

Public Document Pack



PLANNING COMMITTEE

Tuesday, 23rd April, 2013 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 22/04/13

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 THE SPECIAL PLANNING COMMITTEE HELD ON 4 MARCH 2013 (Pages 1 - 12)**

To receive the minutes of the Special Planning Committee held on Monday 4 March 2013.

5. MINUTES OF THE PLANNING COMMITTEE 26 MARCH 2013

To receive the minutes of the Planning Committee meeting held on Tuesday 26 March 2013.

TO FOLLOW

6. MINUTES OF THE PLANNING PANEL HELD ON 28 FEBRUARY 2013 - NORTH CIRCULAR ROAD APPLICATIONS (Pages 13 - 24)

To receive the minutes of the Planning Panel held on Thursday 28 February 2013 regarding application refs P12-03179PLA, P12-03177PLA, P12-02858PLA and P12-02859PLA.

7. REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO.) (Pages 25 - 26)

To receive the covering report of the Assistant Director, Planning and Environmental Protection. (Report No. 212)

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

8. TP/10/0783 - HOLLY HILL FARM, 305, THE RIDGEWAY, ENFIELD, EN2 8AN (Pages 27 - 36)

RECOMMENDATION: Approval subject to conditions
WARD: Chase

9. P12-02750PLA - 62, VERA AVENUE, LONDON, N21 1RL (Pages 37 - 58)

RECOMMENDATION: Refusal
WARD: Grange

10. P13-00338LBE - ELDON INFANT SCHOOL, ELDON ROAD, LONDON, N9 8LG (Pages 59 - 66)

RECOMMENDATION: Approval subject to conditions.
WARD: Lower Edmonton

11. P13-00435PLA - LAND SOUTH SIDE OF WHITEWEBBS LANE, INCORPORATING ROLEMILL SPORTS GROUND AND LAND REAR OF MIDDLETON HOUSE, BULLS CROSS, ENFIELD, EN2 9HA (Pages 67 - 78)

RECOMMENDATION: Approval subject to conditions
WARD: Chase

- 12. P13-00551PLA - CRAIG PARK YOUTH CENTRE, LAWRENCE ROAD, LONDON, N18 2HN** (Pages 79 - 88)

RECOMMENDATION: Approval subject to conditions
WARD: Edmonton Green

- 13. P13-00552PLA - LODGE DRIVE CAR PARK, LODGE DRIVE, LONDON, N13 5LB** (Pages 89 - 98)

RECOMMENDATION: Approval subject to conditions
WARD: Palmers Green

- 14. P13-00558PLA - 18, THE GREEN, LONDON, N21 1AY** (Pages 99 - 108)

RECOMMENDATION: Approval subject to conditions
WARD: Winchmore Hill

- 15. P13-00581PLA - RUSSETT HOUSE SCHOOL, 11, AUTUMN CLOSE, ENFIELD, ENI 4JA** (Pages 109 - 118)

RECOMMENDATION: Approval in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to condition.
WARD: Southbury

- 16. P13-00316PLA - 1-16 EAGLE COURT, 35, SNELLS PARK, LONDON, N18 2TF** (Pages 119 - 124)

RECOMMENDATION: Approval subject to conditions
WARD: Upper Edmonton

- 17. P13-00317PLA - 101-132, SNELLS PARK, LONDON, N18 2SY** (Pages 125 - 130)

RECOMMENDATION: Approval subject to conditions
WARD: Upper Edmonton

- 18. P13-00318PLA - 1-32, TRINITY COURT, 33, SNELLS PARK, LONDON, N18 2TE** (Pages 131 - 136)

RECOMMENDATION: Approval subject to conditions
WARD: Upper Edmonton

- 19. P13-00590PLA - 1-9A, ANGLESEY ROAD, ENFIELD, EN3 4HY** (Pages 137 - 142)

RECOMMENDATION: Approval subject to conditions
WARD: Ponders End

20. **P13-00591PLA - 11-15A, ANGLESEY ROAD, ENFIELD, EN3 4HY** (Pages 143 - 148)

RECOMMENDATION: Approval subject to conditions
WARD: Ponders End

21. **P13-00592PLA - 67-105, BOWOOD ROAD, ENFIELD, EN3 7LL** (Pages 149 - 154)

RECOMMENDATION: Approval subject to conditions
WARD: Enfield Highway

22. **P13-00615LBE - 161-167, GREEN STREET, ENFIELD, EN3 7LB** (Pages 155 - 160)

RECOMMENDATION: Approval subject to condition.
WARD: Enfield Highway

23. **P12-03177PLA - 1-23, TELFORD ROAD, 233-237 BOWES ROAD, (KNOWN AS SITE 14), LONDON, N11 2RA**

RECOMMENDATION: Approval subject to completion of Section 106 Agreement
WARD: Southgate Green

24. **P12-03179PLA - 244-262, BOWES ROAD, AND, LAND REAR OF 194-242, BOWES ROAD, (KNOWN AS SITE 11), LONDON, N11 2RA**

RECOMMENDATION: Approval subject to completion of Section 106 agreement.
WARD: Southgate Green

25. **APPEAL INFORMATION**

Monthly decisions on Town Planning Application Appeals.

TO FOLLOW

26. **SECTION 106 AGREEMENTS - MONITORING INFORMATION** (Pages 161 - 190)

To receive the report of the Director of Regeneration, Leisure and Culture.
(Report No.215)

27. **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 - 4.3.2013

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON MONDAY, 4 MARCH 2013**

COUNCILLORS

PRESENT Andreas Constantinides, Ali Bakir, Lee Chamberlain, Ingrid Cranfield, Dogan Delman, Christiana During, Patricia Ekechi, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Paul McCannah, Anne-Marie Pearce, Martin Prescott and George Savva MBE

ABSENT Toby Simon

OFFICERS: Bob Ayton (Schools Organisation & Development), Linda Dalton (Legal Services representative), Bob Griffiths (Assistant Director, Planning & Environmental Protection), Andy Higham (Planning Decisions Manager), Aled Richards (Head of Development Management), Richard Laws (Planning Case Officer), Mike Hoyland (Senior Transport Planner), Giles Sutton (Biodiversity Officer) and Stephen Downing (Tree Officer) Jane Creer (Secretary) and Metin Halil (Secretary)

Also Attending: Approximately 240 members of the public, applicants, agents and their representatives
Councillor Del Goddard, Cabinet Member for Business & Regeneration
Ward Councillors: Lionel Zetter, Michael Lavender, Robert Rams, Andreas Ioannidis, Barry Evangeli, Joanna Tambouridies

743**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.

744**APOLOGIES FOR ABSENCE**

NOTED that apologies for absence were received from Councillor Simon.

745**DECLARATIONS OF INTEREST**

NOTED that Councillor McCannah declared a disclosable pecuniary interest in the application under consideration, as he lived near the site and was consulted as a resident by the Planning Department. It was confirmed by the Legal Services representative that Councillor McCannah must therefore leave the room and take no part in the debate or the vote.

746

P12-02266PLA - FORMER CAT HILL CAMPUS, MIDDLESEX UNIVERSITY, 182, CAT HILL, BARNET, EN4 8HU

NOTED

1. The introduction by the Planning Decisions Manager, including the following points:
 - a. Summary of the proposals.
 - b. Summary of the main differences from the previously refused application TP/11/0904.
 - c. Summary of the key planning issues for the current application.
 - d. Receipt of a petition containing 26 signatures from residents adjoining the site.
 - e. Receipt of 13 additional letters of objection raising concerns in respect of parking, infrastructure, crime, drainage, school places, transport, health facilities, out of keeping, ecology, Oak Hill nature reserve, woodlands, contamination, screening, quality of life, and use of site.
 - f. Receipt of additional points of objection on behalf of the Campaign for Cat Hill including that Block A had been improved in terms of massing, but was overwhelming and unsympathetic to the area; dissatisfaction with the pattern of materials; and heights of Blocks B – F should be reduced and set back.
 - g. Receipt of an additional letter on behalf of London Wildlife Trust – Barnet Group raising concerns including likely disturbance to protected species; some houses were too close to bats commuting along the western boundary; and loss of habitat for Great Crested Newts.
 - h. Receipt of one letter of support.
 - i. The following updates to the report:
 1. Paragraph 2.2 of the report proposal involves 57 and not 59 Terraced houses.
 2. Paragraph 4.4.5 – Favourable conservation status of Newts not Bats.
 3. Paragraph 10.7 28% instead of 30% affordable rent / social rent and 72% intermediate units instead of 71%.
 4. Paragraph 9.1.4 22nd January to read Tuesday instead of Thursday and 24th January to read Thursday instead of Tuesday.
 - j. Section 106 contribution and Mayors CiL of £1,739,160.
2. The deputation of Dr Kim Coleman, on behalf of the Campaign for Cat Hill, including the following points:
 - a. The recommendation contained illegalities, in particular to wildlife issues, and had been subject to an illegal process with submissions not issued for public review and submissions issued too late for public review.
 - b. In response to previous refusal of planning permission, a few cosmetic changes had been made to the scheme, but it was still out of keeping with the character of the surrounding area and would be highly intrusive, over intensive, too big, too dense, dark and forbidding and architecturally bland, and contrary to the Council's Core Strategy.

PLANNING COMMITTEE - 4.3.2013

- c. The northern pond and southern woodland should be excluded in density calculations.
 - d. Lack of full resolution of S106 payments and the Travel Plan.
 - e. There would be insufficient parking space, leading to overspill parking, and references to parking availability on Mansfield Avenue and Vernon Crescent were unacceptable, and not releasing survey details was illegal.
 - f. The new Transport Assessment was submitted too late for proper consultation.
 - g. Shocking number of trees to be felled 40% across the site, loss of ancient woodland and veteran trees, degradation of the woodland screen, and impact on retained trees with likely loss to be more than indicated, not in compliance with NPPF policies and Natural England note the impact on the western boundary and therefore the Local Planning Authority must refuse. Impact of increased soil levels on the site.
 - h. Inadequate bat surveys, not in accordance with Natural England recommendations or legal obligations.
 - i. Loss of habitat of Great Crested Newt and negative effect on the species with an inadequate and unlawful buffer zone from development.
 - j. Legal obligations in respect of protected species were not being met.
 - k. Flood risk concerns, especially effects on Vernon Crescent and Oak Hill Park, where events had been cancelled due to flooding.
 - l. Ongoing grave concerns regarding ground contamination including lack of testing for some substances, and presence of chemicals responsible for causing birth defects, and substances remaining from the 1940s.
 - m. The site was given in trust and should have remained for education use. Loss of educational facilities should be resisted, particularly at this time when school places were in such demand in the area.
 - n. Residents of Southgate and Cockfosters opposed these proposals and had given legitimate reasons for refusal of this application, and the Committee was urged to reject the application.
3. The deputation of Mr Daniel Keane, local resident and leader of the Catholic Primary School Group at Cockfosters, including the following points:
- a. There were unanswered questions, and concerns that were not fully resolved.
 - b. He questioned the decision to change the status of the land to housing and advised this site would be suitable for a school.
 - c. He questioned what happened to the Lottery fund for setting up the MODA museum.
 - d. The proposals were unsuitable in this woodland setting and buildings would be too high and the density too great.
 - e. There would be negative impacts caused by increased traffic on Cockfosters Road and increased demands on local services.
 - f. The extended woodland was important and the area should be used for limited or small scale housing only. The land was not inner city. Trees and natural habitats would be lost forever.
4. The deputation of Ms Kathleen Levine, East Barnet resident and on behalf of the Chipping Barnet Labour Party, including the following points:

PLANNING COMMITTEE - 4.3.2013

- a. There were already traffic problems, especially coming out of Mansfield Road into Cat Hill, and making the R-hand turn this was not covered in the parking review, and concerns the volume of traffic would increase. She was horrified at the assumption Mansfield Avenue and Vernon Crescent were going to be used for overspill parking.
 - b. The flood risk report seemed to have reservations, and there were ongoing concerns from East Barnet Festival organisers and Vernon Crescent residents. Mitigations suggested that the development would add to the problems.
 - c. Biodiversity issues were not addressed properly. She welcomed additional research, but had not drawn the same conclusions. Concerns remained about Great Crested Newts and Bats, and legal issues.
 - d. High numbers of trees to be lost and no indication that more would be planted.
 - e. Impact of the blocks on people living in the area. These were five storey buildings with extra lift housing and did not fit in with the surrounding area.
5. The statement of Councillor Lionel Zetter (Cockfosters Ward Councillor, LB Enfield) and on behalf of Mr David Burrowes MP (Enfield Southgate Constituency), including the following points:
- a. He read a statement from David Burrowes MP, who sent apologies for not being present to speak in person due to business in Parliament.
 - b. In addition to drawing attention to paragraph 4.19.6 of the officers' report, the following concerns were highlighted:
 - The four storey buildings were out of keeping with the character of the local area in terms of style, height and massing and failed to link with existing houses and flats in Cat Hill.
 - Despite reduction by 29 units, the stretched length of Blocks B to F, and ten blocks of terraced housing was still an over intensive form of development.
 - The Committee's previous objections had not been overcome, particularly in respect of impact on the environment.
 - Whilst T48 veteran oak has been saved, its long term future had not been guaranteed due to its proximity to the new developments.
 - The loss of about 40% of trees was not acceptable to the area.
 - The Committee will note that the Mayor's office wants confirmation that there is no ongoing or future demand for education use on the site. Given the demand for school places in Enfield, Barnet and London he urged the Committee to reconsider the principle of development. Enfield had limited primary schools plans and no plan to deal with future pressures on secondary schools.
 - c. Mr Burrowes urged the Committee to maintain their robust position and continue to defend the character and appearance of the local area and to refuse this unsustainable development.
 - d. Councillor Zetter remarked on the level of opposition to the proposals, which were too high, too dense and out of character with the area.
6. The statement of Councillor Robert Rams (East Barnet Ward Councillor, LB Barnet) and on behalf of Rt Hon Theresa Villiers MP (Chipping Barnet Constituency), including the following points:

PLANNING COMMITTEE - 4.3.2013

- a. He read a statement from Rt Hon Theresa Villiers MP, who sent apologies for not being present to speak in person due to business in Parliament.
 - b. Changes to the scheme were little more than cosmetic.
 - c. The environment would be damaged, especially along the western boundary. Important wildlife habitats would be lost.
 - d. The buildings would be out of character with the low rise suburban surrounding area, it was too high and too dense.
 - e. There was not the necessary infrastructure to support such a significant number of dwellings.
 - f. Impact on traffic was a grave concern. Local roads were already congested.
 - g. Parking provision would be inadequate. This was a major concern for constituents. Suggestions about parking on nearby streets were unacceptable and it was understood the surveys had not been disclosed and there was concern about overspill parking in adjacent streets.
7. The statement of Councillor Andreas Ioannidis (Brunswick Park Ward Councillor, LB Barnet), including the following points:
- a. He was the closest Labour councillor in Barnet and was speaking on behalf of East Barnet residents, and on behalf of Andrew Dismore and Joanne McCartney (Barnet & Camden and Enfield & Haringey London Assembly Members) who sent their apologies.
 - b. Chipping Barnet Labour Party had sent objections in October and not all points had been addressed.
 - c. LB Barnet was directly affected with impact on services and infrastructure but it was unclear if they would receive S106 contributions. Impacts were not properly accounted for.
 - d. Parking would overflow into neighbouring roads.
 - e. Full steps were not being taken to ensure flooding was prevented.
 - f. The cost should be covered for a controlled parking zone or parking permits for all affected and for visitor parking.
 - g. Design of buildings would be out of character and blight the area.
 - h. There will be additional demand for services in Barnet.
8. The statement of Councillor Barry Evangelis (East Barnet Ward Councillor, LB Barnet), including the following points:
- a. He was speaking on behalf of the councillors for East Barnet ward which included Cat Hill, Mansfield Avenue and Vernon Crescent.
 - b. The height and density would be out of character with East Barnet and Cockfosters wards, which had mainly two storey family homes.
 - c. Loss of so many trees including mature trees was unjustified and unacceptable, and greenery would be pruned back which formed an important privacy screen to Mansfield Avenue and Vernon Crescent residents. Loss of important green habitat, questioned whether the thinning of trees to make garden space was acceptable.
 - d. There were fears of huge overspill parking.
 - e. Concerns regarding pressure on Barnet services, particularly schools, without any guarantee of S106 money to compensate.

PLANNING COMMITTEE - 4.3.2013

- f. Reductions from the previously refused scheme were minimal and there would be such detrimental effects that this application should be rejected.
9. The statement of Councillor Michael Lavender (Cockfosters Ward Councillor, LB Enfield), including the following points:
- a. The entire community of the area would be affected, across Enfield / Barnet boundaries.
 - b. The significant tree and shrub removal would degrade the woodland screen. That alone should be sufficient to reject the application.
 - c. The applicants were cramming too much development into the site, to cover their losses.
 - d. It seemed the Council wanted to pick and choose the planning guidance to justify the recommendation.
 - e. Paragraph 13.1.6 set out changes to education contribution figures further to adoption of S106 Supplementary Planning Guidance, but that the contribution had to have regard to the viability of the scheme so would only be £600k in this case, and similarly £400k for health provision. A £1.8M shortfall would not be provided for, and he questioned the governance of writing off this amount of public money.
 - f. This site should be used for educational purposes. As set out in paragraph 13.1.4, Government policy was that any new schools would now be either academies or free schools. The Council would not be interested in such provision as it would be outside their control.
10. The response on behalf of L&Q, the applicant, including the following points:
- a. Mr Simon Baxter, Project Manager, L&Q spoke on behalf of the applicant and advised that L&Q had been operating in Enfield for 50 years and owned and managed around 2000 homes including private and shared ownership and affordable rented homes catering for those in modest or average occupations.
 - b. The officers' report dealt with all relevant policy issues, including the Local Plan and the London Plan and guidance. There had been detailed scrutiny and the application found to be in compliance with policy.
 - c. As illustrated by slides, the buildings on site at Cat Hill at the moment included concrete panelling, flues and asbestos, none of which would feature in this development. The GLA and officers had expressed satisfaction with the applicant's design approach.
 - d. There would be a 25 year woodland management plan.
 - e. Ecological surveys had been supported by the Council and carried out to Natural England guidelines.
 - f. Heights had been reduced from six storeys to four storeys.
 - g. The housing tenure mix was confirmed as 162 for owner occupation, 50 for shared ownership for first time buyers and 19 affordable or social rent.
 - h. There would be investment in local facilities through S106 and CiL contributions, and a local labour scheme would be instigated, and local suppliers and contractors would be used in construction.
 - i. He appreciated concerns regarding traffic, but previously 2,000 students and 200 staff used to visit the university. Surveys indicated a 1 to 2% increase in traffic.

PLANNING COMMITTEE - 4.3.2013

- j. Methodologies used met recommended guidelines. It was understood parking surveys regarding capacity in Vernon Crescent and Mansfield Avenue were carried out in response to points made at the Planning Panel that these roads were saturated already, not for consideration as overspill parking for the development.
- k. The Environment Agency was a statutory consultee and had to be satisfied in respect of flooding and waste water issues. The site was not in a flood risk area and there would be no flooding caused by the development. Surface water attenuation meant that water would leave the site at a considerably slower speed so there should be a beneficial impact.
- l. Mr Michael Derbyshire, Planning Director of Savills spoke as agent and planning consultant, with reference to reasons for refusal of the previous scheme and how these had been addressed.
- m. There had not been objection to the principle of residential use on site or loss of education.
- n. In response to the specific refusal in relation to T48 veteran oak, the road layout no longer passed next to the tree and was replaced by a pedestrian path. Conditions 28 and 29 also related to protecting this tree.
- o. There were no objections on highways grounds from the Council or TfL. There would be a different type of movement in and out of the site than the previous university use with an increase of around 2% in traffic. This is not a significant increase. There was capacity in local roads but it was not the intention to encourage overspill. There would be S106 highway contributions including for pedestrian crossings and footway improvements, cycle paths and modelling on Cat Hill roundabout, a Travel Plan, and upgrading of four bus stops.
- p. The drainage strategy was now amended. Existing foul and surface water pipes could be re-used with minimal impact upon the south west woodland. Significant improvements would be made to the pond and overall there would be a net ecological benefit.
- q. Officers accepted some tree removal in the western boundary woodland compartment, and this would be good arboricultural practice. Significant new planting was proposed and a 25 year management plan. Distances were considerable, even if there was no screening, and all exceeded minimum standards, and taking into account ground levels.
- r. The number of units had been reduced and the density level was at the lower end of GLA standards. Houses backing onto Vernon Crescent were now semi detached and there were gaps between terraces. There was also more traditional architecture. Heights in this location were entirely appropriate and not exceptional even in this area.
- s. Education issues were covered in the report. Neither Enfield or Barnet supported a school on this site. A S106 contribution would be made.
- t. A new homes bonus of £2.2M would also be gained by Enfield Council: an incentive proposed by government to encourage home building.
- u. Mr Andrew Macarthy, a Technical Director from SLR Consulting, responded on ecology matters. He was a chartered environmentalist and licensed to survey bats and Great Crested Newts by Natural England. He dealt with European protected species regularly and had worked on a range of sites, including internationally important sites. He had become involved with this application in 2012 following the previous refusal.

PLANNING COMMITTEE - 4.3.2013

- v. The level of survey work had been proportionate given the nature of the site and type of habitats on this essentially brownfield site. The Council and Natural England were satisfied the survey work was adequate.
- w. Tree loss would be offset by positive mitigation elsewhere on site. Woodland management would be covered by the 25 year plan. Positive mitigation measures would benefit Great Crested Newts, bats, invertebrates, and White Letter Hairstreak Butterflies. Licences would be obtained to ensure compliance with wildlife legislation and there was no reason to think that Natural England would refuse the licences. With the mitigation measures the application would preserve and enhance the ecological value of the site. The conclusion in the environmental impact assessment was there would be overall net gain.
- x. Residual impact on the western boundary would be offset by work elsewhere and this would be conditioned.

11. A brief comfort break adjournment was taken before the meeting resumed.

12. Officers' responses to points raised, including the following:

- a. The Schools Organisation & Development Officer confirmed that when developing a strategy for additional school places it was necessary to look at areas where demand was greatest. This area was not the highest priority area in Enfield in this respect, but the impact of the proposal was recognised and Enfield and Barnet had been liaising on school expansion plans to ensure sufficient pupil places were available to meet projected demand across the area as a whole. In Enfield further reports to Members would come forward on future phases of primary and secondary school place provision to meet projected need. A school on this site would not address needs across the borough for either Enfield or Barnet. It could not be assumed that either a free school or academy would be approved in the area to meet demand, so the two Authorities could only plan to provide additional places in existing schools. However, should any free schools or academies be approved by the Secretary of State, they would be taken into account in developing future strategies.
- b. The Planning Decisions Manager clarified calculation of the density, which was not just numeric, but took a whole site approach, and was considered compliant with the London Plan.
- c. Ecological impacts (its strengths and weaknesses) had been acknowledged in the report. Policies concentrated on minimising harm. Natural England and the Environment Agency had not raised objections. Conditions were proposed to deal with issues raised.
- d. Heights and densities had been reduced, but Members may take subjective views.
- e. Ground contamination was covered by Condition 11.
- f. The Council had adopted S106 supplementary planning guidance and secured appropriate contributions set balanced against viability.
- g. The Senior Transport Planner confirmed the S106 contributions linked to highways issues were significant and would cover concerns appropriately and provide acceptable mitigation. Parking provision was tied to London Plan policies and this scheme's parking provision was towards the top end of London Plan standards. Parking was not given as a reason

PLANNING COMMITTEE - 4.3.2013

in the previous refusal. An additional parking survey had been carried out to satisfy concerns raised. Surveys were public documents. The survey showed average 61% parking occupancy in Mansfield Avenue and Vernon Crescent: a level which did not cause concerns regarding unacceptable potential impact. S106 contributions would mitigate the highway issues.

