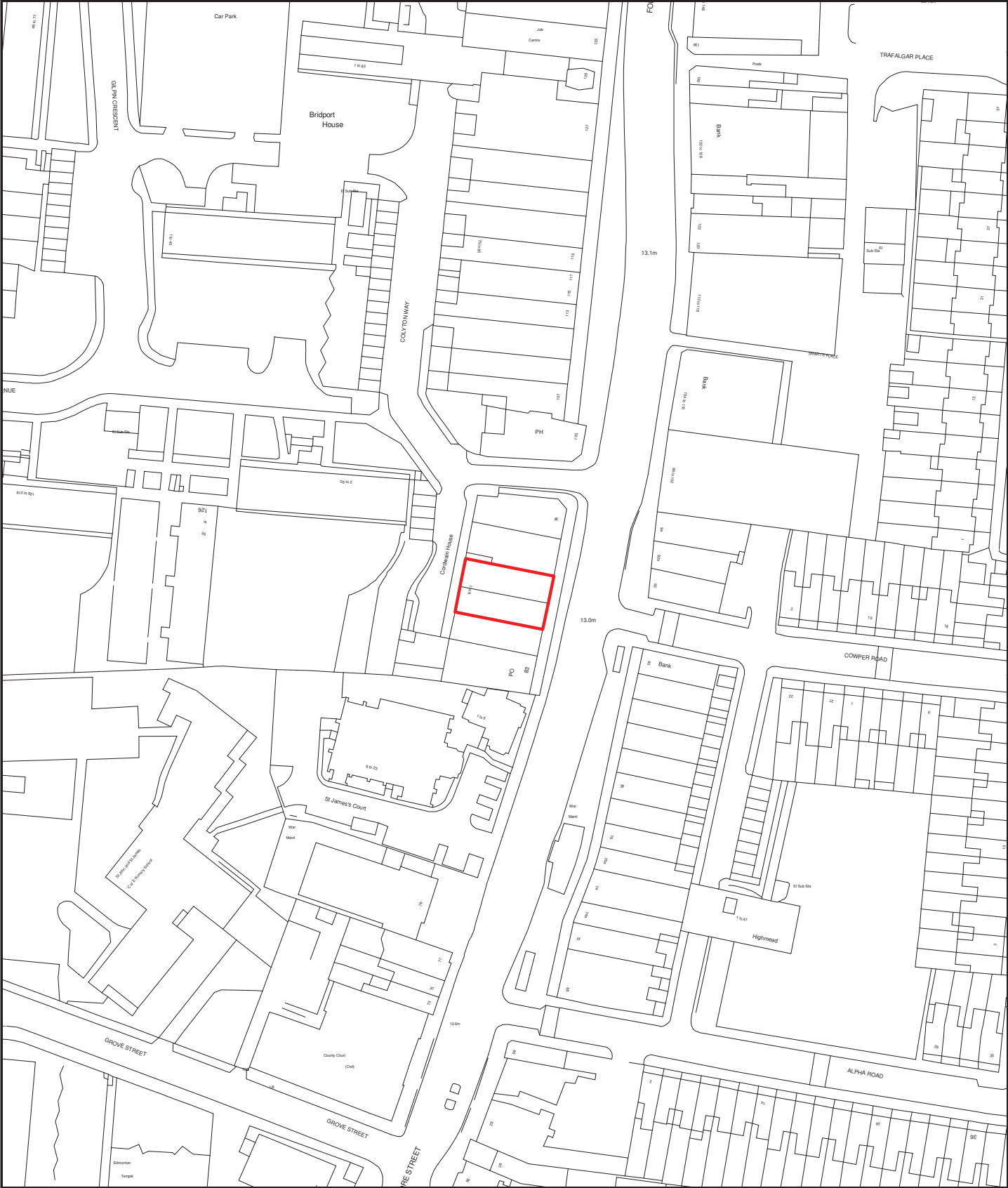
Mr Kevin Connolly,
Enfield Council
c/o Enfield Homes
9, CENTRE WAY,
LONDON,
N9 0AP

Agent Name & Address:

Mr Benjamin Woulfe,
PSW Building Consultancy
New Link House
48 High Street
Brentwood
Essex
CM14 4AN

RECOMMENDATION:

In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 10:11

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 A 3-storey block located to the western side of Fore Street comprising retail units on the ground floor with residential flats on first and second floors. The surrounding area is a mix of commercial and residential.