13. Members' lengthy debate, including the following points:
 - a. Ongoing concerns regarding parking provision. Overflow parking onto other streets was felt to be unacceptable. Officers confirmed that the approach to car parking was set out in the London Plan which had clear policies; and the impact had been looked at.
 - b. In response to Members' queries it was confirmed that the parking surveys referred to on page 45 of the report were carried out at 8:30pm in the evening on 22nd, 23rd and 24th January, when most residents were likely to be at home, and over a few days.
 - c. Parking provision included within the total 245 spaces was confirmed. This included the visitor and disabled spaces and those providing electric charging points. This provision is compliant with London Plan. The number of cycle spaces was confirmed as 353 in line with London Plan standards and these were distributed through the site.
 - d. Ongoing concerns regarding mass and density and that the proposals would be out of keeping with the locality. Members expressed that heights of blocks had not been reduced by enough. Officers clarified density calculations, which included the whole site area.
 - e. Costs to the community in terms of education and health provision had been suggested as £2.8M against which £1.8M would be contributed. A shortfall due to viability for the applicant was not considered acceptable. It was confirmed that officers had clear models, and were satisfied with contributions and the balance with promotion of sustainable development and housing provision. The NPPF promotes growth and housing. Advice had also been received from an external independent consultant on the scheme's viability. Members commented that they would have liked to question the consultant on the robustness of the calculations. Confirmation was given that the new homes bonus was a central government scheme. This application also included a S106 contribution towards health provision as this issue had been raised at the Planning Panel as an important infrastructure need.
 - f. In response to Members' queries regarding S106 contributions for health provision in particular, it was advised that there had been discussions with the health authority and the preference was for a single practice in a combined facility, and that active discussions were ongoing but that the S106 contribution would be held for health purposes. Officers confirmed that previous applications had not provided for health care provision but that this application responded to concerns raised previously.
 - g. Members highlighted concerns received relating to ground contamination and queried the wording of Condition 11. Officers agreed to review the condition to ensure it would investigate presence / mitigation of specific contaminants.
 - h. In response to Members' concerns regarding potential detrimental effects of excavations on the site, it was confirmed there were three

PLANNING COMMITTEE - 4.3.2013

relevant conditions dealing with surface water drainage which were satisfactory to mitigate impact, further to discussions with the Environment Agency.

i. The comments of the Cabinet Member for Business & Regeneration in respect of S106 and CiL contributions and viability issues; the need for housing; and that the application was compliant with Enfield's Core Strategy and the London Plan.

j. **SUSPENSION OF COUNCIL CONSTITUTION – TIME OF MEETING AGREED** that the rules of procedure within the Council's Constitution relating to the time meetings should end (10:00pm) be suspended for a period of 30 minutes to enable the business on the agenda to be completed.

k. Officers confirmed that a standard condition prevented tree cutting during nesting periods, and that distancing standards met required guidance.

l. Members' comments on the importance of working closely with communities affected by an application, and the high levels of opposition expressed by residents, councillors, MPs and GLA Members.

m. Confirmation that the GLA were a consultee, and that Enfield and Barnet had been clear the site was not appropriate for a school and would not best meet school places needs under existing programmes and emerging school places strategies. There were no current free school or academy applications for this area.

n. Members' concern that demand for school places had grown recently; that sites for education were increasingly important and full consideration should be given to retaining sites for educational use in the borough.

o. Confirmation that the Environment Agency were satisfied with the application if conditions indicated were imposed, and that the landscaping plan indicated 161 trees would be replanted.

p. In response to concerns raised over flooding, officers responded that the Environment Agency was satisfied that drainage was sufficient.

q. In response to Members' queries regarding facilities for children, it was confirmed there would be three play areas, two of which would be for under five year olds, and a trim trail.

r. Members' comments on the poor existing state of the site, and welcoming the reduction of units while providing affordable homes to meet housing needs in the area.

s. Confirmation that crime prevention officers had been consulted on the proposed scheme, and their recommendations had been taken on board.

t. Confirmation that Officers considered that concerns leading to refusal of the previous scheme had been satisfactorily addressed but that certain issues and elements were subjective and it was for Members to reach their decision.

14. The support of the majority of the Committee for the officers' recommendation: 8 votes for and 5 votes against.

AGREED that subject to the referral of the application to the Greater London Authority and the Mayor raising no objection to the recommendation, and the signing of the S106 agreement the Head of Development Management /

PLANNING COMMITTEE - 4.3.2013

Planning Decisions Manager be authorised to grant planning permission, subject to the conditions set out in the report and review of Condition 11 as above, for the reasons set out in the report.

747

MINUTES OF PLANNING PANEL 5 DECEMBER 2012

NOTED the minutes of the Planning Panel meeting held on Wednesday 5 December 2012.

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PLANNING PANEL - 28.2.2013

**MINUTES OF THE MEETING OF THE PLANNING PANEL
HELD ON THURSDAY, 28 FEBRUARY 2013**

COUNCILLORS

PRESENT Ertan Hurer, Ingrid Cranfield, Ahmet Hasan, Martin Prescott and George Savva MBE

ABSENT

OFFICERS: Andy Higham (Planning Decisions Manager), Ray Reilly (Principal Planning Officer), David B Taylor (Traffic and Transportation) and Neeru Kareer (Planning Policy Officer) Jane Creer (Secretary) and Metin Halil (Secretary)

Also Attending: Applicant (Notting Hill Home Ownership) Representatives:
Ken Barnett – Notting Hill Housing
Karen Jones - CgMs
Martin Hughes - Polity
Ewout Vandeweghe – Stock Woolstencroft
JMP transport consultant representative
MP for Enfield Southgate : David Burrowes
Councillor Del Goddard, Cabinet Member for Business & Regeneration
Ward Councillors:
Councillor Alan Barker (Southgate Green Ward Councillor)
Councillors Yasemin Brett and Alan Sitkin (Bowes Ward Councillors)
And approximately 200 members of the public / interested parties

1**OPENING**

1. Councillor Hurer as Chairman welcomed all attendees to the meeting and introduced the Panel Members, the Council officers and the applicant's representatives.
2. The purpose of the meeting was to provide local residents and other interested parties the opportunity to ask questions about the applications and for the applicants, officers and Panel Members to listen to all the comments.
3. A decision on the applications would be made by the full Planning Committee at forthcoming committee meetings.

2**OFFICERS' SUMMARY OF THE PLANNING ISSUES**

PLANNING PANEL - 28.2.2013

NOTED

1. Andy Higham, Planning Decisions Manager, gave a brief outline of the proposals and the planning issues.
2. This meeting was a further opportunity to express opinions on the proposed developments and was part of the ongoing consultation process. A large number of emails and comments had been received to date. Comments made at this meeting would be noted and would also form part of the overall assessment. A copy of the notes would be appended to the reports to Planning Committee. Residents would be notified of those Planning Committee meeting dates in advance.
3. The sites were within the area of the North Circular Road Area Action Plan (AAP). The Local Plan and the Core Strategy had identified this wider area as suitable for 1300 homes to be provided (including Ladderswood Estate).
4. Key planning issues raised were: height, design, internal standards, relationship to neighbouring properties, environmental impact, local infrastructure, access, traffic generation, parking, and sustainability.
5. If people had further questions and comments these would be continued to be accepted up until Friday 8 March so that they could be taken into account and reported as part of the main assessment of the applications.

3

PRESENTATION BY THE APPLICANT / AGENT

NOTED

1. Ken Barnett, Project Manager, Notting Hill Housing Trust (NHHT) gave an introduction of the proposals:
 - He had been working with NHHT since April 2009, when discussions started with Enfield Council and other parties, and as they had moved forward in taking over properties from Transport for London (TfL).
 - There were a number of properties involved on a number of sites and there were four phases to the development. The first phase was refurbishment, which had now been completed for 257 homes, many of which were now occupied. The second phase covered smaller residential development sites: around 55 new homes had a resolution to grant consent. The third phase covered the proposals under discussion at this meeting – the larger residential development sites. The fourth phase would cover locations in Green Lanes / Ritz Parade, where there was more work to be done, taking the lead from the AAP, for mixed uses: no planning applications had been made yet on these.
 - In relation to consultation, NHHT had been holding regular meetings with officers, local councillors and various stakeholders.

PLANNING PANEL - 28.2.2013

- There had been public consultation from July 2011 regarding Sites 11 and 14. A good response had been received and a lot of changes had been made in revising the proposals.
 - There had been public consultation from March 2012 regarding Site 6, and adjustments had been made to the submitted application. Subsequently, a number of points were being re-looked at, and the Planning Department would be re-consulting on Site 6 proposals.
 - The original aim in the Core Strategy was 2000 new homes, but a total of 1300 was included in the emerging AAP, and NHHT were providing some of that housing need.
 - NHHT were aware of concerns raised. In terms of density, the Greater London Authority's (GLA) London Plan's drive was to optimise use of land in London generally to provide more houses, and these proposals were within density levels set for this type of location.
 - NHHT recognised the need for infrastructure facilities for existing and new residents and had not pushed forward with phase 4 as those were locations which could potentially accommodate additional facilities. Otherwise S106 agreements would provide contributions for facilities. South West Enfield Partnership (SWEP) had also been involved in these aspects. Site 11 proposals also included 230 sq.m. for a community use.
 - The GLA policies set a minimum amount of new parking at less than one space per unit at this type of location. Where possible NHHT had created additional spaces, and a car club was also proposed.
 - Studies of increase in traffic generated by these developments, by TfL, indicated in the morning peak for all three sites there would be an additional 24 cars. It was also worth noting that in the 2011 census 39% of households in the area around Sites 11 and 14 did not own a car. This was new build and new residents moving in would be aware of the restricted parking. People with cars would avoid these developments.
 - Through demolition rather than piecemeal development on Site 6 there would be much more cohesive development, with new family housing. Across the three sites, 72 three and four-bed properties were proposed, as against the existing 26 family units. There would also be a mixture of tenures including private sale and shared ownership. There was also a need for one and two-bed units as well as family properties.
2. Mr Ewout Vandeweghe, Stock Woolstencroft, as the architect provided more detail on the design and rationale, illustrated by slides:
- Proposals for Site 11 had been reviewed and were now for a six-storey development stepping down to two storey, and a mews development, and L-shaped building on the corner. Elevations and layouts were shown, including a shared surface around the mews.
 - Proposals for Site 14 had been revised substantially with a reduction by 20 units, and would provide a residentially friendly environment to the rear.
 - Proposals for Site 6 a and b had been scaled down and reduced in height, and would be predominantly two and four-storey.

**4
QUESTIONS BY PANEL MEMBERS**

PLANNING PANEL - 28.2.2013

NOTED the following questions and observations from Members of the Panel.

1. Members asked about the following issues:
 - a. What would the child yield be from these development, and what proposals were there for additional school places for those children?
 - b. What was the size of the proposed community hall referred to, in comparison with other local halls?
 - c. In the London Plan, parking provision standards ranged from 1 to 2.5 spaces for three-bed homes: had the developer worked on lower or higher range figures?
 - d. Considering that in Outer London, people were likely to want cars, would the developers consider raising the parking provision to at least 1 space per unit?
 - e. How much total housing in volume would be for social housing?
 - f. What was meant by 'mews'?
 - g. Were there sewage or flooding problems in the area?

2. Responses were provided, including the following:
 - a. Officers did not have precise child yield figures available at the meeting, but the Council had clear policies in respect of calculating contributions for education under S106 agreements. A formula set out in the Local Plan was used to set the financial contribution which the Council put towards education in the borough. There was currently significant expansion of primary schools (including Garfield School) to meet existing and projected demand including for expected yield from these developments.
 - b. The applicants advised that the community hall in Site 11 would be equivalent to approximately 2/3 of the Trinity at Bowes hall being used for this meeting. There was potential in phase 4 to bring through such facilities which met people's needs. More information was requested on the size of the community hall in comparison to the size of the development itself – to be added to the minutes.

ACTION: NHHT

 - c. At the upper end of their range, the maximum parking provision defined by the GLA was 1 space per one and two-bed property, and 1.5 to 2 spaces for four-bed homes.
 - d. These developments were in an area which was highly accessible by public transport, with PTAL ratings of between 5 and 2. This was reflected in the parking ratios, which were higher for some of the sites than others. All properties three-bed and upwards were considered family units and each unit had a parking space. The lower parking provisions were for the smaller units. It was considered that first time buyers would be attracted to the one and two-bed units and many would not have cars. Discussions were also progressing on a car club, which would also discourage car ownership.
 - e. The proposals were for mixed tenure schemes, including for social rent, shared ownership, and private sale, with a minimum of 40% in line with the borough target being affordable. Within affordable housing it was envisaged 60% rental and 40% shared ownership.
 - f. A mews house was typically a small sized terrace, two or three storeys, with limited front garden, and accessed off a cobbled street. A

PLANNING PANEL - 28.2.2013

characteristic of traditional mews housing was a shared surface. It was also confirmed that the developments on Site 11 adjacent to the school would have no windows facing the school boundary.

g. It was advised that no damp areas or sewage problems had been identified. The sites were not in a flood risk area and the developers had not been asked to do a flood risk assessment.

5

QUESTIONS BY WARD COUNCILLORS / MP

NOTED the following questions and observations from Ward Councillors and MP:

1. Councillor Alan Barker (Southgate Green Ward Councillor) asked about the heights of the buildings on both sides of the road and potential for the tall buildings to cause a wind tunnel effect and push vehicle exhaust emissions up to high levels. He suggested that a 3D model be provided to assist consideration at Planning Committee.

In response it was advised that the landscaping proposals would break the transition from vertical to horizontal surface, eg. the line of trees alongside Site 14. Also, buildings had been designed so that clean air would be drawn to the backs of homes, away from the road. He did not envisage the problem to which the councillor referred.

2. Councillor Alan Sitkin (Bowes Ward Councillor) made the following comments:
 - a. There had been concerns from the outset at the way the developments were being done on a piecemeal basis.
 - b. He would have liked to see an overall vision, and concrete plans in respect of social infrastructure, GP surgeries, etc.
 - c. An adaption to the schedule so phases 3 and 4 were not so far apart would be preferable and to confirm that the social infrastructure needed would be in place to mitigate the numbers of new residents.
3. Councillor Yasemin Brett (Bowes Ward Councillor) made the following comments:
 - a. She agreed with points made by Councillor Sitkin, particularly regarding the phasing.
 - b. There would be loss of jobs in shops and businesses in Ritz Parade, which was unfortunate in these economically difficult times.
 - c. She shared residents' frustrations at poor liaison and concerns about sewage infrastructure which was already inadequate and constant digging and works in the area. She urged consideration with TfL and Thames Water to minimise disruption to local people who have had to live with constant change in this area.
 - d. She appreciated that there was money allocated to be spent by 2014 and that they were lucky to get new housing as people needed it, and officers had worked to improve sustainability.
 - e. She re-iterated the request that a 3D model be provided.

PLANNING PANEL - 28.2.2013

In response it was confirmed that phase 4 would see additional facilities, and that the proposals tied in with the evolving AAP. Funding was controlled by the GLA and was part of the reason behind the phasing. The 55 units previously referred to involved money needed to be spent by March 2014. The affordable element involved money to be spent by March 2015, which meant construction should start on site at least by September this year. If phase 4 did not progress as envisaged, the Council would still gain S106 contributions.

A huge range of organisations and Council departments had to be consulted before and after a planning application was submitted. The applicant would have to resolve any issues raised or appropriate conditions would be added to any planning permission granted.

In respect of employment, it was advised the AAP brought out employment opportunities in the area. The SWEP had an Employment Sub Group. The developers also ran a construction employment initiative. It was also advised there was no employment on these sites, and these applications would not remove any employment land.

4. David Burrowes MP (Enfield Southgate Constituency) made the following comments:
 - a. He stated an interest as he was a governor of Broomfield School.
 - b. He supported improved development and regeneration, and the opportunity should be taken for people to work together to gain improved roads, housing and infrastructure so they could get back a community.
 - c. He questioned if the committee would be able to take full account of the AAP in determining the appropriateness and sustainability of the development.
 - d. It was estimated over 400 cars would seek to negotiate the access to Wilmer Way from Site 11 and he was concerned how danger would be mitigated.
 - e. The proposals were of an intense and overbearing nature.
 - f. Proposals for Site 14 perpetuated the isolated nature of the site and lack of easy access to leisure space.

5. Councillor Del Goddard, Cabinet Member for Business and Regeneration, highlighted the context and phasing of the proposals. The AAP could not be adopted until the overall Core Strategy had been approved. NHHT had to start the work on the properties in the meantime, and housing grants were a driver and a pressure. The draft AAP had now been approved for consultation and could be taken into account in the planning process.

6

OPEN SESSION - QUESTIONS AND VIEWS FROM THE FLOOR

NOTED the following questions and observations from attendees:

PLANNING PANEL - 28.2.2013

1. A Ritz Parade business tenant advised they were not aware of any recent meetings with the businesses, but that NHHT had served them with a notice to leave, and jobs would be lost as a result. She also asked for more information about Site 11, particularly the pathway serving the mews houses, no rear windows in those houses backing onto Broomfield School, and confirmation that there would be two way passing traffic, as drawings appeared unrealistic. A personal application for planning permission for a secondary access here in 2010 had been refused on grounds that it would lead to potentially dangerous vehicle stopping and slowing, and she did not feel such permission should be given to the developers.

In response, the JMP traffic consultant advised that there was sufficient width for vehicles to pass each other and still sufficient width for pedestrians to move. People using this shared space would effectively act as a traffic calming measure. The idea of shared space was equal use by a mixture of traffic and pedestrians. A detailed transport assessment had been submitted to back up the application, and there had been discussions with TfL, GLA and the Council's Traffic and Transportation Team. Parking provision here was for 32 new parking spaces, so two vehicles meeting would occur once in a while, but movements would be mainly tidal. Access for refuse and emergency vehicles had been tested and verified.

It was also advised there was one small part of a business tenancy affected in Site 11, due to the impact on the yard area at the end of the proposed mews.

2. A representative of Broomfield Home-owners and Residents' Association advised that the association had circulated a sheet of nine questions for NHHT, and highlighted the following points:
 - a. Broomfield Road at the back of Site 6 would be directly impacted as it would be used for access and there would be a significant increase in traffic.
 - b. Broomfield Road was likely to experience overspill parking, and the proposals would take away around 50% of its existing on-street parking.
 - c. A lot of the trees which characterised the street would be lost, and the setting of the 150-year old cottages would be destroyed by a development of this scale and density. The blocks overlooking Broomfield Road would have a huge impact. 95 of the 125 new units would have a direct impact on their street of 25 units and would be quite overwhelming. It was recognised that the derelict sites needed to be developed, but this should be done without alienating the community.
 - d. Such proposals would not be considered acceptable in more affluent areas, and this scheme was out of character in this vicinity too.
 - e. Residents considered the designs ugly and not in context in the area.

Applicants advised that the street parking was recognised as a potential issue, but this was informal parking now available due to the current situation in Broomfield Road. Councillor Hurer suggested opening dialogue to discuss a compromise. It was confirmed that the applicants would be re-

PLANNING PANEL - 28.2.2013

submitting an amended application including reduction of the development and parking at a higher ratio, and the Council would be re-consulting on it.

3. The headteacher of Broomfield School raised the following concerns:
 - a. While recognising that redevelopment opportunities were positive, these proposals would damage the quality of the school environment in the view of the school's management and governors.
 - b. The resulting inevitable increase in the number of children in the area would mean it was more important that the school was enhanced.
 - c. Focusing on Site 11, at the moment there was a playground area to the side of the school building. It was a light, quiet area with trees where children often sat to have lunch. The proposed development came right up to the school perimeter, with one side of the three storey mews houses having a blank wall facing the school. School representatives had several meetings, but NHHT had failed to adequately address the concerns. The school had been offered additional planting, but this was unlikely to thrive in what would become a gloomy claustrophobic playground.
 - d. S106 contributions would go towards education generally in the borough and may not come to this school.
 - e. Plans showed a red line running inside the school perimeter, and it was unclear what this meant.
 - f. There were concerns about greater danger for pedestrians as the roadway was confirmed to take traffic both ways, but would not have a pavement?

The applicant confirmed meetings with the current and previous headteacher and there had been sunlight studies on the impact. The red line on the plans was technical and related to works to be done behind the mews houses. There were bits of land they would like to give to the school. At the moment there was a poor quality access road and a poor quality boundary to the school. There was a desire to reach something that would work for both parties. There were continuing discussions in relation to the shared surface: there would be no pavement but there may be distinction by colour. This had worked very successfully in other schemes elsewhere.

4. An attendee raised concerns in relation to Site 14 and that the proposal would introduce 62 flats in blocks up to six storeys in height in what had been a service road. This would be against the Core Strategy.
5. An attendee was concerned about taking of garden space from residents who were already NHHT residents and loss of trees to facilitate the development at Site 11. He also questioned the introduction of hundreds of homes at the busiest junction of the busiest road in London.
6. Questions were raised about the S106 contributions, and that money for education and health facilities could be made available before the start of phase 4: the Council was urged to take monies that were being offered as early as possible. The Planning Decisions Manager advised that S106 contributions were based on looking at all the sites together, and adequate infrastructure provision for all the developments. Trigger points were

PLANNING PANEL - 28.2.2013

incorporated at varying stages for the payments, and discussions were ongoing on the size of contributions.

7. Residents questioned the siting of 62 units at Site 14 in a land-locked area with the only access through a cul-de-sac. Not enough consideration had been given to the existing residents, especially those in Pevensey Avenue, and Bexhill and Hastings Roads who would be affected by increased traffic.
8. Attendees highlighted that population densities in Bowes Ward were already above the borough average, and these proposals would raise the population enormously, without the infrastructure to serve them. Density issues were highly relevant and should not be dismissed.
9. Attendees stated that a lot of people liked to live here due to the area's suburban character of mostly two storey homes. These developments would lead to loss of trees and green spaces, and demolition of Victorian villas which were not beyond repair. High rise blocks would change the nature of the area. The AAP also opposed back garden developments, but that is what the mews houses were.
10. Attendees requested more detail about the expected child yield from the developments, which would introduce many more children into the area, and how the demand for school places would be met.
11. A residents' association member queried the references to housing grants driving the timing, and felt that adequate time should be taken to get the development right, and it should not be accepted as imperative to begin construction by September. The developments would also be built before the AAP was ratified, and many new residents would be brought into the area where there would never be facilities to support them. These residents would also need cars as east-west travel was very difficult without a car. The level of concern was apparent in the numbers attending this meeting.
12. Attendees expressed dissatisfaction with images of the proposed developments produced by the applicant, particularly pictures showing mature trees in front of the buildings and it was questioned whether such aged trees would be planted. Residents would also like to see a scale model of all phases.
13. An attendee stated that Ritz Parade was a lovely historic parade and should be preserved. Residents feared it may be demolished, and that a slice of Broomfield School playing fields opposite may be lost.
14. An attendee asked how much S106 monies were expected, their timing, and assurance that all S106 contributions would be ringfenced and utilised for the benefit of the community affected.

PLANNING PANEL - 28.2.2013

The Planning Decisions Manager advised there was no final figure, but the contributions would be ringfenced to the AAP area, and focused to this area. There were S106 agreements linked to each of the applications. Contributions to education provision had already been secured from applications granted, and there were more significant elements to come.

15. A resident of Westminster Drive commented that their road had been identified as at high flood risk. It sat low down and in line with Site 6. The residents also felt they would be eclipsed by the development which would cut their light and privacy.
16. A resident of Seafield Road commented that this was also considered a high flood risk area, and surely nearby Site 11 would be too.
17. An attendee quoted paragraphs of the New Southgate masterplan guidance which should also be applied in this case and were inconsistent with these proposals. These developments would not improve the neighbourhood, or respect the context of the area, and the flats would lead to high population turnover. It was questioned why NHHT was acting like a private developer and seemed motivated by maximising the return on their investment above balancing what was good for the community, and why the Council was prepared to go along with that strategy.
18. In response to a resident's query it was confirmed that 40% of the development would be social housing. Details of the full mix of housing type were requested. **The Chairman asked that these details and other written answers be appended to the minutes and published on the Council's website.**

FOR ACTION

19. At the close of the meeting, all attendees confirmed by show of hands that they were not in principle opposed to regeneration of the area, but no-one was supportive of the applications under consideration.

7

CLOSE OF MEETING

NOTED

1. The Chairman thanked everyone for attending and contributing to the meeting.
2. Notes taken at this meeting would be appended to the Planning Officers' reports to be considered by the Planning Committee when the applications were presented for decision at a future meeting.
3. A full report for each application would be prepared by Planning Officers for Planning Committee. This would form part of the agenda for the

PLANNING PANEL - 28.2.2013

meeting and would be published on the Council's website at least a week before the meeting.

4. There was a deputation procedure whereby involved parties could request to address the Planning Committee meeting: details on the Council website www.enfield.gov.uk or via the Planning Committee Secretary 020 8379 4093 / 4091 jane.creer@enfield.gov.uk or metin.halil@enfield.gov.uk and residents could also ask ward councillors to speak on their behalf.

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MUNICIPAL YEAR 2012/2013 - REPORT NO 212

COMMITTEE:
PLANNING COMMITTEE
23.04.2013

AGENDA - PART 1	ITEM 7
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SUBJECT -

MISCELLANEOUS MATTERS

REPORT OF:
Assistant Director, Planning
and Environmental Protection

Contact Officer:
Planning Decisions Manager
Sharon Davidson Tel: 020 8379 3841

7.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

7.1.1 In accordance with delegated powers, 171 applications were determined between 13/03/2013 and 09/04/2013, of which 149 were granted and 22 refused.

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

Background Papers

To be found on files indicated in Schedule.

7.2 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.

7.3 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 : 23rd April 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr S. Newton Tel: 020 8379 3851

Ward: Chase

Application Number : TP/10/0783

Category: Change of Use

LOCATION: HOLLY HILL FARM, 305, THE RIDGEWAY, ENFIELD, EN2 8AN

PROPOSAL: Change of use of Unit 7 from redundant cattle housing to canine training and exercising (RETROSPECTIVE).

Applicant Name & Address:

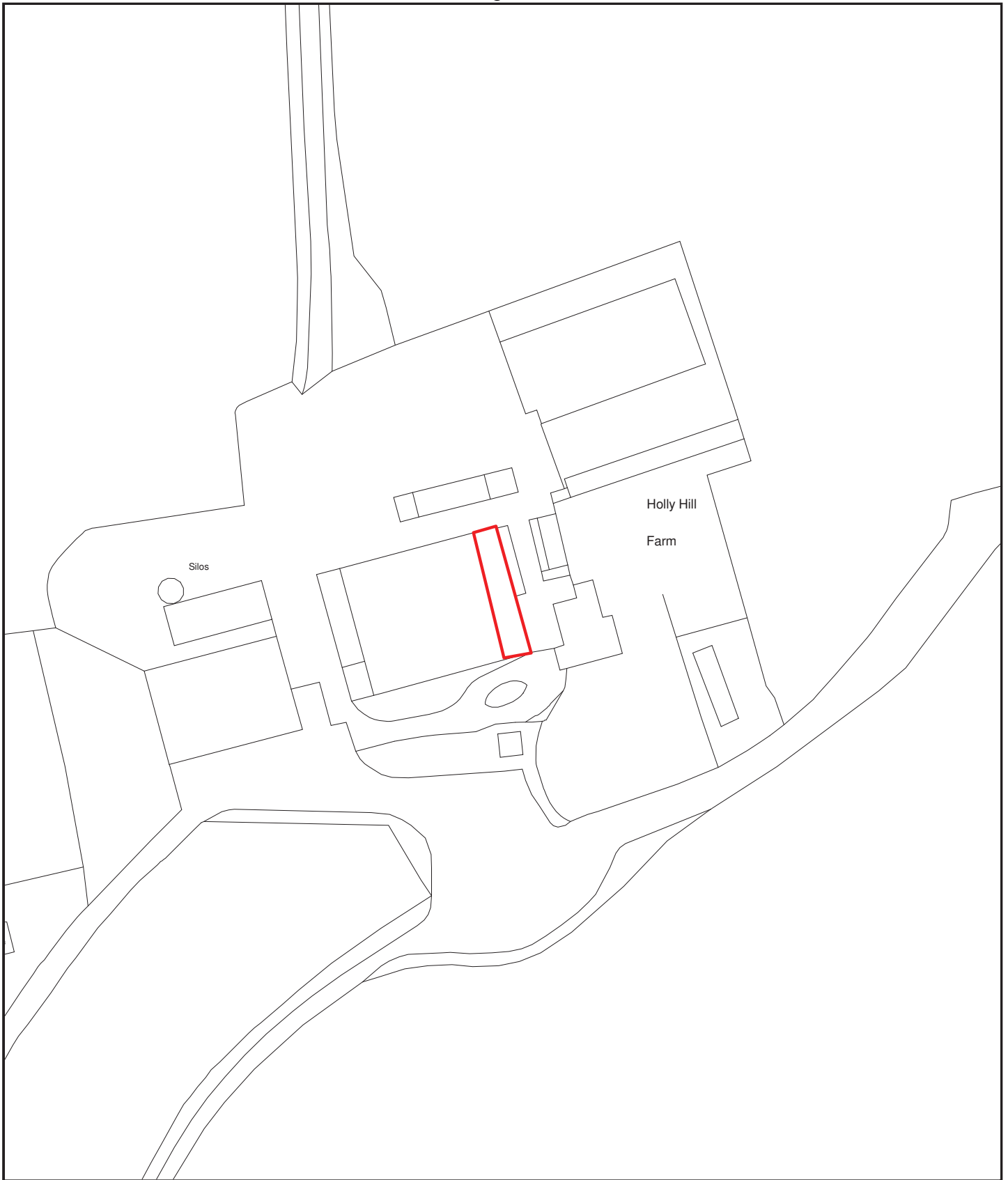
D Williams and Co
Cattlegate Farm,
Cattlegate Road,
Enfield,
EN2 8AU

Agent Name & Address:

Jane Orsborn,
Jane R Orsborn Associates
121, Queen's Road
Hertford
SG13 8BJ

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 11:00

Date of plot: 10/04/2013

1. Site and surroundings

- 1.1 Holly Hill Farm is a Council-owned agricultural holding located on the northern side of The Ridgeway, approximately 460m west of the small settlement known as Botany Bay village.
- 1.2 There is a 2-storey brick built farmhouse (Listed grade II) approximately 8m to the west of the barn.
- 1.3 The site is bounded by the M25 to the north and surrounded on all other sides by agricultural land. It lies within the Metropolitan Green Belt and within an area designated as an Area of Special Character.

2. Proposal

- 2.1 Retrospective permission is sought for the change of use of Unit 7 from redundant cattle housing to canine training and exercising.
- 2.2 The planning statement confirms the following:
 - The business has been operating since August 1st 2009 and is concerned with dog training and dog care.
 - The training and exercising of the dogs takes place at Holly Hill Farm while dog sitting and walking takes place from clients' homes.
 - The proprietor collects dogs each day from owners and transports them to the farm in a transit van, where they are then exercised within Unit 7.
 - The maximum number of dogs on site is 20.
 - Hours are limited to 10:00 to 16:00, Monday to Friday with no weekend or overnight operation.
 - Occasional overnight boarding is offered as a service but not at the farm.

3. Relevant planning history:

- 3.1 LBE/92/0018 - Provision of new steel framed barn and re-erection of Bentalls wet grain bin and intake pit presently situated at North Lodge Farm. – granted 12/11/1992.
- 3.2 LBE/90/0032 - Erection of cattle building and conversion of existing grain store to cattle housing together with landscaping. – granted 19/12/1990.
- 3.3 LBE/01/0014 - Change of use of part of site from agricultural to residential use. – granted with condition 20/11/2001.
- 3.4 TP/10/1640 - Change of use of part of farm yard to a recycling facility for imported green waste to create compost (RETROSPECTIVE). – granted with conditions on 16/08/2011.

4. Consultation

4.1 Statutory and non-statutory consultees

Traffic & Transportation

No objections are raised.

Environmental Health

It is advised that there are no objections and that the premises must hold a Boarding Establishment licence.

4.2 Public response

- 4.2.1 Due to the isolated nature of the site, two immediately adjoining residential occupiers were notified. No comments have been received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 2.6	Outer London: Vision and strategy
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.4	Local character
Policy 7.8	Heritage assets and archaeology
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.16	Green Belt
Policy 7.22	Land for food

5.5 Local Plan – Core Strategy

CP30: Maintaining and improving the quality of the built and open environment
CP31: Built and landscape heritage
CP33: Green Belt and countryside

5.6 Saved UDP Policies

(II)G6	Areas of Special Character
(II)G11	To ensure that new developments in the green belt do not have a detrimental impact on the surrounding landscape.
(II)G22	To support and foster the needs of farming in the Green Belt
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing

5.7 Submission version DMD

DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD68	Noise
DMD82	Protecting the Green Belt
DMD84	Areas of Special Character
DMD89	Previously developed sites in the Green Belt

5.8 Other Relevant Policy Considerations

National Planning Policy Framework
Design Manual for Roads and Bridges

6. **Analysis**

6.1 Principle of development

6.1.1 At the heart of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. Paragraph 20 of the NPPF confirms the positive approach to sustainable new development in rural areas.

6.1.2 Within the NPPF, the London Plan, and the Enfield Plan Core Strategy there is a general presumption against inappropriate development in the Green Belt unless it is proven that very special circumstances exist to justify that inappropriate development. Inappropriate development is, by definition, “harmful to the Green Belt. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”.

6.2 Impact on the Green Belt

6.2.1 There are five purposes for including land in the Green Belt (para.80 NPPF). These are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.2.2 In addition, paragraph 90 of the NPPF confirms that the re-use of buildings is not inappropriate in the Green Belt providing that it is of a permanent and substantial construction.

6.2.3 The building is of a permanent and substantial construction and the proposal does not involve any external alterations to it. It is therefore considered that the development does not further harm the open character and nature of the Green Belt due to the activity taking place within the building referred to as 'Unit 7'. In addition, the use of the land to park the single transit vehicle will not have an unacceptable impact on the Green Belt.

6.3 Impact on Amenity

6.3.1 There are two dwellings located on Holly Hill Farm, the Farm House (grade II listed) which is located approximately 8m to the west and south of Unit 7, and a further dwelling located approximately 50m south west of the building.

6.3.2 The development, as discussed above is considered not to have a visual impact on the Green Belt. There is the potential however for noise and disturbance arising from up to 20 dogs on site at any one time. However, they will be contained within the building. The applicant has advised that the hours of opening would be Monday to Friday 10:00 hours to 16:00 hours. It is considered that the proposed hours are not unreasonable as they are within what can be considered to be normal working hours. Conditions could be imposed to restrict the number of dogs on the premises and the hours of operation to ensure that the amenity of the neighbouring residential occupiers is not unduly affected.

6.4 Transportation

6.4.1 The access road to the site is a typical farm access of a single vehicle width and would naturally restrict the number of vehicles able to enter / exit the farm at any one time, particularly as there are no waiting bays within the site or along The Ridgeway.

6.4.2 The use of one transit van used to collect / deliver the dogs would not in itself have an unacceptable impact on traffic conditions along The Ridgeway. However, regard must also be given to the other uses of the site, for example, the approved mulching operation (ref: TP/10/1640). This use, it was advised (and therefore restricted by condition), generates a total of 30 vehicle movements per day directly attributable to the delivery of the mulch and a further 8 movements per week attributable to the machinery being hired out. A condition could therefore potentially be imposed to ensure that dogs are not delivered to site by owners but are collected by the proprietor of the business or employees of the business.

6.5 Other Matters

6.5.1 An area of paddock to the side of the dwelling has been set up with equipment to provide outdoor training. This does not form part of the current application and a further application would be required should this use be continued. A Directive would advise the applicant of this.

6.5.2 The Planning Statement refers to policy (II)G23 of the Unitary Development Plan as being not saved. This is incorrect, although it is not relevant to this site as it is not within the Crews Hill Defined Area.

7. **Conclusion**

7.1 The proposed re-use of an existing farm building is considered acceptable in Green Belt terms and will; not further harm the openness of the Green Belt.

7.2 Approval is recommended for the following reasons:

1. The re-use of an existing redundant agricultural building (identified as Unit 7 on the submitted plans) for a canine training and exercising facility, will not unduly harm the openness of the Green Belt or the character of the Enfield Chase Area of Special Character, having regard to Policy (II)G6 of the Unitary Development Plan, Core Policy 33 of the Core Strategy, Policies 82, 84 & 89 of the Submission version DMD, Policy 7.16 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular section 9).
2. The change of use of an existing agricultural building (identified as Unit 7 on the submitted plans) to a canine training and exercising facility, will not unduly impact on the existing amenity of nearby residential occupiers in terms of noise and disturbance, having regard to Policies (II)GD3 & (II)GD6 of the Unitary Development Plan, Core Policy 33 of the Core Strategy, Policy 68 of the Submission version DMD, Policy 7.15 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular sections 3 & 9).
3. The development benefits from an existing access and site layout that is appropriate for the development given the scale and level of vehicular movements associated with the operation taking place on the site having regard to Policies (II)GD6 & (II)GD8 of the Unitary Development Plan, Policies 45 & 47 of the Submission version DMD, advice contained in the Design Manual for Roads and Bridges, Policy 6.3 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular section 4).

8. Recommendation

8.1 That planning permission be GRANTED subject to the following conditions:

1. C60 Approved Plans
2. NSC1 Restriction on Deliveries
There shall be no transportation of dogs to and from the site in connection with the canine training and exercising facility other than by the applicant or any person directly employed in connection with the canine training and exercising facility.

Reason: To ensure that (i) the daily number of vehicle movements taken together with other lawful uses on the site does not lead to conditions prejudicial to the free flow and safety of pedestrian and vehicular traffic on the adjoining highway; (ii) the level of vehicular activity remains appropriate to the size of the junction and access road; and (iii) having regard to the amenity of neighbouring residential occupiers.
3. NSC2 Restriction of Operating Hours
The canine training and exercising facility hereby approved shall only be open between the hours of 10:00 hours to 16:00 hours Monday to Friday only and not at all on weekends and Bank Holidays.

Reason: Having regard to the amenity of neighbouring occupiers.
4. NSC3 Restriction of Overnight Boarding

There shall be no overnight boarding of dogs without the prior written approval of the Local Planning Authority.

Reason: Having regard to the amenity of neighbouring occupiers.

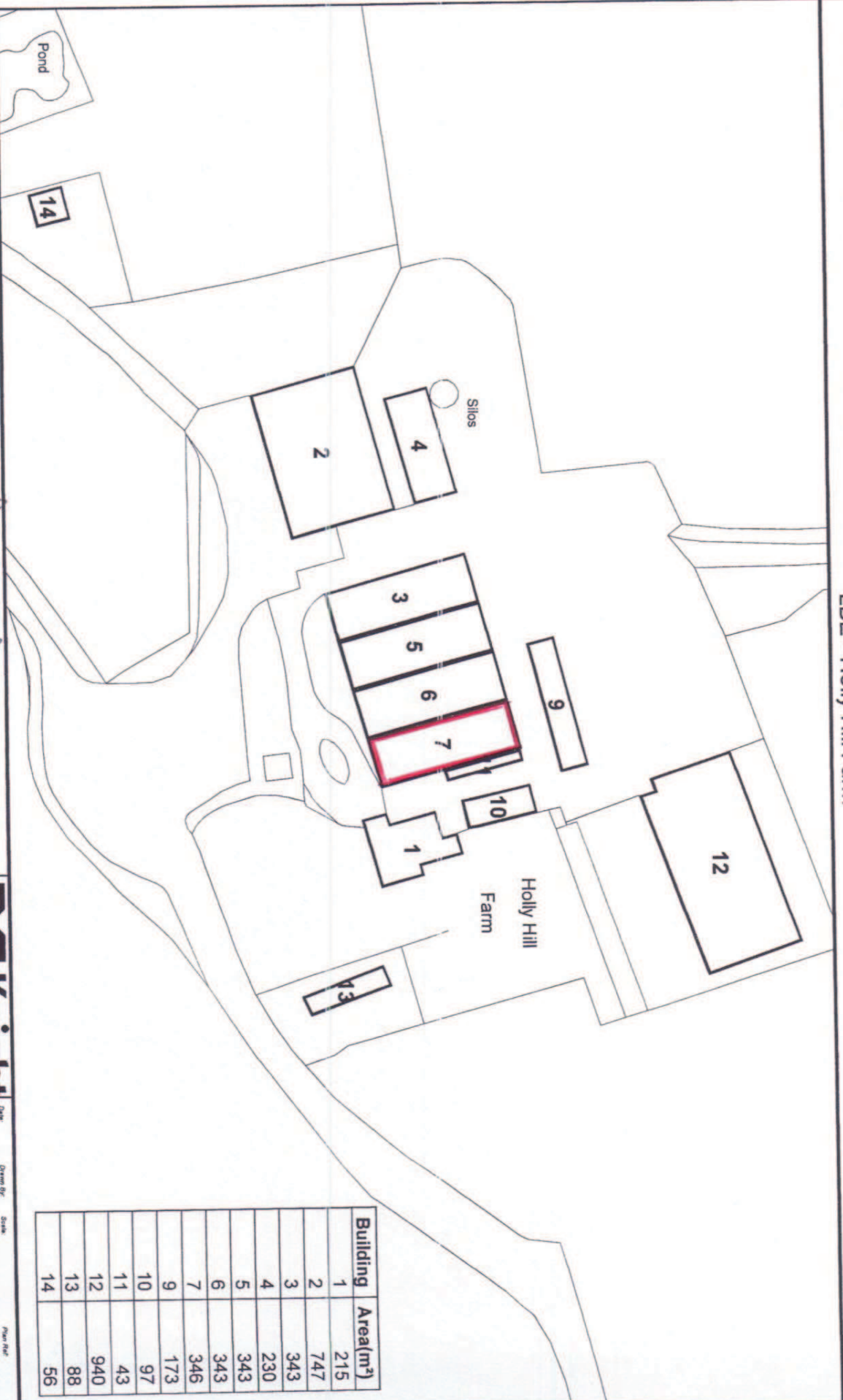
5. NSC4

Restriction on Number of Dogs

There shall be no more than 20 dogs on the site at any one time without the prior written approval of the Local Planning Authority.

Reason: Having regard to the amenity of neighbouring occupiers.

LBE - Holly Hill Farm



Building	Area(m ²)
1	215
2	747
3	343
4	230
5	343
6	343
7	346
9	173
10	97
11	43
12	940
13	88
14	56

Change of Use of Unit 7

Produced by:
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Date: 26-10-09
 Drawn By: CW
 Scale: 1:1100 @ A4
 Title: LBE - Holly Hill Farm

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed. It may be subject to change without notice. Where this plan is based on the Ordnance Survey MasterMap, Licence No. 100017741 the accuracy of the coordinates of the buildings is guaranteed.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director - Planning,
Highways & Transportation

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Ms L.Dye Tel: 020 8379 1203

Ward: Grange

Application Number : P12-02750PLA

Category: Dwellings

LOCATION: 62, VERA AVENUE, LONDON, N21 1RL

PROPOSAL: Redevelopment of site involving demolition of existing dwelling and erection 1 x 4-bed detached single family dwelling, accommodation in roof space with front balconies at first floor and rear balconies at first floor and roof level, roof lights and solar panels to roof, integral garage and off street parking to front.

Applicant Name & Address:

Murat Aydemir,
Intelliarch Ltd
30, PEMBROKE AVENUE,
ENFIELD,
EN1 4HB

Agent Name & Address:

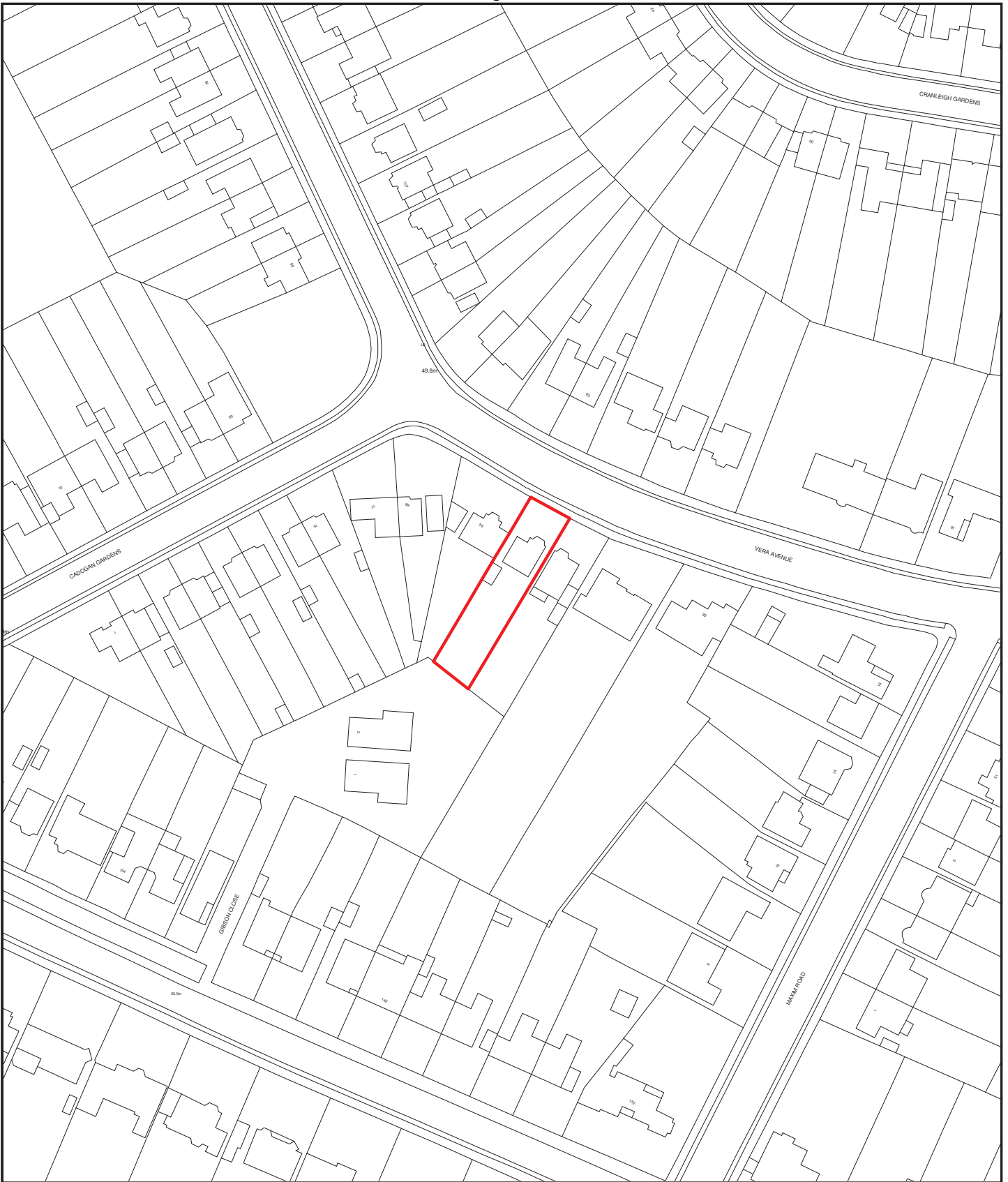
Murat Aydemir,
Intelliarch Ltd
30, PEMBROKE AVENUE
ENFIELD
EN1 4HB

RECOMMENDATION:

That planning permission be **REFUSED**.

Note for Members:

Members should note that at the Planning Committee meeting on 26 March 2013 the determination of this planning application was deferred until the April meeting pending a site visit. The date of the site visit is to be confirmed.



Development Control



Scale - 1:1250
Time of plot: 09:45

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 A two-storey semi-detached single family dwelling situated on the southern side of Vera Avenue. The area is characterised by a mix of two storey detached and semi-detached residential properties, the only exception to this being a bungalow on the opposite side of the road.

2. Proposal

- 2.1 Permission is sought for the redevelopment of the site involving the demolition of the existing dwelling and erection of a 4-bed detached single family dwelling with accommodation in the roof space, first floor balconies at the front and rear, as well as second floor balconies in the rear. There would also be rooflights and solar panels to the roof, an integral garage and off-street parking to the front of the site.
- 2.2 The proposed development would have a modern design that would incorporate features including first and second floor glazed bi-folding doors and balconies, 21 solar panels over the standing seam metal roof and powder coated aluminium window openings to complement the rendered exterior. The proposed 4/5 bed dwelling (the playroom could serve as bedroom 5) would be set out over three floors with room in the roof as well as a large rear extension that would be 9 metres in depth. The rear extension would be fully glazed and would serve as the dining/living area of the dwelling.

3. Relevant Planning Decisions

- 3.1 The planning history at the site is as follows:
- 3.1.1 TP/11/0602 – Redevelopment of the site involving demolition of existing building and erection of 6-bed detached dwelling house incorporating basement and accommodation in roof space with front and rear balconies and association car parking was refused in September 2011 for the following reasons:
- The proposed new dwellinghouse by virtue of its size, siting, design, bulk, and appearance would result in a form of development entirely out of keeping and character with its immediate surroundings, detrimental to the appearance of the street scene and surrounding area. This would be contrary to Policy (II)GD3 of the Unitary Development Plan, Core Policy 30 of the Core Strategy, as well as Policy 7.4 and 7.6 of the London Plan, PPS1 and PPS3.
 - The proposed new dwellinghouse due to its size, siting and proximity to the common boundary with No.60 Vera Avenue would lead to the creation of a terracing effect within the street scene through a closing of the first floor separation between properties. This would be detrimental to the appearance of the area and contrary to Policies (II)GD3 and (II)H14 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.
 - The proposed new dwellinghouse, due to its size, siting and excessive depth, would result in an unduly prominent and overbearing form of development detrimental to the residential amenities of this property through a loss of light and outlook to the rear windows and rear amenity

space at the adjacent properties Nos 60 and 62, that would adversely affect the residential amenities enjoyed by the occupiers of the adjacent properties, contrary to Policies (II)GD3, and (II)H12 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.