2. Proposal

- 2.1 Permission is sought for replacement windows and doors to all elevations of the first and second floor flats together with cladding to the second floor east elevation.
- 2.2 The replacement windows and doors are proposed in white UPVC. No alterations are proposed to the openings.
- 2.3 The proposed cladding is a fibre cement panel in a beige colour.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 National Grid and English Heritage raise no objection
- 4.1.2 English Heritage raise no objection

4.2 Public

- 4.2.1 Thirteen neighbouring properties were consulted and a site notice was also posted on site. No representations have been received.

5. Relevant Policy

5.1 Local Plan – Core Strategy

CP30 Maintaining and improving the quality of the built and open environment

5.2 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design

5.3 London Plan

- 7.1 Building London's Neighbourhoods and communities
- 7.4 Local character
- 7.6 Architecture

5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 Impact on the Character and Appearance of the Surrounding Area

- 6.1.1 The existing windows are made up of white crittall frames as are the balcony doors. It is proposed to replace these with white UPVC. Furthermore, the existing flat entrance doors are timber to be replaced with GRP (Glass Reinforced Polyester) doors (colour to be chosen by residents). The design of the windows will be very similar to what is existing on site and it is considered the external appearance will be acceptable in keeping and character with the surrounding area.
- 6.1.2 The proposed cladding would replace the existing grey asbestos cladding. The proposed replacement cladding would enhance the appearance and is considered acceptable.
- 6.1.3 Therefore it is considered that the works would not detract from the character and appearance of the surrounding area or the subject building, nor would it impact upon the residential amenities of neighbouring properties.

6.2 Impact on Neighbouring Residential Properties

- 6.2.1 The proposal works would not involve any harmful impact on the amenities of neighbouring occupiers.

6.3 Highways and Parking

- 6.3.1 The proposal works would not involve any impact on parking or the functioning of the highway.

7. Conclusion

- 7.1. In the light of the above factors, the proposed replacement windows and doors to all elevations and cladding to east elevation is considered acceptable for the following reason:
 - 1. The proposed installation of white UPVC windows and doors to all elevations of the block, as well as cladding to the second floor east elevation, by virtue of their design, siting and relationship with their surroundings, would not cause undue harm to the character and appearance of the subject building or wider surrounding area and would not impact upon the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3 of the Unitary Development Plan, Local Plan Policy CP30, 7.1, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

8 Recommendation

- 8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions.
 - 1. C60 – Drawing Nos. 18CW/2 and 18CH/1
 - 2. C51A – Time limited permission

Cordwain 1-8



P2-01844P2A



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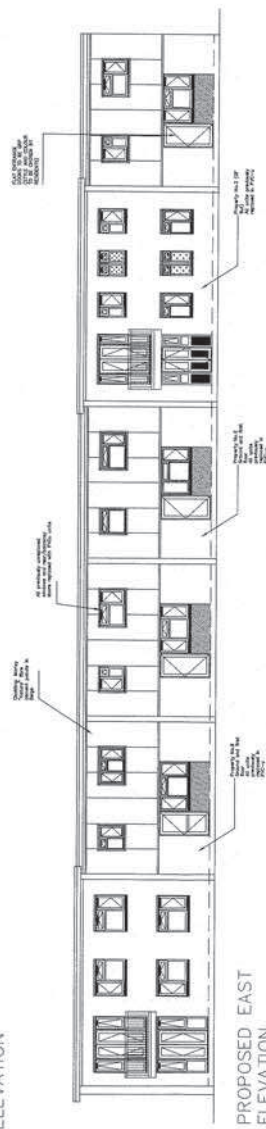
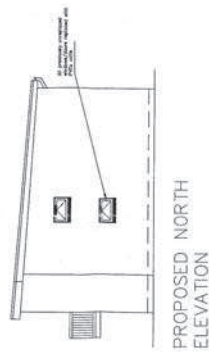
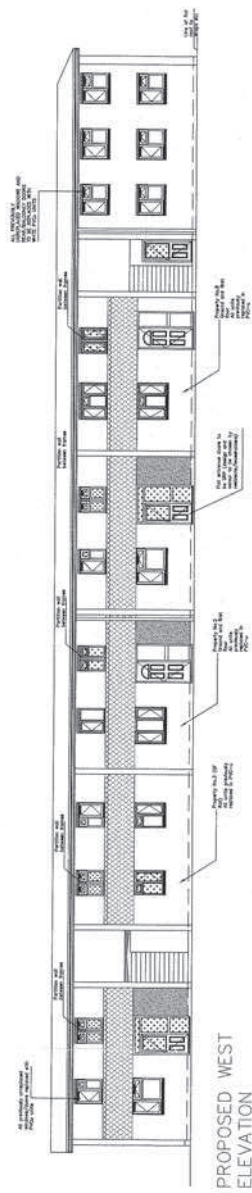
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Centre = 534047 E 192073 N