- The proposed new dwellinghouse having regard to the extensive balconies would give rise to conditions through overlooking and a loss of privacy, adversely affecting the residential amenities enjoyed by the occupiers of the adjacent properties, contrary to Policies (II)GD3 and (II)H8 of the Unitary Development Plan.

3.1.2 On appeal, the decision was upheld with the Planning Inspector concluding that :

“While the proposal would accord with policy 7.6 of the London Plan as being architecture of a high quality, it would not complement local architectural character or be acceptable in terms of its impact upon the residential amenities of neighbours; other important strands of that same policy. Further it would not have regard to the pattern and grain of this part of Vera Avenue as required by policy 7.4. It would also fail, contrary to the views of the appellant, to have full and proper regard to its surrounding as required by policies (II)GD3, (II)H12 and (II)H14 of the UDP and policy CP30 of the CS. Considerable harm would be caused to the living conditions of neighbouring occupiers as a result of significant loss of privacy from overlooking; thereby being at odds with UDP policy (II)H8.

The objections to the proposal are compelling and it would seriously conflict with the aims and provisions of the development plan. For the above reasons, and having taken all other matters raised in the representations into account, I conclude that the appeal should be dismissed.”

3.3 A copy of the appeal decision is attached in Appendix 1 and the refused plans are attached in Appendix 2 of this report.

4. Consultations

4.1 External and Internal Consultees

4.1.1 Biodiversity

The Bat Survey submitting with the application (carried out in August 2011) revealed that no bats were seen to emerge from the building (although they were seen in the general vicinity of the area) therefore there are no ecological constraints to this development. However, any approval should be subject to the following condition:

Should development not commence prior to August 2013 an updated bat survey is to be undertaken (by an appropriately qualified ecologist) and the results submitted to, and approved in writing by the Local Planning Authority. Should bats or evidence of bats be found no development is to commence until the relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (Natural England).

Reason: To ensure that bats are not adversely impacted upon by the development, in accordance with Policy 36 of the Core Strategy.

4.1.2 Landscape

No specific comments on the proposals.

4.1.3 Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to the development to the development site. Approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would com within 3 metres of a public sewer.

Thames Water would advise that with regard to sewerage infrastructure and water they would not have any objection to the planning application.

4.1.4 Traffic and Transportation

No objections to the proposal on the grounds that appropriate provision for access, refuse storage and car parking would be made, having regard to Policies (II)GD6, (II)GD8, (II)T13 of the UDP, Policy 6.13 of the London Plan and the NPPF.

4.2 Public

4.2.1 Consultation letters were issued to 5 neighbouring properties. In addition, a notice was also displayed at the site.

4.2.2 Two letters of representation has been received which raise concerns on the basis of the planned rear balcony which would overlook the adjoining neighbouring properties and gardens, resulting in a loss of privacy. There is support for the contemporary and innovative design, but concerns over the footprint of the ground floor building which extends well beyond the building line (i.e. without extensions) along the properties from No. 56 to 64 Vera Avenue as well as the bulk and massing of the building also seems large for the plot size and the rear balconies are significant.

5. **Relevant Policy**

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for

the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.19 Biodiversity and access to nature
Policy 8.3 Community infrastructure levy

5.5 Local Plan - Core Strategy

SO10 Built environment
CP30 Maintaining and improving the quality of the built and open environment
CP36 Biodiversity

5.6 Unitary Development Plan (UDP) Policies

(II)GD3 Character and Design
(II)GD6 Traffic Generation
(II)GD8 Site Access and Servicing
(II)T13 Creation and Improvement of Access
(II)H8 Privacy
(II)H9 Amenity space
(II)H12 Residential extensions
(II)H14 Continuous facade

5.7 Submission version DMD

Draft DMD1 Achieving High Quality and Design-Led Development
Draft DMD3 Sustainable Design and Construction Statements
Draft DMD10 Residential Character
Draft DMD12 General Standards for New Residential Development
Draft DMD13 Amenity Space
Draft DMD46 Parking Standards
Draft DMD48 Access and Servicing
Draft DMD50 Energy Efficiency Standards

Draft DMD78 Nature Conservation

5.8 Other Relevant Policy Considerations

National Planning Policy Framework

6. Analysis

6.1 Principle of Development

6.1.1 The principle of a replacement dwelling has been established. Consideration therefore turns to the impact of the proposed development on the character and appearance of the surrounding area, neighbouring amenity and other matters.

6.2 Effect on Character and Appearance of the Surrounding Area

6.2.1 Policy (II) GD3 of the Unitary Development Plan seeks to ensure that a high standard of design is achieved in all development. Furthermore, Policy 7.4 of the London Plan indicates that developments should have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. Section 7 of the NPPF also attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The Planning Inspector's report also stresses the need to support rather than stifle innovative and distinctive modern design.

6.2.2 The previous officer report and Planning Inspector's decision acknowledged that there are distinctive groups of properties along Vera Avenue that combine to form pockets of uniformity that contribute to the appearance of the neighbourhood. One such grouping comprises Nos. 60 to 64 Vera Avenue. These were originally constructed as matching two storey detached houses on fairly narrow plots with limited separation between buildings. Whilst it is noted that No.66 has been extended to the side, it still clearly forms part of the distinctive character of the aforementioned properties. The application property is the centre of these three properties and the current proposal seeks a new dwelling that would be a full three storey in height with modern features which consist of large glazed elements at first and second floor level, accentuating the upper floors. It is considered that the scale of development, together with its bulky metal roof and long flank elevations would result in a form of development entirely at odds with the row of properties of which it forms a part. The development would therefore be out of keeping and character with the surrounding area, and at odds with the prevalent street scene, contrary to Policy (II)GD3 of the Unitary Development Plan as well as Core Policy 30 of the Core Strategy.

6.2.3 The Planning Inspector's report acknowledges that as a piece of stand-alone architecture, the proposal would be a well designed large house with innovative features and good sustainability credentials. Notwithstanding its intrinsic merits, the proposed dwelling would fail to respond satisfactorily to its immediate context.

6.2.4 The revised proposal would also have a significantly larger footprint than the existing dwelling, increasing from approximately 110 to 176 sq.m which would

exacerbate the visual incongruity of the development within the street scene. The proposed dwelling would also abut the site boundary adjacent to No. 60 Vera Avenue at first and second floor level. This would not meet the minimum requirements set out in the UDP in terms of spacing to side boundaries, and as a result would have the potential to create a continuous façade. This is of particular concern having regard to the three storey nature of the proposed dwellinghouse and bulky roof design and thus, it is considered the proposal would be contrary to Policy (II)H14. When viewed from the street, this shortfall would result in a demonstrable harm to the street scene, having particular regard to the existing situation where the distances between properties are often at the minimum considered appropriate; a fact demonstrated by the nature of extensions in the surrounding area being to the front and rear as opposed to the side. A clear gap should be maintained between the application property and the adjacent property, and a continuous façade would be out of keeping with the character of the area.

- 6.2.5 The revised scheme would retain the proposed balconies at first and second floor across front and rear elevations. This again would result in features and an overall appearance, out of keeping with and detrimental to the character of the neighbouring properties and surrounding area, especially when the traditional appearance of surrounding properties with their heavily feature bay windows, are taken into account. The proposal is therefore considered contrary to Policy (II)GD3 of the Unitary Development Plan and Core Policy 30 of the Core Strategy.

6.3 Neighbouring amenity

- 6.3.1 In respect of the refused scheme, the Planning Inspector considered that the building would have a substantial and overbearing presence when viewed from the neighbouring properties and associated garden areas. The enjoyment to be derived from these relatively modest garden areas would be considerably eroded by the oppressive scale of the proposed dwelling and its juxtapositioning with adjoining curtilages.
- 6.3.2 The adjacent property No.60 Vera Avenue has a part single storey, part two storey rear extension. The proposed new dwelling would extend beyond the rear of the No.60 by approximately 5 metres and would break a 45 degree line taken from the neighbours nearest ground floor window, contrary to Policies (II)GD3 and (II)H12 of the Unitary Development Plan. Whilst the adjacent property No.64 Vera Avenue benefits from a single storey rear extension, the proposed dwelling would still extend beyond the rear of No.64 by approximately 9 metres and would significantly break a 45 degree line taken from the neighbours nearest ground floor window, contrary to Policies (II)GD3 and (II)H12 of the Unitary UDP. Furthermore, it is considered that the overall scale and form of the proposed building, particularly the second floor and bulky roof design, would result in a significant presence when viewed from the rear windows of No.64 and the amenity space immediately to the rear of the dwelling. The proposed development would fail to respect to amenities of adjoining neighbouring occupiers and would result in a loss of light and outlook to the rear windows and rear amenity space at the adjacent properties Nos. 60 and 62.
- 6.3.3 The proposed development has not sought to reduce the level of glazing within the rear elevation and the proposed balconies would be within 1 metre of the adjoining neighbouring properties. This it is considered, would result in

substantial overlooking leading to a loss of privacy for the residents of the adjoining properties, contrary to Policy (II)H8 of the Unitary Development Plan.

6.4 Access and parking arrangements

6.4.1 The proposed development would make use of the existing access arrangements and off-street parking provision within the site. As such, the overall access, parking and servicing arrangements for the proposed development are considered acceptable and will not give rise to unacceptable on street parking conditions that would either be prejudicial to the availability of existing on street parking spaces or result in conditions that may have a negative impact on the free flow of traffic and highway safety conditions, having regard to Policies (II)GD6 and(II) GD8 of the Unitary Development Plan and Policy 6.13 of The London Plan.

6.5 Other matters

6.5.1 The Council's Ecology Officer comments that there are no ecological constraints to the proposed development, however, in the event of approval of the application a relevant condition. The Council's Tree Officer has also commented that the proposed development would not have implications concerning loss of trees and officers consider that any approval could be subject to relevant landscaping conditions.

6.5.2 Policies 3.8 and 5.2 of the London Plan and Policy CP4 of the Core Strategy seeks to ensure that all new homes are built to exceed Level 3 of the Code for Sustainable Homes. In addition, 10% of all new homes completed in the Borough should be designed to Lifetime Homes standards. Lifetime Homes standards would ensure that new housing would meet the requirements of a wide range of households, including families with push chairs, wheelchair users and allow for adaptability in future.

6.5.3 The applicant's pre-assessment statement indicates that the proposals would achieve a minimum Code Level 3. In addition, the residential flats have been designed to meet Lifetime Homes requirements. The proposed development would therefore meet an acceptable standard in accordance with the Council's Policies and overall the proposals are sustainable in their design and construction demonstrated by the achievement of a minimum code Level 4 and the requirements of Lifetime Homes. The proposals therefore comply with Policy CP4 of the Core Strategy and Policies 3.8 and 5.2 of the London Plan 2011.

6.6 Community Infrastructure Levy (CIL)

6.6.1 The proposed development would be subject to the Mayoral CIL which was introduced in London to fund strategically important infrastructure. The contribution towards the Mayoral CIL for the proposed development has been calculated at £3632.04.

7. Conclusion

7.1 Having regard to the refused planning application and dismissed appeal under LPA reference TP/11/0602, and those considerations outlined above, it is considered that the proposal is unacceptable

8. Recommendation

8.1 That planning permission be REFUSED for the following reasons:

1. The proposed new dwellinghouse by virtue of its size, siting, design, bulk, and appearance would result in a form of development entirely out of keeping and character with its immediate surroundings, detrimental to the appearance of the street scene and surrounding area. This would be contrary to Policy (II)GD3 of the Unitary Development Plan, Core Policy 30 of the Core Strategy, as well as Policy 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.
2. The proposed new dwellinghouse due to its size, siting and proximity to the common boundary with No.60 Vera Avenue would lead to the creation of a terracing effect within the street scene through a closing of the first floor separation between properties. This would be detrimental to the appearance of the area and contrary to Policies (II)GD3 and (II)H14 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.
3. The proposed new dwellinghouse, due to its size, siting and excessive depth, would result in an unduly prominent and overbearing form of development detrimental to the residential amenities of this property through a loss of light and outlook to the rear windows and rear amenity space at the adjacent properties Nos. 60 and 62, that would adversely affect the residential amenities enjoyed by the occupiers of the adjacent properties, contrary to Policies (II)GD3, and (II)H12 of the Unitary Development Plan, and Core Policy 30 of the Core Strategy.
4. The proposed new dwellinghouse having regard to the extensive balconies would give rise to conditions through overlooking and a loss of privacy, adversely affecting the residential amenities enjoyed by the occupiers of the adjacent properties, contrary to Policies (II)GD3 and (II)H8 of the Unitary Development Plan.

Appeal Decision

Site visit made on 21 March 2012

by Peter J Golder Dip TP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4 April 2012

Appeal Ref: APP/Q5300/A/11/2165458
62 Vera Avenue, London N21 1RL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Murat Aydemir against the decision of the Council of the London Borough of Enfield.
 - The application Ref TP/11/0602, dated 17 May 2011, was refused by notice dated 15 September 2011.
 - The development proposed is redevelopment of site involving demolition of existing building and erection of 6-bed detached dwelling incorporating basement and accommodation in roof space with front and rear balconies and associated car parking.
-

Decision

1. The appeal is dismissed.

Main Issue

2. There are two main issues in this appeal:
 - The effect of the proposed dwelling upon the character and appearance of the locality
 - The impact upon the living conditions of the occupiers of neighbouring properties.

Reasons

Planning Policy

3. The development plan comprises the Unitary Development Plan 1994 (UDP), the Core Strategy 2010 (CS) and the London Plan 2011. Both the Council and the appellant refer to a number of policies in these documents. In the main these policies focus upon the need for new developments to be of high quality, design led and to have special regard to their context, and to ensure that harm is not caused to the living conditions of neighbours.
4. These policies predate the recently published National Planning Policy Framework (the Framework) and in the case of the UDP are now of some age. However the development plan policies relevant to the determination of this appeal do not conflict with the provisions of the Framework. For this reason and in the light of the facts in this case the Framework does not alter my view that this appeal should be determined against the relevant policies of the operative development plan.

Character and Appearance

5. While many of the houses have been much altered Vera Avenue retains much of the appearance of a traditional suburban residential street. There are several different house designs and styles but most are of a similar age and use common building materials and features; giving an overall uniformity of character. As noted by the Council there are small but distinctive pockets of what were once largely identical dwellings. No 62 is the central one of three such two-storey houses. Although variously extended, common features such as the double height bays, forward projecting wings, hipped gables and general roof form give continuity and harmony to the immediate street scene.
6. Core Policy 30 of the adopted Core Strategy 2010 and policy (II) GD3, among other provisions of the development plan, seeks development with a high standard of design which takes account of its context. In my view the broad approach of the development plan is to support rather than stifle innovative and distinctive modern design. Close examination of the inspector's decision in respect of the new house at No 58 readily shows how this consideration was taken into the balance in that case, although equally clear in the inspector's thinking was the particular merits of that site and the building to be replaced.
7. As a piece of stand-alone architecture the proposal would be a well designed large house with innovative features and good sustainability credentials. In this respect it would contribute towards the CS requirement for 4+ bedroom properties in the borough and more than satisfy the CS sustainability guidelines. However, the particular circumstances of No 62 are quite different from those at No 58 and notwithstanding its intrinsic merits, the proposed dwelling would fail to respond satisfactorily to its immediate context.
8. The dwellings at Nos 60-64 are in close proximity to one another. This relationship emphasises the architectural harmony in this section of the street scene. While the proposed building would have an overall height similar to neighbouring ridges, curved balconies which in limited measure would reflect the existing front facing bows, and roof features which would faintly echo the prevalent hips adjacent, the close juxtaposition of the buildings would only highlight the incongruity of the proposed design within its immediate context.
9. From the street the building would appear as a clear three storey structure; the wholly glazed full height upper floor emphasising this overall form. The virtually full-width mass of the structure over all three floors again furthering the physical and visual impression of a building of significantly greater scale than those on either side. Whereas the present prevailing roof style clearly establishes the two-storey form of the neighbours, roots the buildings to the ground thereby visually reducing their scale and emphasising the spacing between the dwellings, a feature which frequently extends down to first floor level. Overall the proposed design takes little reference from its immediate neighbours, especially in terms of those features of form, scale and detailing which establishes the harmony of the street scene and additionally, pays scant regard to the articulation of massing which imparts an element of spaciousness, especially above the ground floor.
10. Many examples of other schemes in the area have been put before me. However, in the circumstances of this proposal, I regard the context of this part of Vera Avenue to be that most pertinent to the determination of this appeal. In short the proposed dwelling would not be a high quality, design-led response

to its particular context. Nor would it represent an appropriate modern or innovative response to local character and distinctiveness. For these reasons I believe it would be harmful to the character and appearance of the street scene.

Living Conditions

11. All three dwellings at Nos 60-62, while having a similar rear building line for the main two-storey elements of the buildings, have each been extended variously at the rear with single storey additions. The garden areas here, and where the built form turns the corner into Cadogan Gardens, are more modest and enclosed than others to the east.
12. The overall built form of the proposed dwelling extends substantially further into the plot to the rear than the present house. In seeking to establish a precise relationship between the proposed building and those on either side the submitted drawings are not particularly helpful. Other than the proposed street scene they do not show proposed footprints and elevations in relation to those on either side. What is clear is the building would be a full three stories with what is effectively a flat roof and that the three-storey section would project significantly beyond the present line of the two-storey element of No 62. Similarly the single storey section of the building, including the "full glass structure" shown at the rear of the lounge and kitchen would further substantially extend the built form over and above that at present. This would be within 1m of the common boundary of No 64 and hard upon the boundary with No 60. The elevational drawings show this to project above the existing fence. Both first and second floor rooms would have large balconies across much of the width of the building.
13. Without the benefit of dimensioned comparative drawings and access to the gardens of Nos 60 and 64 it is not possible to be certain as to if, or to what extent, the precise standards of Annex A1.8 of the UDP would be offended against. However, even allowing for there being no adverse reduction in the amount of natural light for rooms at neighbouring properties, the building would have a substantial and overbearing presence when viewed from the neighbouring properties and associated garden areas. The enjoyment to be derived from these relatively modest garden areas would be considerably eroded by the oppressive scale of the proposed dwelling and its juxtapositioning with adjoining curtilages. Further neighbouring gardens, including those in Cadogan Gardens, would be materially exposed to view from the large balcony areas proposed. The potential for overlooking and loss of privacy in these private amenity areas would be substantial. I am not persuaded that this is a consequence of the development which could be satisfactorily mitigated by conditioning a specific form of screening.
14. In conclusion therefore I consider that the overall quality of the residential environment for those in neighbouring properties would be substantially reduced were the development to go ahead and their living conditions materially and unacceptably harmed.

Conclusions

15. While the proposal would accord with policy 7.6 of the London Plan as being architecture of a high quality, it would not complement local architectural character or be acceptable in terms of its impact upon the residential amenities

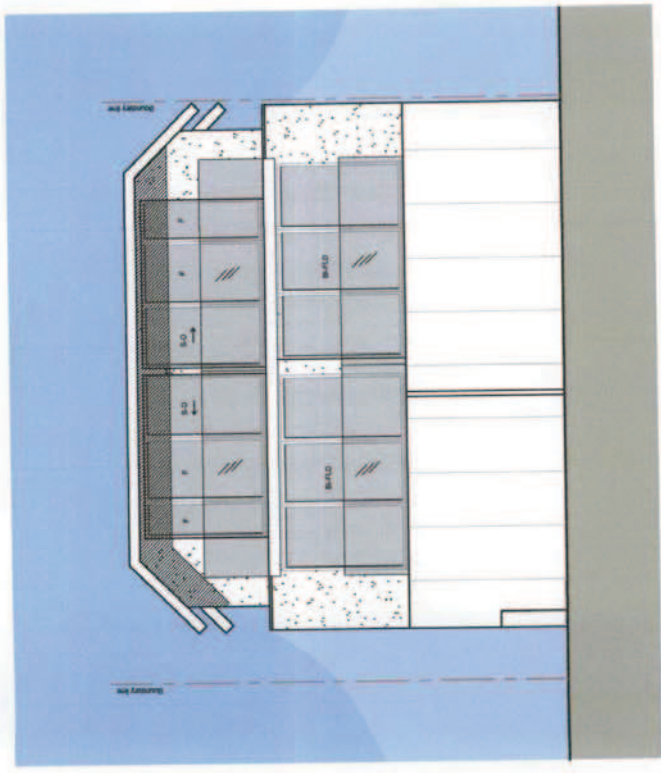
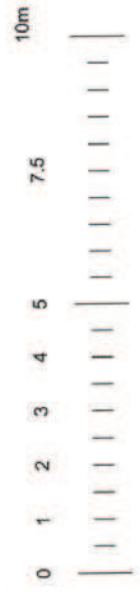
of neighbours; other important strands of that same policy. Further it would not have regard to the pattern and grain of this part of Vera Avenue as required by policy 7.4. It would also fail, contrary to the views of the appellant, to have full and proper regard to its surrounding as required by policies (II)GD3, (II)H12 and (II)H14 of the UDP and policy CP30 of the CS. Considerable harm would be caused to the living conditions of neighbouring occupiers as a result of significant loss of privacy from overlooking; thereby being at odds with UDP policy (II)H8.

16. The objections to the proposal are compelling and it would seriously conflict with the aims and provisions of the development plan. For the above reasons, and having taken all other matters raised in the representations into account, I conclude that the appeal should be dismissed.

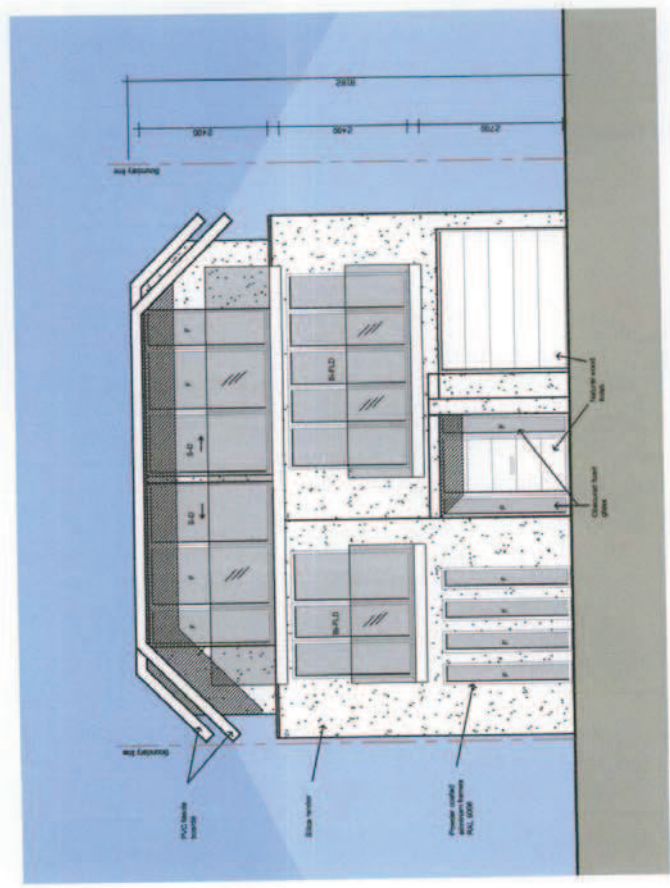
Peter J Golder

INSPECTOR

- Key
 F : Fixed
 S-D : Sliding Door
 G-D : Glass Door
 Bi-FLD : Bi Folding Door
 Walls : Silica Render
 Colour - off white
 Windows : Powder Coated Aluminum
 Colour - RAL 9006
 Door : Natural Wood Effect
 Roof : Standing Seam Roof
 Colour - RAL 9006



Rear Elevation



Front Elevation

address	62 Vera Avenue London N21 1RL
file	Proposed Front & Rear Elevation
scale	1:100 @ A3
date	December 2010
sheet no	882/10

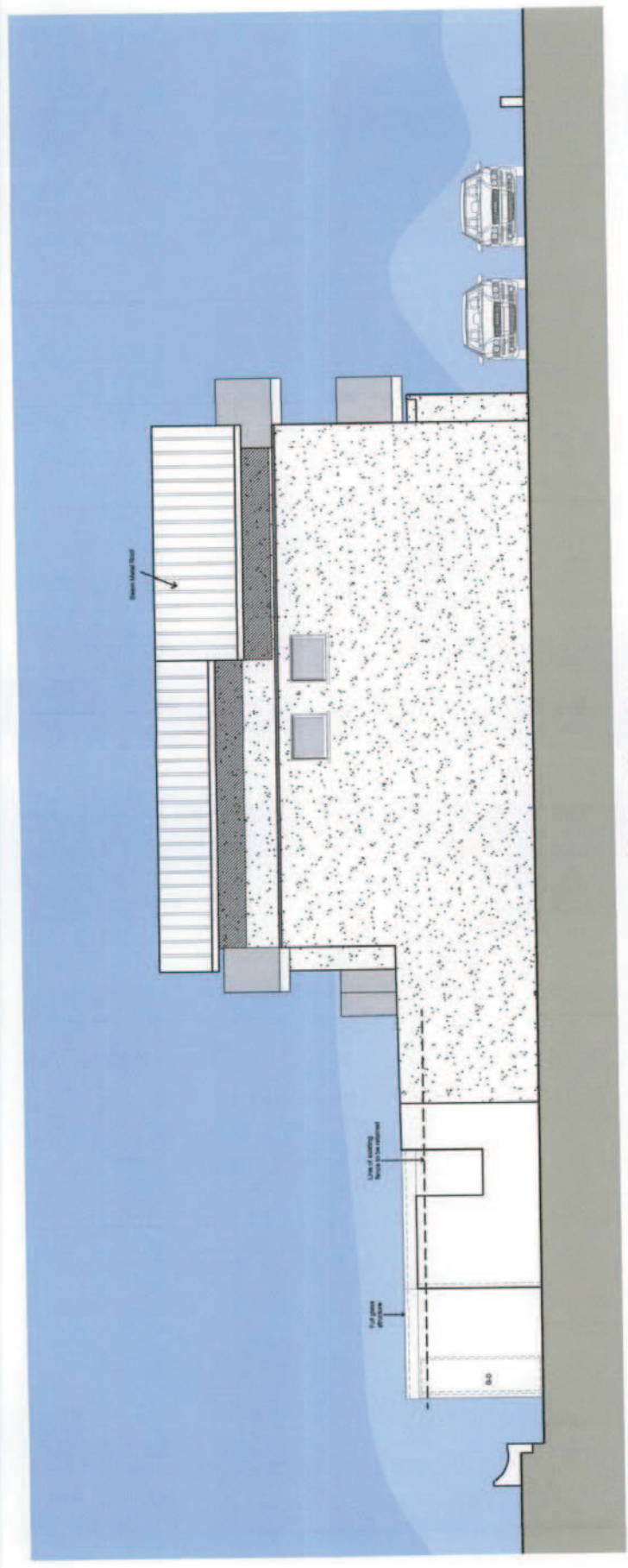
FOR APPROVAL

Notes
All dimensions to be checked by the Contractor before construction proceeds.

TP/11/0602



Scale: 1:100



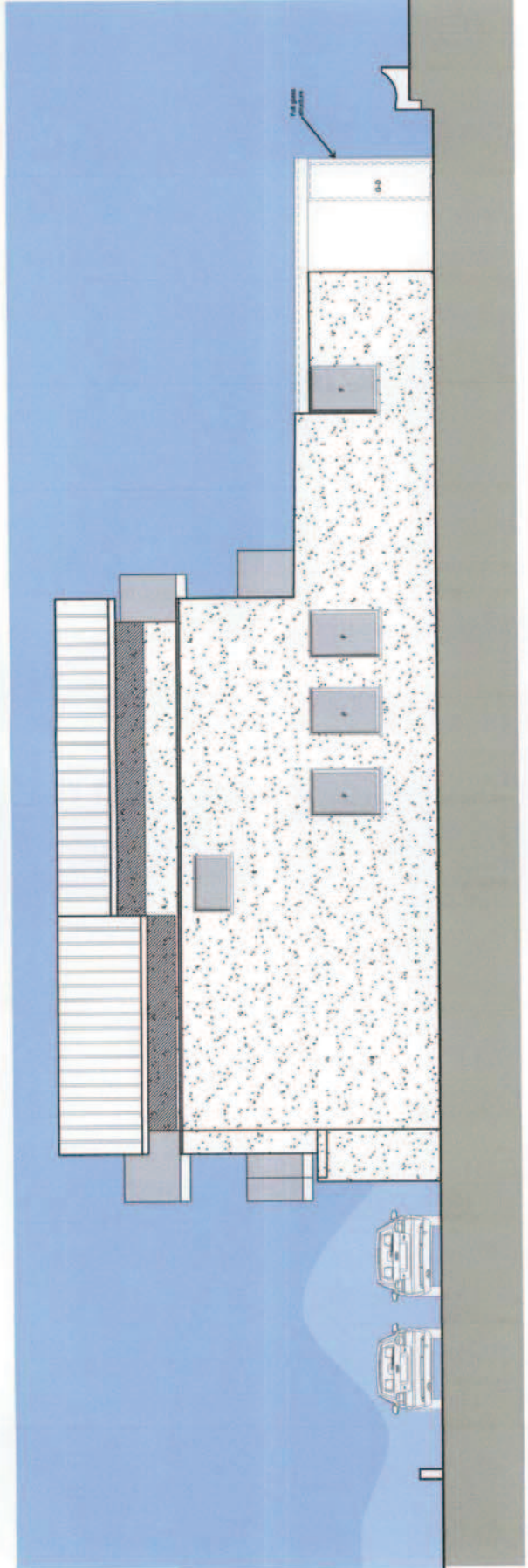
Side Elevation

PROJECT	62 Vera Avenue London N21 1RL
DATE	Proposed Side Elevation
SCALE	1:100 @ A3
DATE	December 2010
NO. DRAWING	882/11

FOR APPROVAL

Notes TP/11/10602

All dimensions to be checked by the Contractor before construction proceeds.



Side Elevation

project	62 Vera Avenue London N21 1RL
date	December 2010
scale	1:100 @ A3
sheet	MA
ref no	882/12

Proposed Side Elevation

FOR APPROVAL



FOR APPROVAL



project
**62 Vera Avenue
 N21 1RL**

title
Proposed Block Plan

scale
1:500 @ A4

date
November 2012

drwg no.
882/17

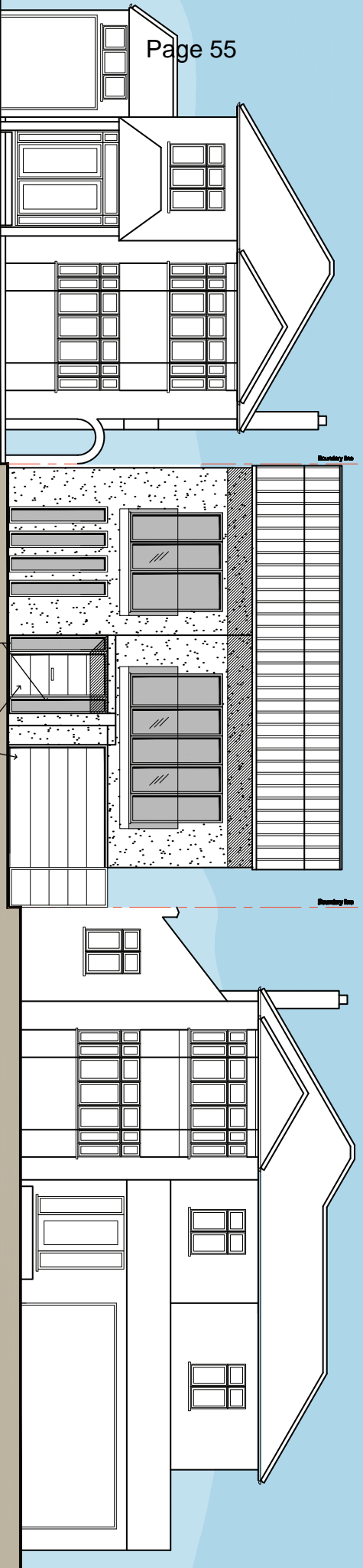
dwn
 chk

rev
D

0 1 2 3 4 5

Scale: 1:100

NOTES
All dimensions to be checked by the Contractor before commencing work.
Date: _____
By: _____



Street Scene

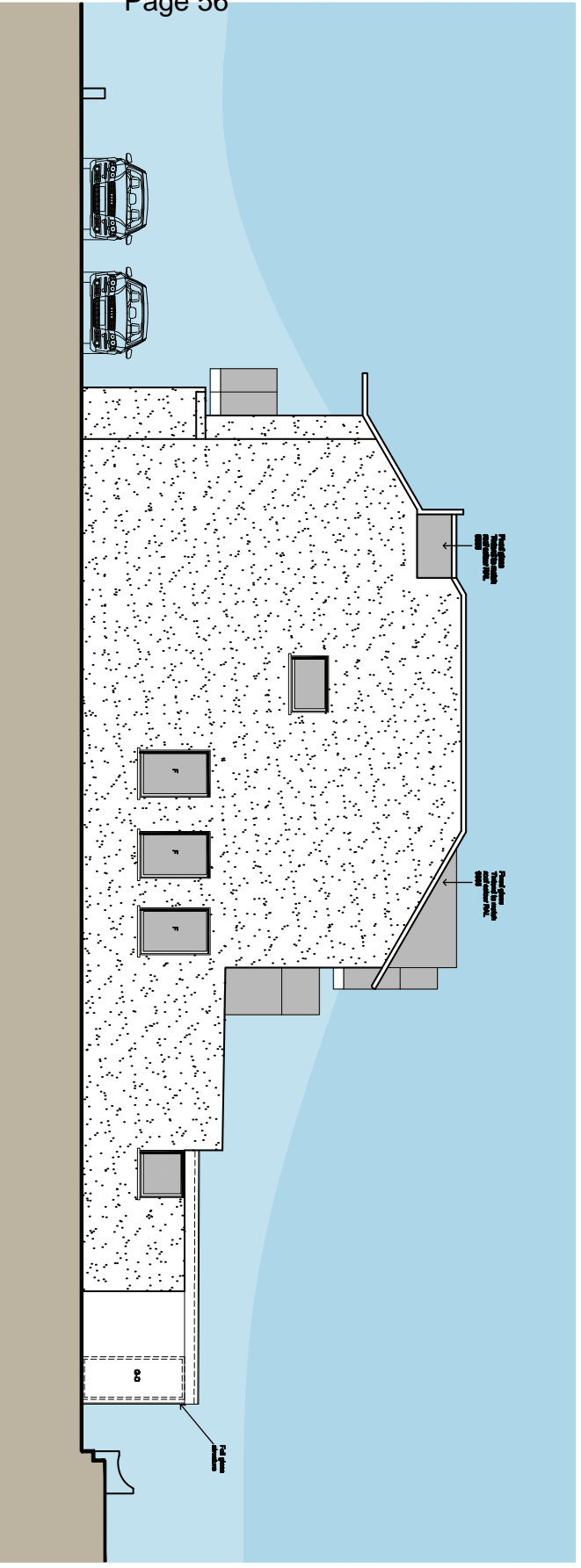
FOR APPROVAL

Project 62 Vera Avenue London N21 1PL		Date July 2011	
Street Scene		Rev 1/1	
Scale 1:100 @ A3		Rev 1/1	
Date July 2011		Rev 1/1	
Ref No 882/16		Rev D	

0 1 2 3 4 5

Scale: 1:100

NOTES
All dimensions to be checked by the Contractor before commencing work.



Side Elevation

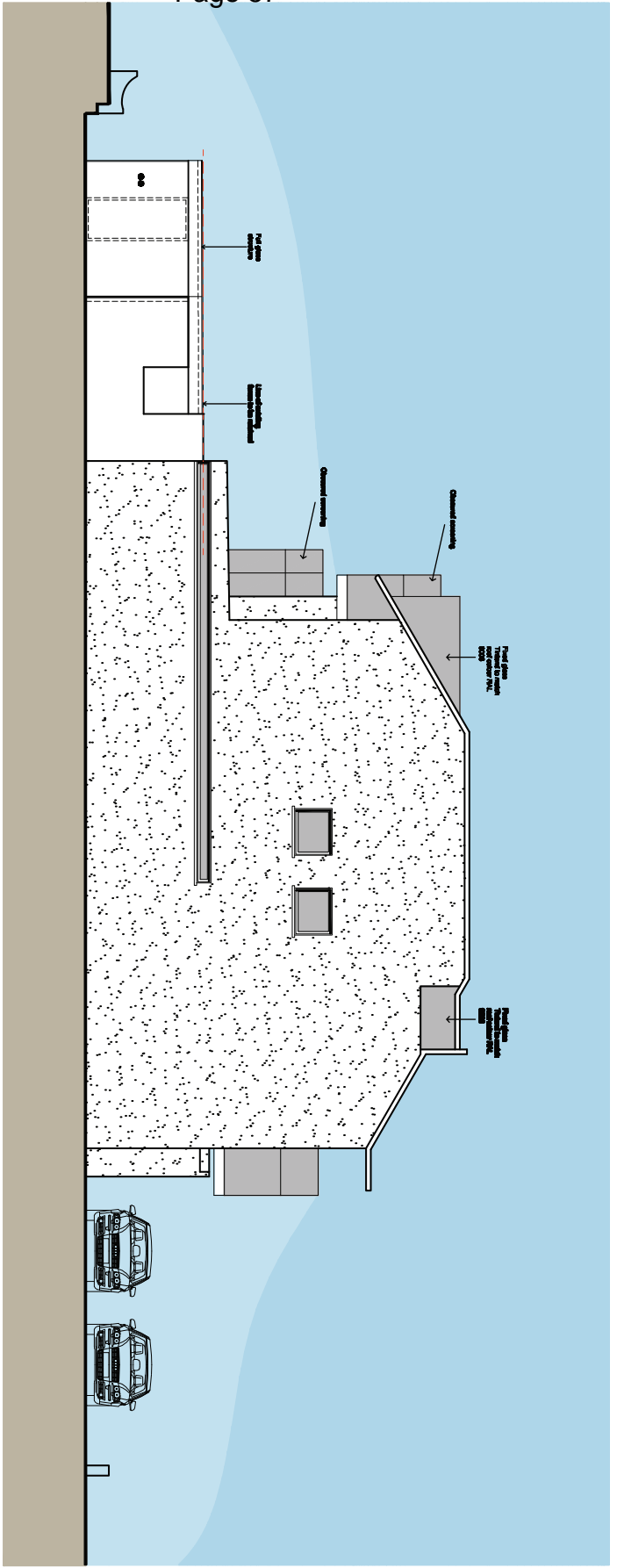
FOR APPROVAL

Project 62 Vera Avenue London N21 1PL	
Proposed Side Elevation	
Scale 1:100 @ A3	Date IAA
Date December 2010	Rev 01
Ref No 882/12	Rev D

0 1 2 3 4 5

Scale: 1:100

Notes
All dimensions to be checked by the Contractor before commencing work.



Side Elevation

FOR APPROVAL

Project 62 Vera Avenue London N21 1PL	
Title Proposed Side Elevation	
Scale 1:100 @ A3	Date 14A
Rev December 2010	Rev DK
Ref No 882/11	Rev D

0 1 2 3 4 5



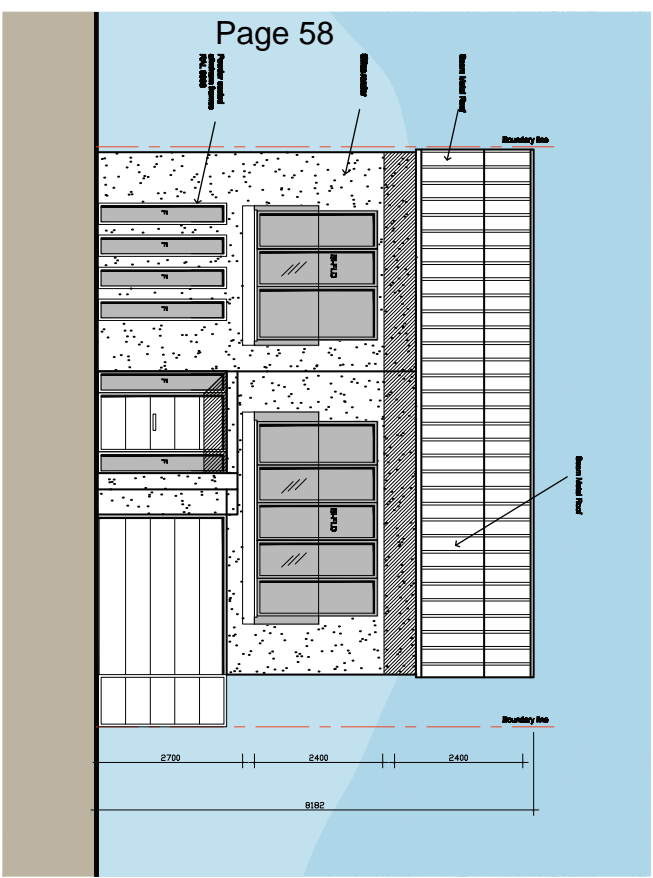
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Notes

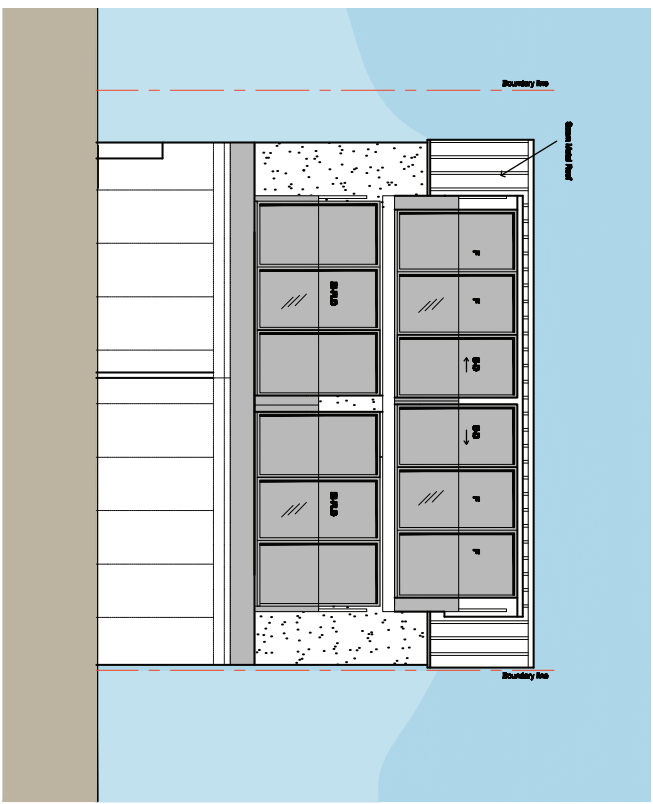
All dimensions to be checked by the Contractor before commencing work.

mm	cm	m
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- Key**
- F :Fixed
 - S-D :Sliding Door
 - G-D :Glass Door
 - BI-FLD :BI Folding Door
 - Walls :Silica Render
 - Windows Colour - off white
 - Windows :Powder Coated Aluminium
 - Door Colour - RAL 9006
 - Door :Natural Wood Effect
 - Roof :Standing Seam Roof
 - Roof Colour - RAL 9006



Front Elevation



Rear Elevation

FOR APPROVAL

Project: 62 Vera Avenue London N21 1PL	
Title: Proposed Front & Rear Elevation	
Date: 1:100 @ AS December 2010	Rev: 1/A
Ref: 882/10	No: D

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr P. Higginbottom Tel: 020 8379
3927

Ward: Lower
Edmonton

Application Number : P13-00338LBE

Category: Other Development

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

PROPOSAL: Variation of condition 18 under ref:LBE/03/0004 to allow pedestrian access onto Woodland Road.

Applicant Name & Address:

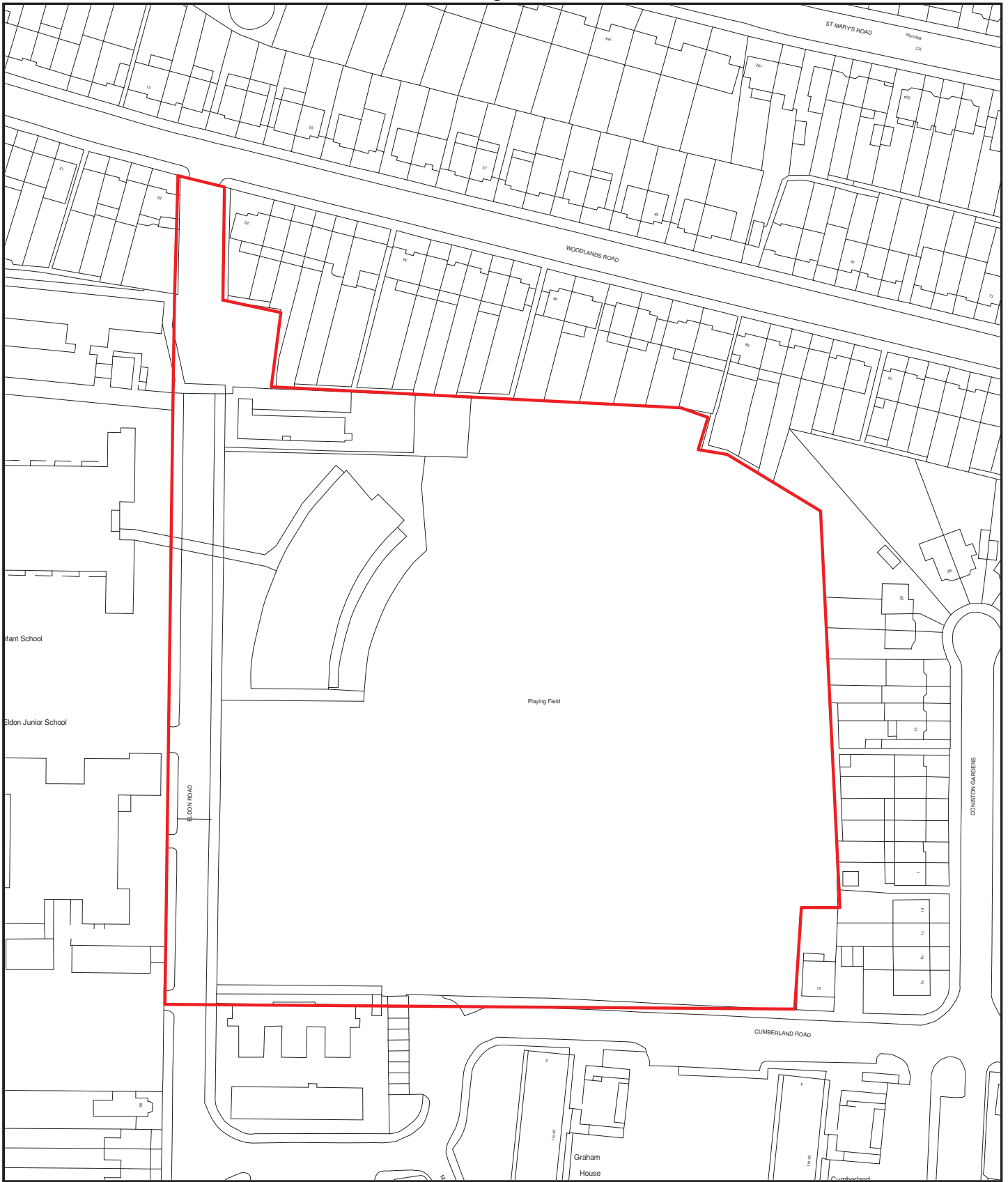
Julie Messer
ELDON INFANT SCHOOL,
ELDON ROAD,
LONDON,
N9 8LG

Agent Name & Address:

John Keefe,
Ream Partnership
Wickham House
464, Lincoln Road
EN3 4AH

RECOMMENDATION:

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



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 10:05

Date of plot: 10/04/2013

1 Site and Surroundings

- 1.1 The application site comprises the Eldon Infant school and Eldon Junior School. The site is located on Eldon Road and surrounded by Woodland Way to the north and St Peter's Road to the west.
- 1.2 The main access to the site is Eldon Road from the south which provides both vehicular and pedestrian access. Pedestrian access is available from St Peters Road. Staff and service vehicles currently have access via Woodlands Way.
- 1.3 The site is not within a conservation area nor does it contain any listed buildings.

2 Proposal

- 2.1 The proposal is for the variation of condition (18) under ref: LBE/03/0004 to allow pedestrian access onto Woodland Way.
- 2.2 Condition 18 of permission granted under LBE/03/0004 states that "The vehicular access onto Woodland Road hereby approved shall be used solely by staff to access the parking area and service vehicles attending the school and shall not be used to provide general access to the school by pupils. Details of a scheme to prevent general access by pupils shall be submitted to and approved by the Local Planning Authority and thereafter implemented prior to the occupation of the development hereby approved". The reason for the imposition of this condition was "in the interests of safeguarding the residential amenities of properties along Woodlands Road."

3 Relevant Planning Decisions

- 3.1 LBE/03/0004 - Erection of replacement early years unit with associated play space together with construction of new site access to Woodlands Road and provision of car parking. (Outline). Granted subject to conditions on 08 October 2003.
- 3.2 LBE/03/0004/1 - Submission of reserved matters for design, external appearance and landscaping pursuant to conditions 01, 02 and 03 together with submission of details of phasing, surfacing, levels, enclosure, parking/turning, loading/unloading, access roads/junctions – Approved

4 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation – No objection subject to a condition regarding the implementation of parking restrictions (zig-zag lines) at the entrance of the school on Woodland Road.