Date 28/07/2011
LONDON BOROUGH OF ENFIELD

20 1111 2012

DEVELOPMENT



| | | | |
|-------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|----------------|
| REV. | DATE | 000 | DETAILS |
| Ref: Auth Dwg No. | | | |
| Drawing Title | | | |
| PLANNING | | | |
|  | | | |
| No 101 Plaza, 48-49 Street, Orchard Road, 0484 0046 Tel: 6737 00001 Fax: 6737 00010 | | | |
| LONDON ROADHOUSE ENVELOPE 20 JUL 2002 PROJECT ENVELOPE SERVICES ENVELOPE HOMES ENVELOPE HOMES Enveloping Works | | | |
| DRAWING TITLE | | | |
| 1-5 Corbrian House Proposed Elevations | | | |
| SCALE | DATE & BY | DRAWN | CHECKED |
| 1:1 | 20 JUL 2002 | ENVELOPE HOMES | ENVELOPE HOMES |
| JOB NUMBER | PROJECT | DRAWING NUMBER | PROJECT |
| 669694 | 18CW02 | | |

Monthly Decisions on Town Planning Application Appeals

- 1.1 Between the 31 July and the 7th September 2012, 9 appeals decisions had been received from the Planning Inspectorate. Two were withdrawn and another was invalid. The table below confirms how many appeals were upheld and how many were dismissed. Details of each appeal can be viewed on the departmental website.

OVERALL PERFORMANCE

| APPEALS RECEIVED | DISMISSED | ALLOWED | WITHDRAWN/INVALID | PERCENTAGE DISMISSED (Not including Withdrawn) |
|-------------------------|------------------|----------------|--------------------------|-----------------------------------------------------------|
| 9 | 2 | 4 | 3 | 33% |

- 1.2 Of the overall number of appeals these have been divided between delegated decisions, i.e those made by officers under the scheme of delegation and committee decisions.

DELEGATED DECISIONS

| No. of APPEALS | DISMISSED | ALLOWED | WITHDRAWN/INVALID | PERCENTAGE DISMISSED (Not including Withdrawn) |
|-----------------------|------------------|----------------|--------------------------|-----------------------------------------------------------|
| 9 | 2 | 4 | 3 | 33 % |

COMMITTEE DECISIONS

| | No. of APPEALS | DISMISSED | ALLOWED | WITHDRAWN | PERCENTAGE DISMISSED |
|----------------------------------------|-----------------------|------------------|----------------|------------------|-----------------------------|
| Refusal as per officer recommendation | 0 | 0 | 0 | 0 | N/A |
| Refusal against officer recommendation | 0 | 0 | 0 | 0 | N/A |

KEY ISSUES

The figures above are disappointing and are unique over the last two years where appeals dismissed have been consistently over 80%. One appeal allowed was at 2 Standard Road, Enfield, EN3 6DR for a first floor rear extension with pitched roof. The Council had argued that the proposal would be within a 30 degree angle of the first floor landing window of No 4. However the Planning Inspector taking account of the shallow pitch of the roof of the proposal and the distance from that window and the use of the area served by it the proposal argued that in his opinion it would not. Another two appeals were allowed as the inspector disagreed with the department that the design of the developments were unacceptable within the street scene. Clearly this is a subjective judgement and is difficult to counter act. However a thorough assessment of last month's figures will be undertaken to ascertain whether there are issues which could be addressed to ensure the high percentage of dismissed appeal the department has attained will continue.