4.2 Public

- 4.2.1 Consultation letters have been sent to the occupiers of 97 neighbouring properties. The consultation period elapsed on 12 March 2013 and 3

responses have been received together with a representation on behalf of 30 local residents. The following issues were raised:

- Condition 18 was attached to protect residential amenities
- Parking would be more of a problem
- Increase in pollution
- Further obstructions on the pavement
- Parking restrictions would affect residences
- Impact on disabled access
- Impact on visiting carers/dial a ride
- Impact on health
- Traffic risk to children from accidents
- Increased congestion
- Objection to concern of vehicular access through the site
- Concern on increased opening hours.

5 Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application."

5.4 The London Plan

Policy 7.1 Building London's Neighbourhoods and communities
Policy 7.4 Local character

5.5 Local Plan - Core Strategy

CP8 Education
CP30 Maintaining and improving the quality of the built and open environment

5.6 Saved UDP Policies

(II)GD3 Aesthetics and functional design
(II)GD6 Traffic impact

(II)GD8 Servicing and access

5.7 Submission version DMD

DMD Policy 47 – New roads, access and servicing

5.8 Other Relevant Policy

National Planning Policy Framework

6 Analysis

6.1 The main issues for consideration in the determination of the application are the impact on the character of the surrounding area, the impact on nearby residential amenities and the effects on the local highway network.

6.2 Character and Appearance

6.2.1 The proposed use of the entrance of Woodlands Road for pedestrians will not involve any physical alterations as the existing entrance has a separate pedestrian gate which is currently locked. The proposal is therefore considered to respect the character and appearance of the surrounding area and street scene with regards to Core Policy 30 of the Enfield Plan Core Strategy and Policy (II)GD3 of the UDP.

6.3 Impact on residential amenity

6.3.1 The proposal will involve the use of the existing entrance for pupils and parents of the nursery to access the site without having to cross the school playgrounds. The existing entrance is currently used for staff and service vehicles. It is recognised that the use of the Woodlands Road access by pedestrians has the potential for temporary increases in the level of traffic and demand for off-street parking along Woodlands Road. However, the dropping off and collection of pupils from the entrance, although in proximity to residential properties will only occur at two periods of the day which is not considered to significantly impact on the residential amenities of the occupiers of nearby adjacent properties with regards to Policy (II)GD3 of the UDP.

6.3.2 A number of residents have objected to the proposal, indicating the increase in traffic and pedestrian movements will disrupt local residents. Whilst it is noted that there will likely be an increase in both vehicular and pedestrian, the increase is not considered to be significant.

6.4 Impact on local highway network

6.4.1 The proposal to allow pedestrian access to the school via Woodland Road is likely to result in pupils being dropped off and picked up via Woodland Road. It would increase temporary parking demands during drop off and pick up periods given that there are no parking restrictions on Woodland Road. On the other hand, allowing pedestrian access via Woodland Road would redistribute parking demands and vehicular and pedestrian traffic throughout the surrounding highway network. This would therefore be beneficial for traffic flow. However, a mitigation measure, parking restriction (zigzag lines), would have to be implemented during school hours at the entrance of the access on Woodland Road to ensure road safety. This would prevent parking at the

entrance, which would otherwise cause conflict of movements for pedestrians and vehicles entering and leaving the site.

- 6.4.2 The proposal is not considered to 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 and Submission version DMD policy 47.

7 Conclusion

- 7.1 The proposed variation of condition 18 of planning permission ref: LBE/03/0004 to allow pedestrian access onto Woodland Way is not considered to be detrimental to the character of the surrounding area, nor impact on nearby residential amenities or the local highway network. Accordingly it is recommended that the proposal is approved for the following reasons:

1. The proposed variation of condition 18 under ref: LBE/03/0004 to allow pedestrian access onto Woodland Road is considered to respect the character of the surrounding area and not cause undue harm to the residential amenities of nearby properties with regards to Core Policy 30 of the Enfield Plan Core Strategy and Policy (II)GD3 of the Unitary Development Plan.
2. The proposal is not considered to 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 and Submission version DMD policy 47.

8. Recommendation

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

1. 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 use of the access shall not be available other than for staff and service vehicles attending the school until such time as parking restrictions in the form of zig-zag lines have been implemented at the entrance of the school on Woodland Road.

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

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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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director - Planning,
Highways & Transportation

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr S. Newton Tel: 020 8379 3851

Ward: Chase

Application Number : P13-00435PLA

Category: Other Development

LOCATION: LAND SOUTH SIDE OF WHITEWEBBS LANE, INCORPORATING
ROLENMILL SPORTS GROUND AND LAND REAR OF MIDDLETON HOUSE, BULLS
CROSS, ENFIELD, EN2 9HA

PROPOSAL: Proposed extension to ecological area and associated re-contouring of the site known as the 'Western Field'.

Applicant Name & Address:

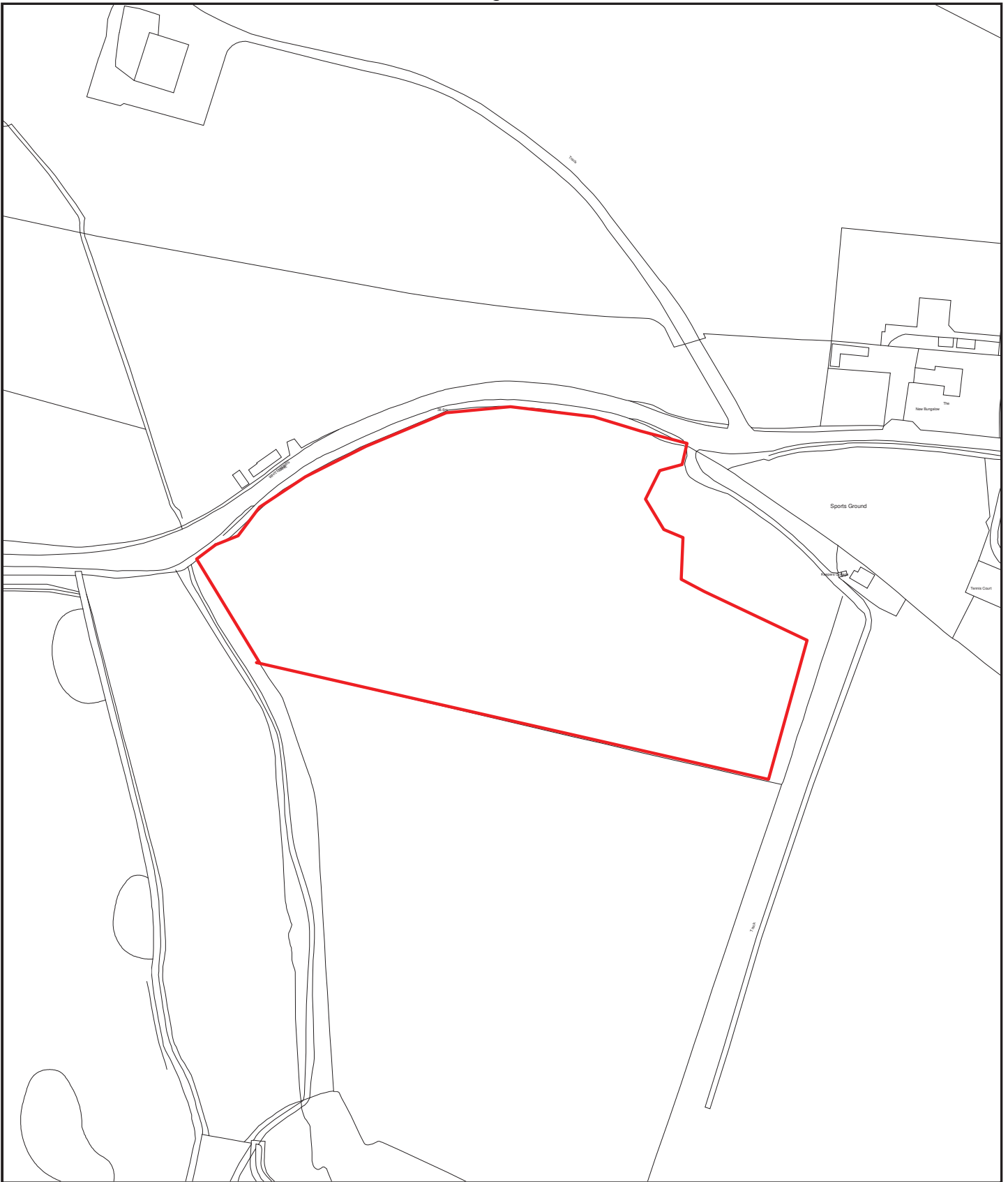
Tottenham Hotspur Football & Athletic Co
C/O Agent

Agent Name & Address:

Richard Serra,
Savills
Ground Floor
City Point
29 King Street
West Yorkshire
Leeds
LS1 2HL

RECOMMENDATION:

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



ENFIELD
Council



Development Control



Scale - 1:2500
Time of plot: 15:13

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 An open field bordered by Whitewebbs Lane to the north, the Tottenham Hotspurs training facility to the west and Archer's Wood to the south.
- 1.2 The entire site falls within the Green Belt, the Forty Hill Conservation Area, and the Enfield Chase Area of Special Character (AoSC). Archer's Wood is designated as a Site of Metropolitan Importance for Nature Conservation (SMINC).

2. Proposal

- 2.1 Permission is sought for the proposed extension of the existing ecological area and associated re-contouring of the site known as the 'Western Field'.
- 2.2 The development will involve the re-contouring of the field through the provision of an earth bund of approximately 2m in height around the perimeter of the field, with planting over.
- 2.3 The proposal does not seek to bring the Western Field within the Training Centre.
- 2.4 The existing ecological area within the Western Field will be extended from 0.9ha to 2.06ha.

3. Relevant Planning Decisions

- 3.1 TP/07/1623 - Construction of a football training centre comprising a building incorporating training and associated facilities, ancillary buildings and plant, external pitches, access roads, parking, pathways, fences and external lighting. – Granted at Planning Committee on 11/04/2008.
- 3.2 TP/07/1623/DP5 - Details of Ecological Management Plan and Ecological Construction Method Statement submitted pursuant to condition 15 of approval under Ref:TP/07/1623 for construction of a football training centre. Granted on 08/09/2008.

4. Consultations

4.1 Statutory and non-statutory consultees

Traffic & Transportation

- 4.1.1 It is advised that there are no objections.

Biodiversity Officer

- 4.1.2 It has been advised that the site may be inhabited by reptiles and additional survey work will be required to establish the presence or otherwise of any protected species.

Conservation Advisory Group

4.1.3 Objections are raised against the proposed development. In addition the following points have been raised:

- One of the main motivations appears to be to further conceal the training ground from public footpaths.
- The bunds will reduce views across the countryside here and make the footpaths quite enclosed. This was not considered to be an improvement to the character of the area.
- The chain link fence should be replaced with something that retains views through it. Why the applicants have applied for this now (rather than with the initial applications) is questioned.
- The Biodiversity Officer should be consulted on whether the planting scheme is in accordance with the permissions.

4.2 Public response

4.2.1 Letters were sent to six neighbouring occupiers in addition to site publicity. One letter of objection has been received raising the following points:

- The Western Field is the only piece of land taken by Spurs that has not been altered.
- It is already an ecological zone in that it is a rare habitat in this area – grassland.
- It would be far better managed as a wild flower meadow, which is the habitat we are short of in this area.
- Putting raised bunds around the edge if the field is just a way for Spurs to extend their recycling area and keep it hidden from view.
- Spurs do not have much interest in conservation – if they had they would not have planted laurel bushes around the perimeter of the site.
- The Western Field is attractive to look at. It gives a sense of space as one looks across it.
- It is part of the land of the Forty Hall Estate.
- Walking along Whitewebbs Lane or along the new footpath through the woods, outlook will be blocked by a raised bund.
- The development is inappropriate for the area and will be detrimental to its overall appearance.

5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed

criteria and standard based policies by which planning applications will be determined.

- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 5.1	Climate change mitigation
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 7.4	Local character
Policy 7.8	Heritage assets and archaeology
Policy 7.16	Green Belt
Policy 7.18	Protecting local open space and addressing local deficiency
Policy 7.19	Biodiversity and access to nature
Policy 7.21	Trees and woodlands

5.5 Local Plan – Core Strategy

CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP33:	Green Belt and countryside
CP34:	Parks, playing fields and other open spaces

5.6 Saved UDP Policies

(II)G6	Areas of Special Character
(II)G11	To ensure that new developments in the green belt do not have a detrimental impact on the surrounding landscape.
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing

5.7 Submission version DMD

DMD47	New Roads, Access and Servicing
DMD71	Protection and enhancement of Open Space
DMD78	Nature conservation
DMD79	Ecological enhancements
DMD81	Landscaping
DMD82	Protecting the Green Belt
DMD84	Areas of Special Character
DMD89	Previously developed sites in the Green Belt

5.8 Other Relevant Policy Considerations

National Planning Policy Framework
Enfield Characterisation Study (2011)
Forty Hall Conservation Area Character Appraisal

6. Analysis

6.1 Principle

6.1.1 Condition 15 of the original approval for the construction of a football training centre (Ref: TP/07/1623) required the submission of details of an Ecological Management Plan (EMP). The approved EMP (ref: TP/07/1623/DP5) created a woodland habitat strip along the northern boundary of the Western Field, fronting Whitewebbs Lane with the remainder of the field to be used for green waste recycling.

6.1.2 The approval of a smaller area of land to be used for green waste recycling (ref: P12-01774PLA) has resulted in the ability to provide further ecological enhancements. This is accepted in principle, providing that there are no further impacts on any protected wildlife.

6.2 Green Belt Considerations

6.2.1 The National Planning Policy Framework (NPPF) confirms that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence (para.79).

6.2.2 The purposes of including land in the Green Belt are to:

- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.2.3. It also confirms that inappropriate development is harmful to the Green Belt and should only be approved in very special circumstances (para.87) and substantial weight must be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations (para.88).

6.2.4 The proposal is not inappropriate development in Green Belt terms as it does not involve any built development or a material change of use of the land. Planning permission is however, required for the earthworks.

6.2 Impact on Character of Conservation Area / AoSC

6.2.1 The site falls within an area described within the Enfield Characterisation Study as "2B - Whitewebbs Park and Forty Hall". The three areas that make up this sub area (Whitewebbs, Forty Hall and Myddelton House) are described as being surrounded by agricultural land and small woodlands which provide a rural setting to those landscaped areas. The Study, written whilst the training Centre was under construction, also noted that the Training Centre was creating a more urban and institutional character.

6.2.2 Additional landscaping and ground re-profiling is considered to not harm the overall appearance of this part of the Conservation Area. The bund will help to provide a soft visual screen of the built structures that form the Training

Centre. In addition, a large central area within the Western Field will remain open.

- 6.2.3 It is considered that the development will not detract from the Conservation Area and AoSC and will ensure that the rural character is not undermined but strengthened.

6.3 Impact on Neighbouring Properties

- 6.3.1 The nearest residential dwelling, Keepers Cottage, is sited approximately 80m from the nearest part of the any element of the proposed bund. The development will not have any detrimental impact on the amenity of the adjoining occupier.

6.4 Highway Safety

- 6.4.1 The development does not raise any additional highway safety concerns. Access for maintenance purposes will continue from the existing western entrance to the wider site.
- 6.4.2 It is proposed that the works are carried out in accordance with the approved construction methodology for the Training Centre. This secures details such as hours of work, wheel cleaning and storage of materials. These will be secured by an appropriately worded condition.

6.6 Biodiversity

- 6.6.1 The application site is suitable habitat for reptiles, such as slow worm, adder and grass snake, and the proposals, which involve significant alterations to it, including the construction of a large bund around the perimeter of the site, would impact upon reptiles if they were present. The ecological report identified habitat suitable for reptiles on the site but no reptile survey was undertaken, although it was noted that these areas would be cleared of reptiles prior to works being undertaken. It is likely, unless proved otherwise, that reptiles inhabit the site.
- 6.6.2 All species of reptile are protected under the 1981 Wildlife and Countryside Act as amended and are also a species of principle importance for the conservation of biodiversity included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006. This means that they are a priority species as defined in the NPPF and as such are a material consideration in the planning process.
- 6.6.3 The applicant is currently undertaking the additional surveys of the site which will be made available to the LPA prior to the Committee meeting. Members will be updated at the Committee meeting.
- 6.6.4 The presence of reptiles does not necessarily mean that the development could not proceed. The applicant would need to obtain a Licence from Natural England and the LPA is confident that such a Licence would be granted given the previous works on the wider site.
- 6.6.5 In relation to works being undertaken near to existing flora, the applicant advises that the contouring has been designed to ensure that there will be no

impact upon existing trees and hedgerows. Whilst this assurance is welcomed, a condition will be imposed to secure details of such measures.

7. Conclusion

7.1.1 The proposed development is considered to not have any greater detrimental impact on the openness of the surrounding Green Belt or on the historic setting of the surrounding Conservation Area and AoSC.

7.1.2 The proposed development would result in a net gain of ecological enhancements to the site and surrounding area.

7.1.2 That subject to confirmation that there are no reptiles on site or are that appropriate mitigation measures are to be put in place, planning permission be approved for the following reasons:

- 1 The proposed development, will not detrimentally impact on the purposes of including land within the Green Belt and will not harm the openness of the Green Belt, or the setting of the Forty Hall Conservation Area and Enfield Chase Area of Special Character, having regard to Policy (II)G6 of the Unitary Development Plan, Core Policy 33 of the Core Strategy, Policies 82, 84 & 89 of the Submission version DMD, Policies 7.8 & 7.16 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular sections 9, 11 & 12).
- 2 The proposed development will not unduly impact on the existing amenity of nearby residential occupiers in terms of noise and disturbance, having regard to Policy (II)GD3 of the Unitary Development Plan, Core Policy 33 of the Core Strategy, Policy 68 of the Submission version DMD, Policy 7.15 of The London Plan.
- 3 The development will not lead to conditions detrimental to highway safety on Whitewebbs Lane having regard to Policies (II)GD6 & (II)GD8 of the Unitary Development Plan, Policy 47 of the Submission version DMD, Policy 6.3 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular section 4).

8. Recommendation

8.1 That planning permission be GRANTED subject to the following conditions:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. NSC1 Construction Methodology
The development shall be undertaken in accordance with the submitted Construction Methodology, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment

4. NSC2 Ecological Management Plan
The development shall be carried out and maintained in accordance with the approved Ecological Management Plan,

unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the ecological interest of the site is maintained and enhanced.

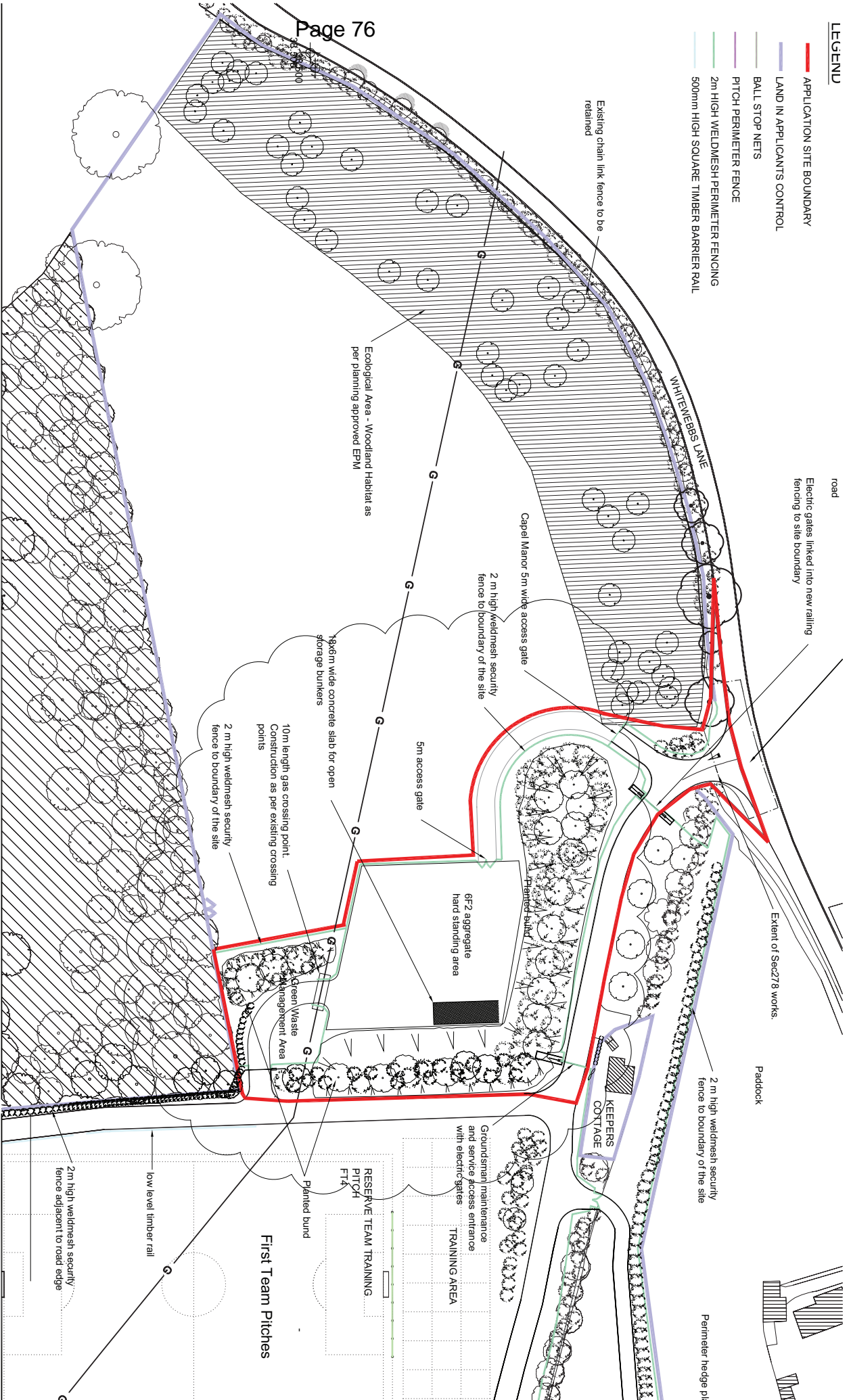
5. NSC3 Tree / Hedgerow Protection
Prior to the commencement of the development details of measures to protect existing trees and hedgerows shall be submitted to and approved by the Local Planning Authority. The approved measures shall be introduced prior to the commencement of works and shall be maintained throughout the building period.

Reason: To protect existing planting in the interests of amenity.

- 6 C17 Details of landscaping

LEGEND

- APPLICATION SITE BOUNDARY
- LAND IN APPLICANTS CONTROL
- BALL STOP NETS
- PITCH PERIMETER FENCE
- 2m HIGH WELDMESH PERIMETER FENCING
- 500mm HIGH SQUARE TIMBER BARRIER RAIL



Client
Tottenham Hotspur Football Club

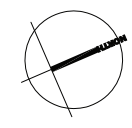
Project
Tottenham Hotspur Football Training Centre

Drawing title
Site Plan (Western Field)

Revisions

Revision	Date	Description
-	22.06.12	Planning submission
A	24.08.12	Boundary line and bund layout amended

MB
MB



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File reference
06242/M00-WF

Drawn by
MB

Checked by
JB

Date drawn
18.06.11

Date checked
22.06.11

Scale at A3
1:200

Project number
06242

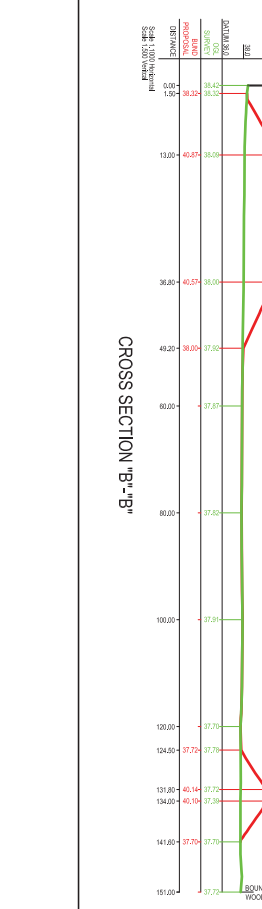
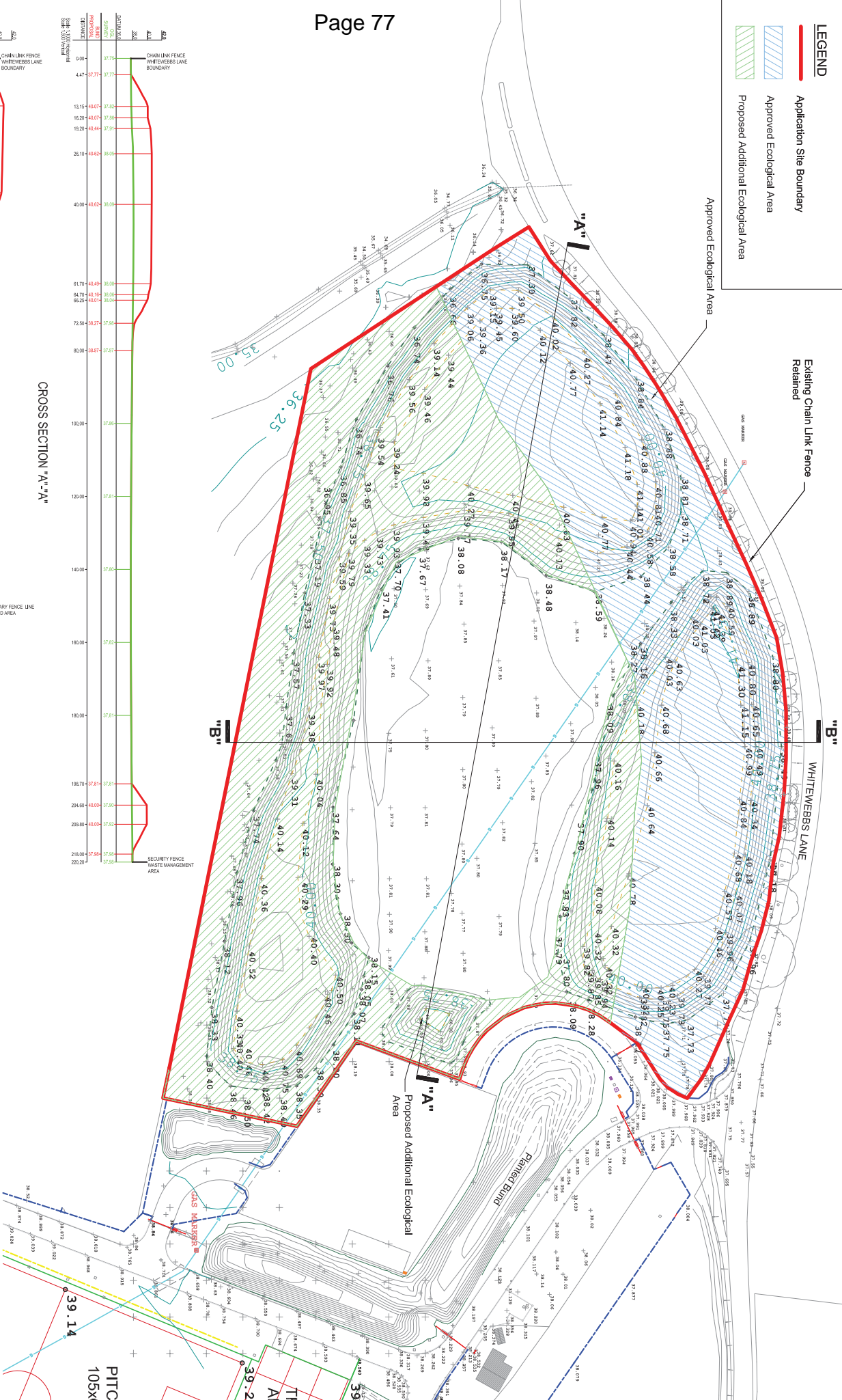
Drawing number
101-WF

Revision
A

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LEGEND

- Application Site Boundary
- Approved Ecological Area
- Proposed Additional Ecological Area



PROPOSED BUNDED LANDSCAPING

<p>The Choice of Champions</p>		<p>Client</p> <p>TOTTENHAM HOTSPUR FOOTBALL CLUB FOOTBALL ACADEMY CENTRE BULLS CROSS ENFIELD</p>	
<p>Title</p> <p>PROPOSED BUNDED LANDSCAPING</p>		<p>Cosby/Leicester</p> <p>LE9 1SJ T: +44(0)115 226 7029 F: +44(0)115 275 1084 E: info@hewittsportsturf.co.uk</p>	
<p>Scale</p> <p>1 : 1000 @A3</p>		<p>Dwg No</p> <p>156-197-THC-BC-07-A3</p>	
<p>Date</p> <p>23-01-13</p>			

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel:020 8379 3841
Mr C Ahmet Tel: 020 8379 3926

Ward: Edmonton
Green

Application Number : P13-00551PLA

Category: Other Development

LOCATION: CRAIG PARK YOUTH CENTRE, LAWRENCE ROAD, LONDON, N18
2HN

PROPOSAL: Installation of two temporary storage containers

Applicant Name & Address:

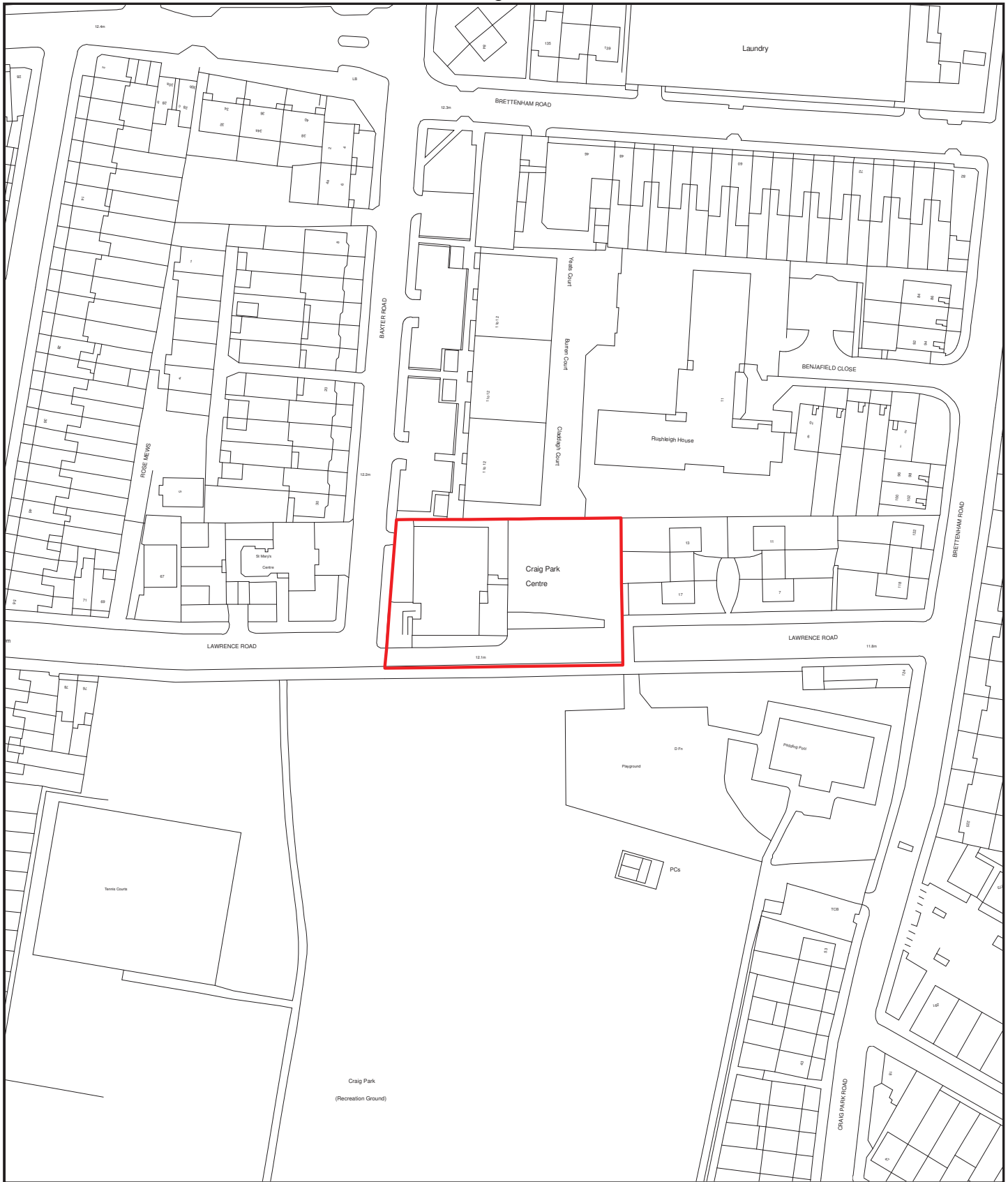
Mr Stefan Cadek
London Borough of Enfield
PO Box 51
Civic Centre
Silver Street
Enfield
Middlesex
EN1 3XB

Agent Name & Address:

Mr Andrew Lloyd
Curl la Tourelle Architects
80 Lamble Street
London
NW5 4AB

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.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 10:10

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The application site comprises the recently extended and upgraded Craig Park Youth Centre buildings and associated grounds, located in the Edmonton Green ward of the Borough. The immediate surrounding area is primarily composed of residential land uses. The site and its grounds are not designated within a Conservation Area nor are they statutorily listed.

2. Proposal

- 2.1 The application seeks temporary planning permission to locate two metal storage containers (side by side) to the northwest corner of the recreation grounds of the youth centre. Members should note that the grounds are not designated Metropolitan Open Land or Local Open Space. The applicant has indicated that they expect the containers to be in situ for no more than two years.
- 2.2 Each container would be sited on timber railway sleepers to provide a level surface, measuring approximately 6m (d) x 2.4m (w) and 2.6m (h). The containers are metal in construction. The containers would provide ancillary storage for the youth centre.

3. Relevant Planning Decisions

- 3.1 LBE/10/0033: Part 2-storey, part 3-storey extension to south elevation involving demolition of a single storey building and refurbishment of external facade involving new recessed windows, translucent polycarbonate covering to external walls at first and second floor level and new boundary fence. Approved 25 Jan 2010.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Environment Agency: No objections to the proposals.

4.2 Public

- 4.2.1 Notification letters have been sent to 19 neighbouring properties. In addition, a site notice was displayed at the site. The period for comment expired on the 4th April 2013. No representations were received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.
- 5.4 The London Plan
- 7.1 Building London's Neighbourhoods and communities
7.4 Local character
- 5.5 Local Plan – Core Strategy
- CP30 - Maintaining and improving the quality of the built and open environment
- 5.6 Saved UDP Policies
- (II)GD3 - High standard of functional and aesthetic design
- 5.7 Submission Version – Development Management Document (DMD)
- DMD37 - Achieving High Quality and Design-Led Development
- 5.8 Other relevant policy
- National Planning Policy Framework (NPPF)
- 6. Analysis**
- 6.1 The principle issue for consideration is the impact on the recreation function of the grounds; the character and appearance of the surrounding area including neighbouring residential amenities.
- 6.2 Impact on recreation function
- 6.2.1 The grounds to the front of the building, part of which comprises the application site, provides recreational space for users of the centre. The siting of two metal containers within a discreet corner of the grounds on a temporary basis would not cause harm to this provision.
- 6.3 Impact on the character and appearance of the surrounding area
- 6.3.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. 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.

6.3.2 The size of the containers would not be of a nature that would be readily noticeable beyond the immediate perimeter of the site. Their siting in the northwest corner of the site also serves to reduce their prominence.

6.3.3 In order to meet the centre's temporary needs as well as ensuring that the visual integrity of the containers is maintained, it is recommended that planning permission should be restricted to two years only.

6.3.4 Overall, the impact of the metal containers on the character and appearance of the surrounding area is considered negligible and would therefore comply with Policy (II) GD3 of the UDP, Policy CP30 of the Core Strategy and Policy 37 of the DMD.

6.4 Impact on Neighbouring Residential Properties

6.4.1 The use of the containers for storage, including their scale and siting relative to existing residential uses would not cause harm to amenity.

7. **Conclusion**

7.1 Overall, it is considered that the proposed scale and siting of the containers together with their intended purpose would not have a harmful impact on the recreational value, character and/or appearance of the area nor existing residential amenities. Planning permission is accordingly recommended for approval for the following reason:

1. The proposed containers would not adversely impact on the character and appearance of the surrounding area having regard to Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Policy 37 of the Submission version DMD and Policies 7.1 and 7.4 of the London Plan.

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 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 containers shall be painted in a colour to be agreed in writing by the Local Planning Authority before installed onsite.

Reason: To ensure a satisfactory external appearance.

3. The containers shall only be used for storage purposes ancillary to the activities directly associated with the Craig Park Youth Centre and shall not be used for any other purpose.

Reason: To ensure that the use remains strictly incidental to the existing operations onsite.

4. This permission is granted for a limited period expiring on 25 April 2015 when the use hereby permitted shall be discontinued and the buildings hereby permitted removed and the land reinstated.

Reason: To ensure that the buildings and their use are properly controlled.

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 Contractor to check existing site dimensions and conditions
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KEY

- PROPOSED HARD LANDSCAPING
 Dark Blue (Detail) Pavement, Top,
 Set in 10mm aggregate, finished 10mm
- PROPOSED TERRAZZO (Mosaic)
- TREE:
 Area Perimeter* Approximate
 canopy height. To be 14.10m or when planted
- TRAILER BLOCK
 Heavy Duty Steel 1.5M 1-Down Stand
- DENOTES PROPOSED LEVEL
- DENOTES EXISTING LEVEL

Page 85

CONSTRUCTION ISSUE

No.	Issue	By	Date
1	Initial Issue	Curtil	10/10/2011
2	Revise for design of Planning Conditions	Curtil	10/10/2011
3	Revise for design of Planning Conditions	Curtil	10/10/2011
4	Revise for design of Planning Conditions	Curtil	10/10/2011
5	Revise for design of Planning Conditions	Curtil	10/10/2011
6	Revise for design of Planning Conditions	Curtil	10/10/2011
7	Revise for design of Planning Conditions	Curtil	10/10/2011
8	Revise for design of Planning Conditions	Curtil	10/10/2011
9	Revise for design of Planning Conditions	Curtil	10/10/2011
10	Revise for design of Planning Conditions	Curtil	10/10/2011

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 www.curil.com
 mla@curil.com

Client: London Borough of Enfield
 Job: Craig Park Youth Centre
 BAYTER ROAD
 EDMONTON
 N18 2JN

Drawing title: PROPOSED SITE PLAN

Scale	1:100	@	A1
Date	10/10/2011	Drawn/Issued	HMR/HMR
Dwg. No.	888		106



PLANNING ISSUE

Ref.	Date	By	Comment

CURL LA TOURELLE - ARCHITECTS
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Client
London Borough of Enfield

Job

Craig Park Youth Centre

BAKTER ROAD
EDMONTON
N18 2HN

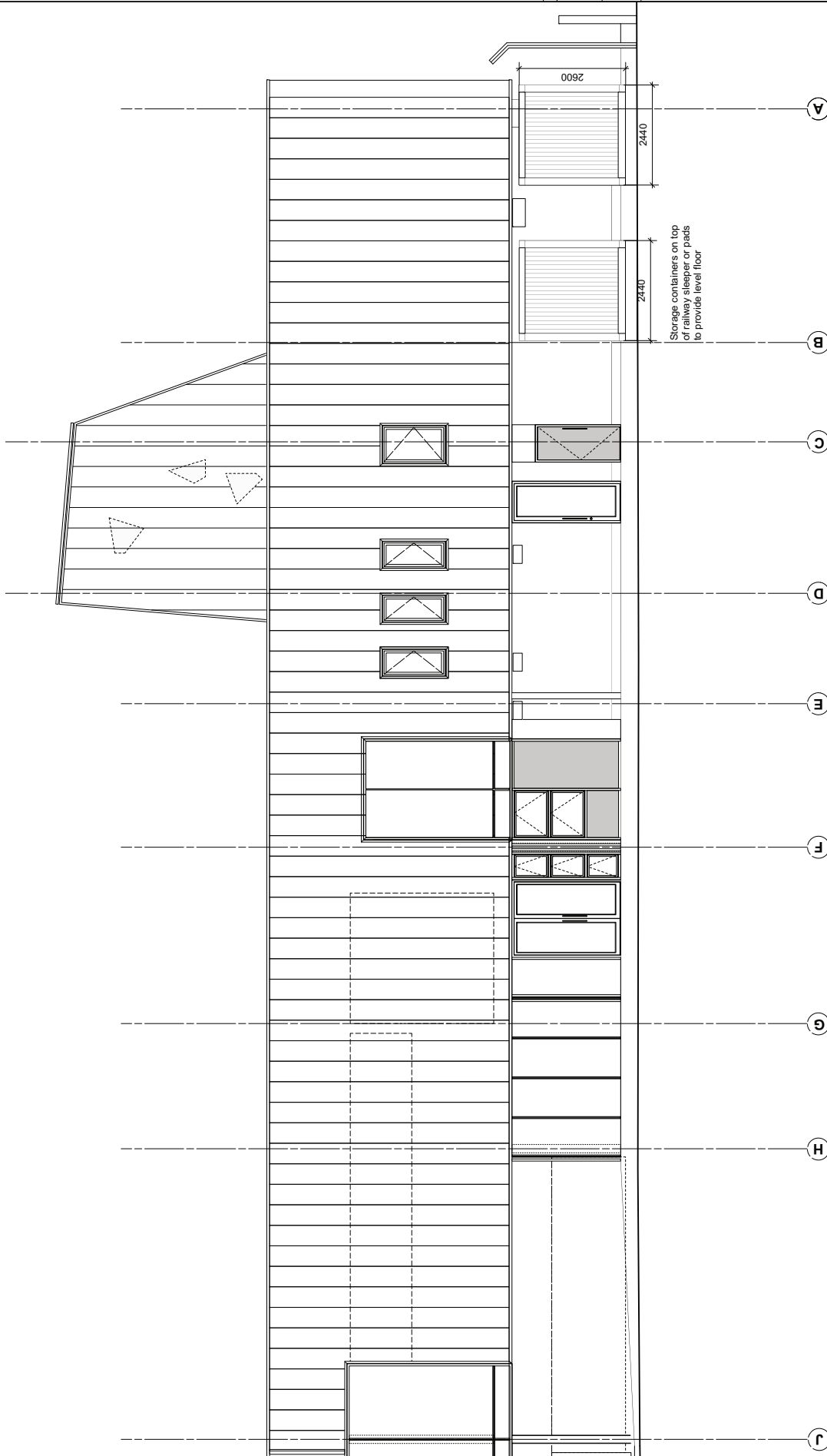
Drawing Title
PROPOSED EAST
ELEVATION
WITH STORAGE

Scale 1:100 @ A3

Scale 1:50 @ A1

Date	Drawn	Issued	By
20.02.2013	MW	MW	

Dwg. No.	Rev.
888	122



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PLANNING ISSUE

ref. date. by comment

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Client
London Borough of Enfield

Job

Craig Park Youth Centre

BAXTER ROAD
EDMONTON
N18 2HN

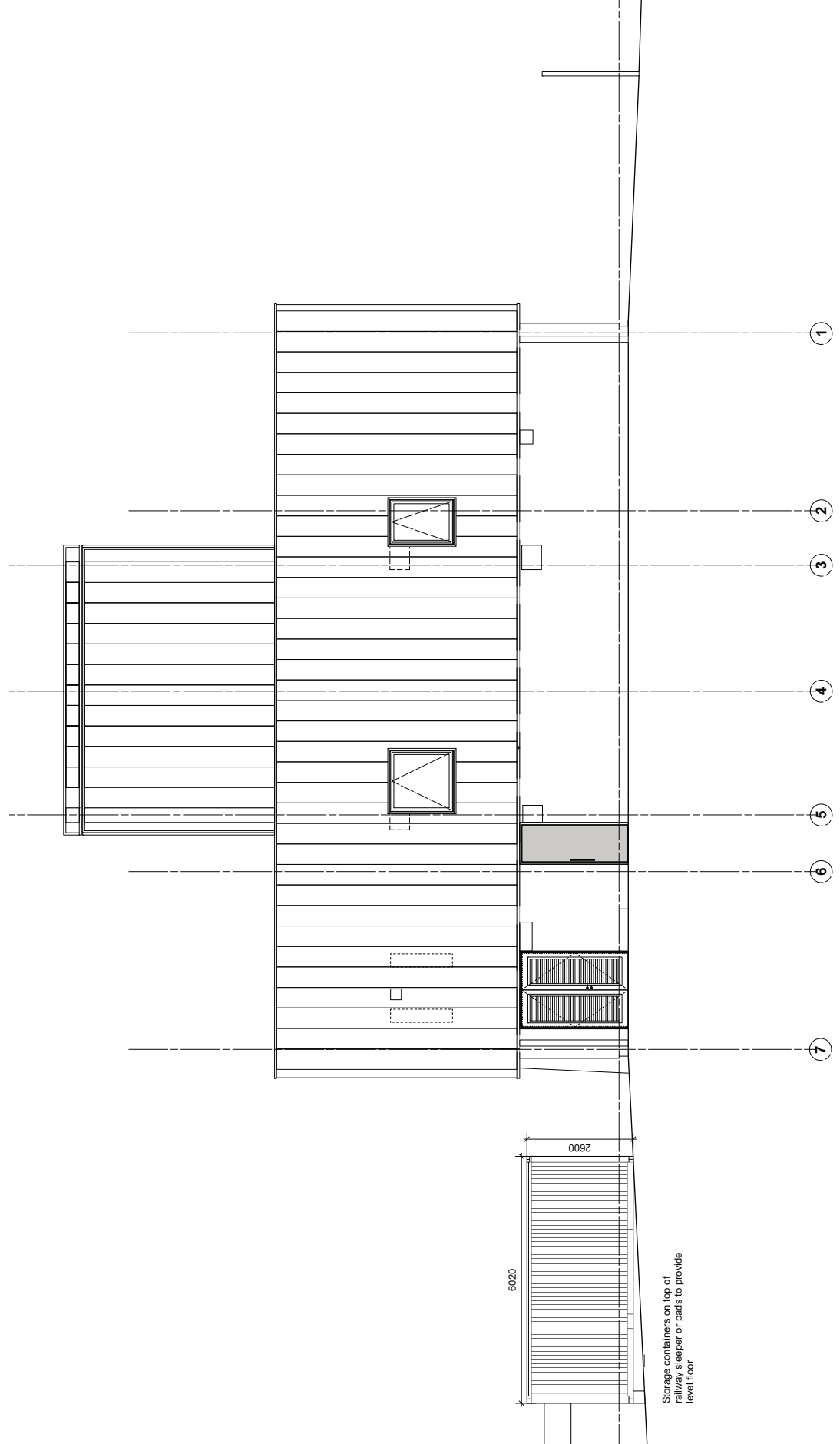
Drawing Title
PROPOSED NORTH ELEVATION
WITH STORAGE

Scale 1:100 @ A3

Scale 1:50 @ A1

Date	Drawn	Issued
19.02.2013	MW	C

Dirp. No.	Rev.
888	123



Storage containers on top of railway sleeper or pads to provide level floor

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr C Ahmet Tel: 020 8379 3926

Ward: Palmers
Green

Application Number : P13-00552PLA

Category: Other Development

LOCATION: LODGE DRIVE CAR PARK, LODGE DRIVE, LONDON, N13 5LB

PROPOSAL: Installation of a temporary library building to south of site involving a loss of 24 car parking space.

Applicant Name & Address:

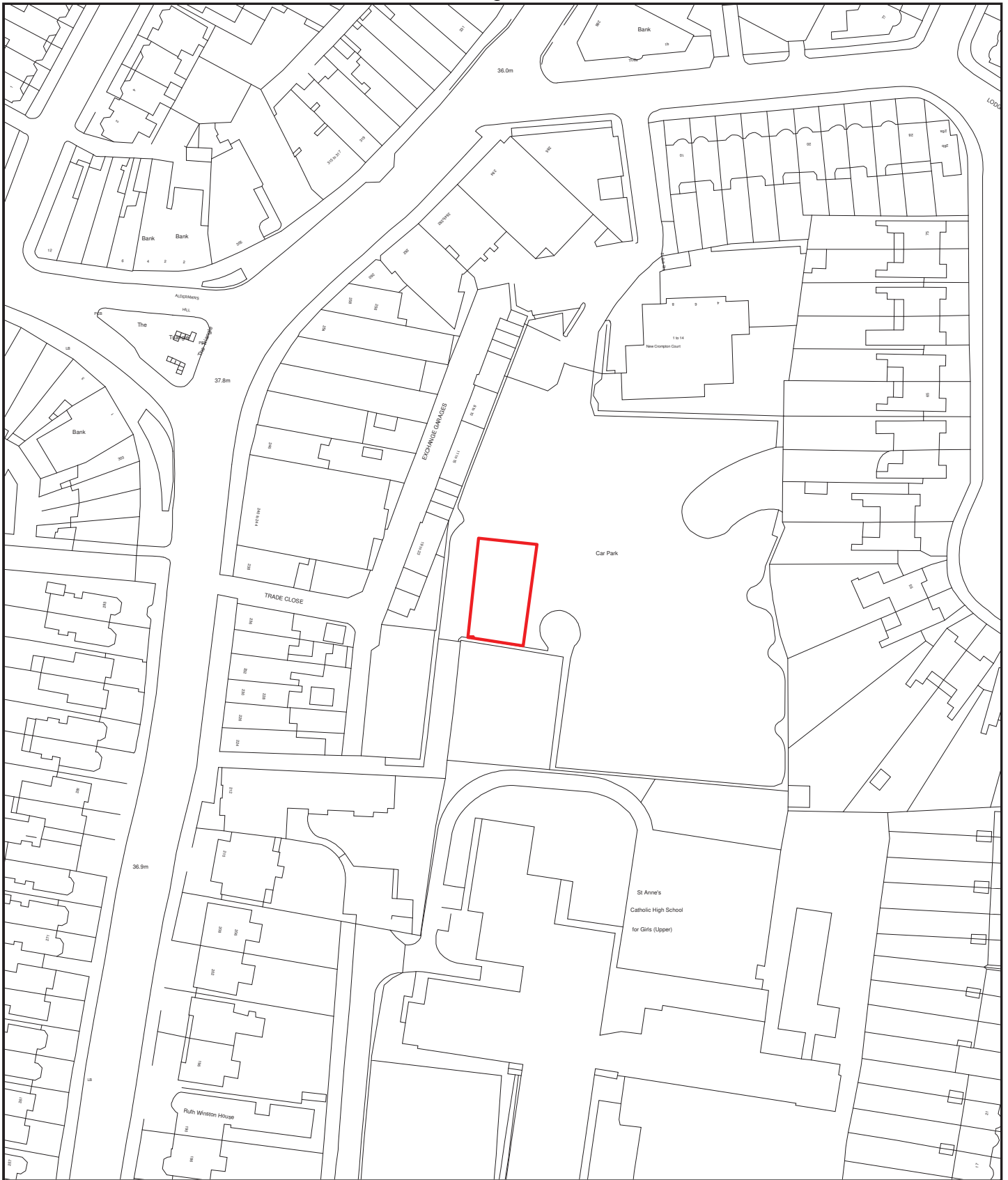
Mr Doug Ashworth
Enfield Council
PO Box 50 Civic Centre
Silver Street
Enfield
Middlesex
EN1 3XA

Agent Name & Address:

Mr T Nadaraju
Enfield Council
PO Box 50 Civic Centre
Silver Street
Enfield
Middlesex
EN1 3XA

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.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 10:15

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The application site comprises part of Lodge Drive Car Park in the Palmers Green ward of the Borough. The site is owned and run by the Council as a pay and display car park providing 159 spaces in total. The car park is currently accessed off Lodge Drive via a shared service road.
- 1.2 The surrounding area is composed of a mix of commercial and residential land uses. To the northeast and east, the site is adjoined by two storey residential properties and their gardens; St Anne's Catholic High School including grounds to the south; and to the west and northwest three/four storey commercial buildings within the Palmers Green shopping area.

2. Proposal

- 2.1 The application seeks planning permission to install a single storey pre-fabricated building to serve as a temporary library before commencement of the proposed refurbishment works at the existing Palmers Green Library and Southgate Town Hall. No dedicated parking has been provided for library staff as part of the proposal.
- 2.2 The applicant has indicated that the facility would be required for a temporary period of no more than two years.

3. Relevant Planning Decisions

- 3.1 No relevant planning history

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation do not object to the proposals.

4.2 Public

- 4.2.1 Notification letters have been sent to 88 neighbouring properties. In addition, a site notice was displayed at the entrance to the site. The period for comment expired on the 4th April 2013. No representations were received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for

submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application."

5.4 The London Plan

6.9 Cycling

6.13 Parking

7.4 Local character

5.5 Local Plan – Core Strategy

CP11 Recreation, Leisure, Culture and Arts

CP25 Pedestrians and cyclists

CP26 Public transport

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

5.6 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design

(II) GD6 Traffic generation

(II) GD8 Site access and servicing

(II) CS1 Provision of community uses/services

(II) CS3 Provision of community uses/services

5.7 Submission version - Development Management Document Policies (DMD)

DMD16 - Provision of New Community Facilities

DMD37 - Achieving High Quality and Design-Led Development

DMD 45 - Parking Standards and Layout

DMD80 - Trees on Development Sites

5.8 Other relevant policy

National Planning Policy Framework

Southgate Town Hall Planning Brief (October 2011)

6. Analysis

6.1 The main issues arising from this application are the loss of car parking spaces, the impact of an increase in traffic movements, including the impact of the building on the amenities of adjoining commercial and residential occupiers.

- 6.2 Loss of car parking spaces and associated increase in traffic movements
- 6.2.1 The application would involve the loss of 24 car parking spaces in total. Traffic and Transportation have assessed the parking survey carried out and consider that the car park is currently underutilised and despite the loss of parking spaces, would continue to provide adequate capacity to accommodate the additional demand that would be generated by the proposed temporary library use.
- 6.2.2 In terms of the increase in vehicle movements, they acknowledge that traffic to and from the site would increase although this would not increase congestion and/or compromise the safety of users of the temporary library or car park.
- 6.2.3 Space for cycle parking has been made available although specific details have not been provided. Access for disabled users has been considered via the provision of ramps to the entrance and exit points of the building. Should planning permission be granted, it is recommended that further details of cycle parking is secured by planning condition.
- 6.2.4 Overall, the loss of car parking spaces, including the increase in vehicle movements would not be harmful to the safety of users of the existing car park nor to the safety and free flow of traffic on the adjoining access road. Accordingly, it is considered that the proposed loss of parking and the associated impacts is acceptable and therefore complies with Policies (II) GD3, (II) GD6 and (II) GD8 of the Unitary Development Plan; Policies 25 and 26 of the Core Strategy, Policy 45 of the DMD and Policies 6.9 and 6.13 of the London Plan.
- 6.3 Impact of temporary building on the amenities of adjoining commercial and residential occupiers
- 6.3.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration in all developments. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. 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.
- 6.3.2 The proposed building would be sited to the southern part of the car park adjacent to the Council's depot. The building measures approximately 21.7m (d) x 12.4m (w) x 3.1m (h) and would be a pre-fabricated construction. Bollards would be provided to the north and east perimeter of the building to segregate from the rest of the car park.
- 6.3.3 The location of the building and its scale relative to adjacent users would not cause harm to either commercial or residential occupiers in terms of loss of light, outlook or privacy or through the activity associated with the use.
- 6.3.4 Overall it is considered that the proposed temporary building and use would have an acceptable impact on adjacent commercial and residential occupiers and as such complies with Policy (II) GD3 of the Unitary Development Plan; Policy CP30 of the Core Strategy and Policy 7.4 of the London Plan.

6.4 Other matters

6.4.1 *Arboricultural impact*

With regard to the impact of the proposals on existing trees, the associated arboricultural report recommends that no trees within the application site would require removal. The Council's Arboricultural Officer has not objected to the recommendations although advises inclusion of planning conditions to secure details of tree protection and an Arboricultural Method Statement (AMS). Overall the impact of the proposal on existing trees is acceptable and would therefore comply with Policy 80 of the Submission version DMD.

6.4.2 *Equalities impact*

The public sector Equality Duty, at section 149 of the Equality Act, requires public bodies to consider all individuals when carrying out their day to day work – in shaping policy, in delivering services and in relation to their own employees. It requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities. It is considered that each protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) has been considered sufficiently in the design and layout of the proposals.

6.4.3 *Community Infrastructure Levy*

Since April 2012 the Mayoral CIL has been applied to all new developments in order to fund strategically important infrastructure. In this particular case, liability would not be extended to the temporary provision of a library building as Regulation 5 (2) of the CIL Legislation states that, ..."planning permission does not include planning permission granted for a limited period".

7. **Conclusion**

7.1 Overall, it is considered that the provision of a pre-fabricated building to serve as a temporary library facility whilst refurbishment works are carried out to the existing library at Southgate Town Hall would not cause significant harm having regard to existing parking provision, the amenities of neighbouring commercial and residential occupiers and or existing trees on site. Planning permission is accordingly recommended for approval for the following reasons:

1. The proposed development would not adversely impact on existing parking levels and the amenities of neighbouring commercial and residential occupiers having regard to Policies (II) GD3, (II) GD6 and (II) GD8 of the Unitary Development Plan, Policies CP25, CP26 and CP30 of the Core Strategy, Policy 37 of the Submission version DMD, and Policies 6.9, 6.13 and 7.4 of the London Plan.
2. The proposed development would allow for the continued provision of library services in the Palmers Green ward during refurbishment works to Southgate Town Hall, having regard to Policies (II) CS1 and (II) CS3 of

the Unitary Development Plan; Policy CP11 of the Core Strategy and Policy 16 of the Submission version DMD.

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 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. This permission is granted for a limited period expiring on 25 April 2015 when the use hereby permitted shall be discontinued and the buildings hereby permitted removed and the land reinstated.

Reason: To ensure that the buildings and their use are properly controlled.

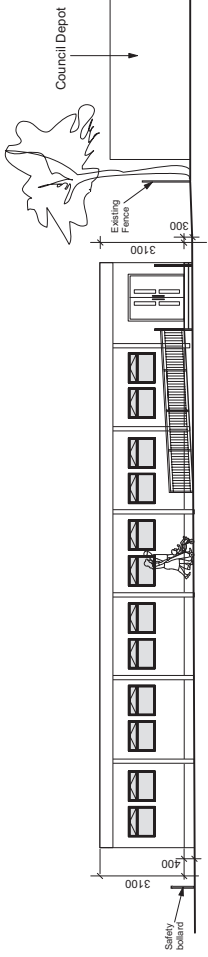
3. Details of cycle parking shall be submitted for the written approval of the Local Planning Authority and provided in accordance with the approved details before first use of the building. These parking spaces shall be removed from site when the use of the building ceases in accordance with Condition 2 of this permission.

Reason: To ensure satisfactory cycle provision is made in accordance with the recommendations of Policy 6.9 of the London Plan.

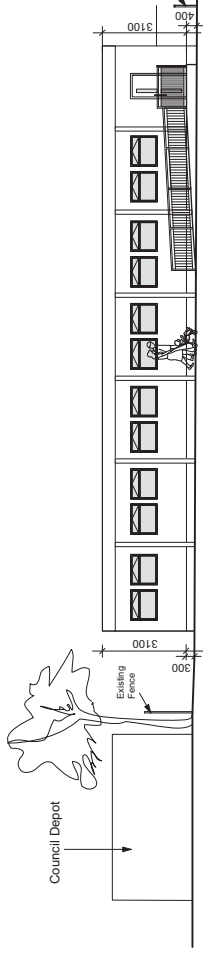
4. Hours of opening (9am-8pm -Mon-Fri); (9am-5pm – Sat) and No Sundays/Bank Holidays.

5. Details of Tree protection

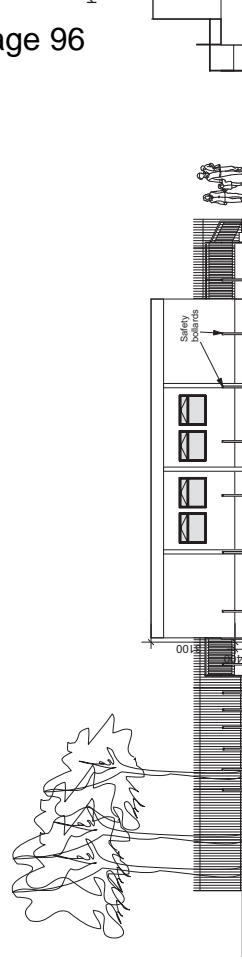
6. Arboricultural Method Statement



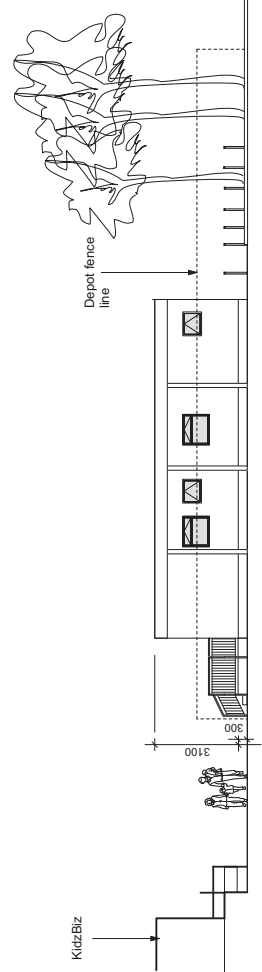
WEST ELEVATION (scale 1:100)



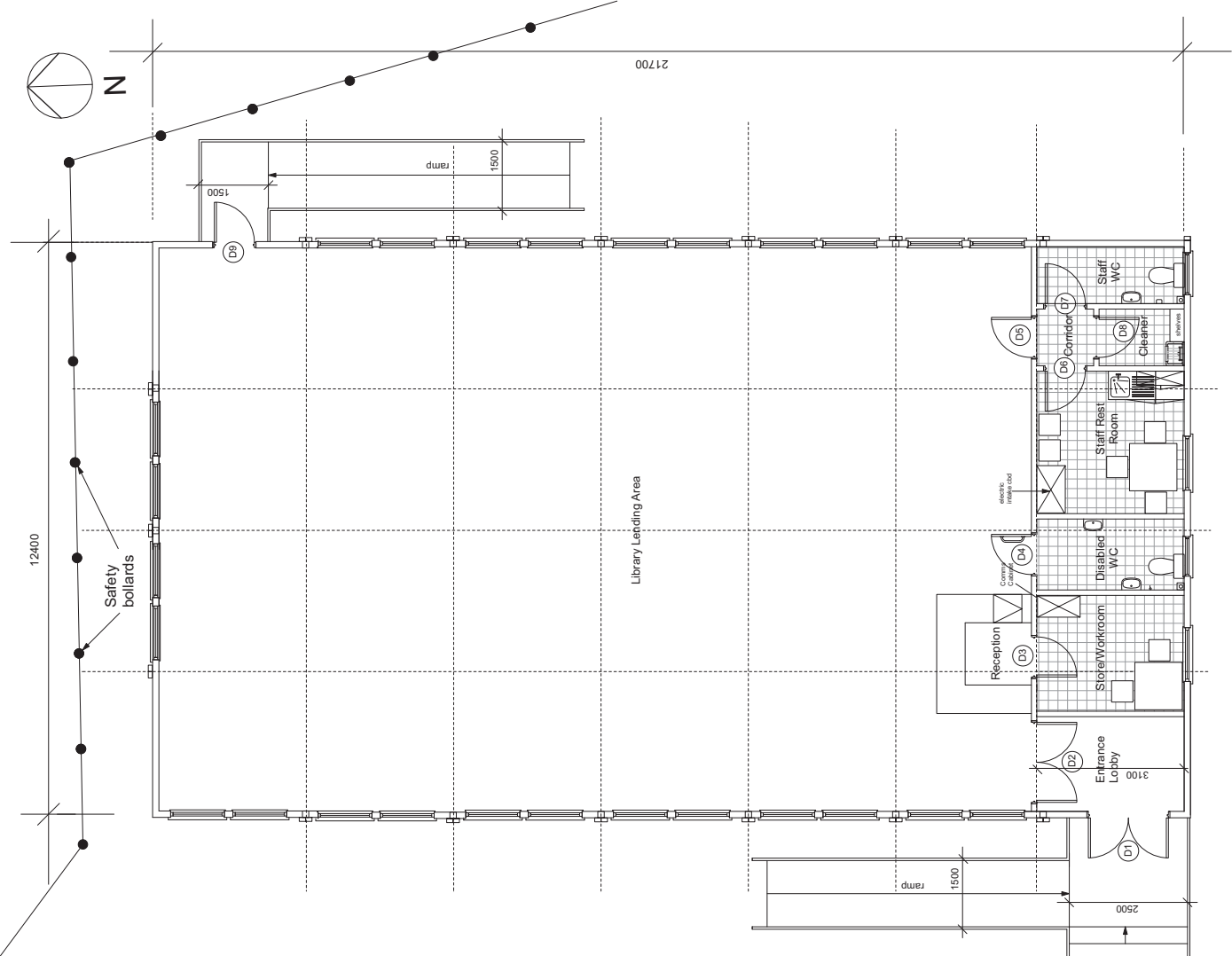
EAST ELEVATION (scale 1:100)



NORTH ELEVATION (scale 1:100)



SOUTH ELEVATION (scale 1:100)



PLAN (scale 1:50)








Revisions



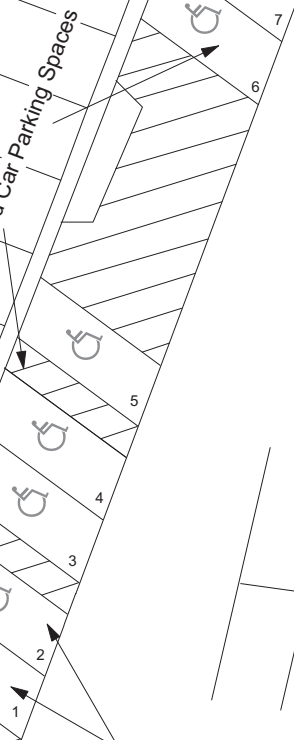
NOTES
1) External finish to be PLASTISOL coated panels.
Colours to be confirmed.

Project: **Palmer's Green Temporary Library**
 Date: 15/08/2018 @ 01:00:29:13
 Drawing No: D/L41/1003844 (AR)/PL03
 Scale: 1:50
 Author: J.G.
 Check: P.H.
 Date: 15/08/2018

KEY

-  Temporary Library
-  Existing Car Spaces Used up by building (24 no.)
-  Existing Boundary Fence of Council Depot
-  Existing Trees & Shrubs
-  Existing Lighting Columns
-  Proposed Traffic Safety Bollards
-  Existing Disabled Parking Bays
-  Bicycle Parking Rails

7 no. Existing Disabled Car Parking Spaces



Existing Car Parking

2 Disabled Parking Bays to be Reserved for Library Users

tarmac

tarmac

Bicycle Parking

Existing No-Parking Zone

tarmac

ramp

PROPOSED TEMPORARY LIBRARY

tarmac

Entrance to Library


tarmac

Existing Barrier gate

Access from Green Lanes

Enfield Council Lodge Drive

Project: Palmers Green Temporary Library
 Drawing Title: ADJACENT PARKING ARRANGEMENT
 Drawing No: DL41/003644 AL(0)PL04
 Date: 21.03.13
 Drawing: TN
 Author: E.S.O.
 CAD File: TN
 Scale: 1:1000




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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director - Planning,
Highways & Transportation

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr N. Catherall Tel: 020 8379 3833

Ward:

Winchmore Hill

Application Number : P13-00558PLA

Category: Change of Use

LOCATION: 18, THE GREEN, LONDON, N21 1AY

PROPOSAL: Change of use from restaurant (A3) to mixed use restaurant and take-away (A3 & A5).

Applicant Name & Address:

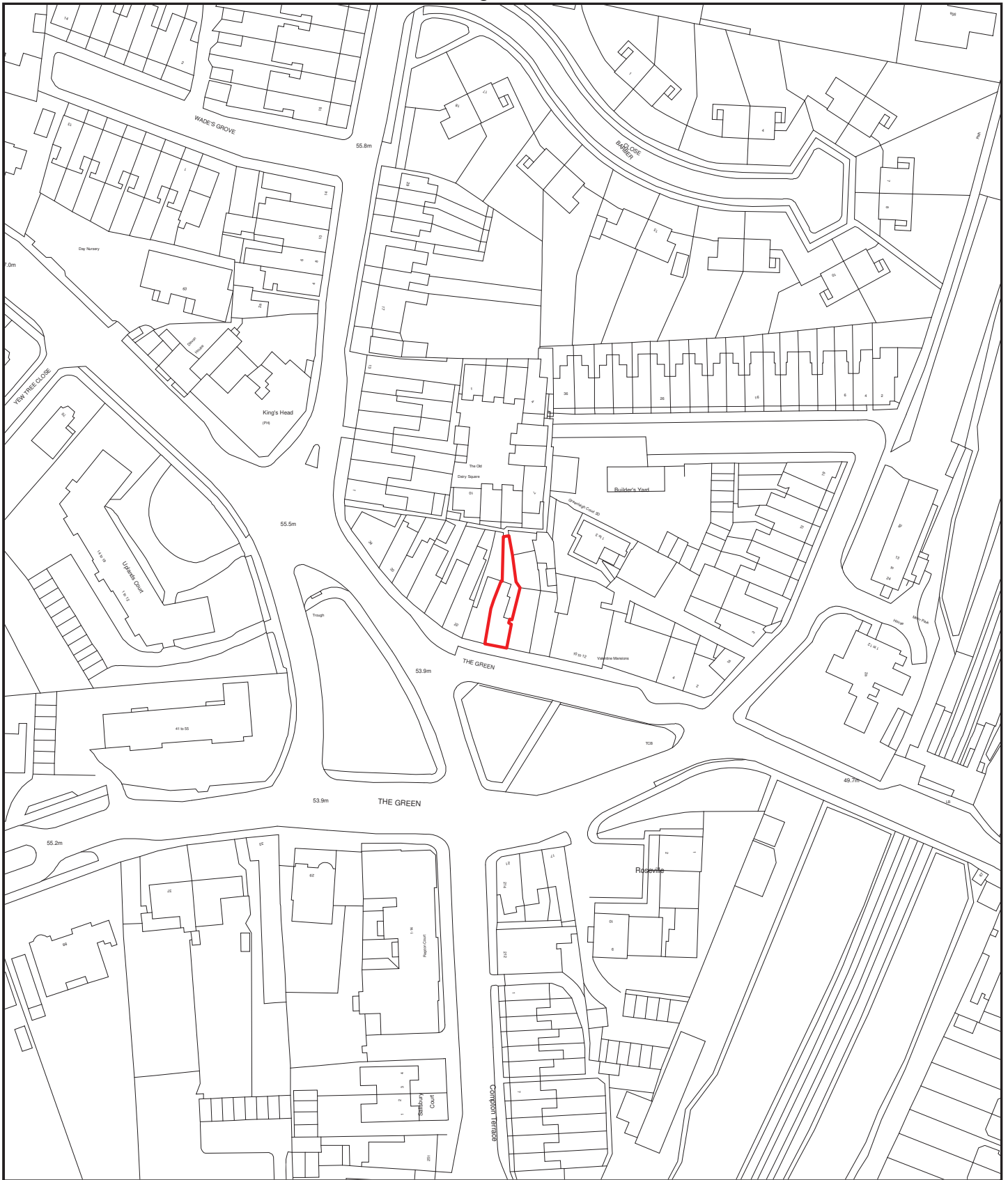
Matthew Wheeler
18, THE GREEN,
LONDON,
N21 1AY

Agent Name & Address:

MATTHEW WHEELER,
MJW Surveying
BUSINESS INNOVATION CENTRE
1, ELECTRIC AVENUE
ENFIELD
EN3 7XU

RECOMMENDATION:

It is recommended that the application be **APPROVED** subject to conditions.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 10:19

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The premises comprise the ground floor and basement of a terraced property situated within a parade of shops on the northern side of The Green in Winchmore Hill. The application site falls within the designated Winchmore Hill Green "Large Local Centre". There is only one other premises within this Centre used for take-away purposes, this being No.63 Station Road. With the exception of the commercial uses within the Centre, the surrounding area is predominantly residential in character.
- 1.2 The site is located within the Winchmore Hill Conservation Area.

2. Proposal

- 2.1 Permission is sought for the change of use of the ground floor of the premises from a restaurant (A3) to a mixed use restaurant and hot food takeaway (A3/A5). The application is retrospective and the take-away use is currently operating.
- 2.2 The ground floor provides a mix of restaurant and takeaway comprising a service counter and food service area along one side, with tables and chairs to the other side and to the rear, and an informal seating area comprising a barstool seating arrangement to the front in connection with the takeaway service. The basement provides additional seating for the restaurant and toilet facilities. Overall, the proposed use would have predominantly A3 characteristics.
- 2.3 The proposed opening hours sought are 12pm until 10pm Tuesday to Thursday, 12pm to 11pm Friday and Saturday, 12pm to 9pm on Sunday, and closed on Monday.

3. Relevant Planning Decisions

- TP/00/0540/DP1 - Details of fume extractor and refuse storage submitted pursuant to conditions 1 & 2 of approval granted under reference TP/00/0540. Approved, May2011.
- TP/00/1693 - Conversion of first and second floors into two 1-bed self-contained flats with third storey rear extension, loft conversion with rear dormer window and external staircase. Granted with conditions, March 2001.
- TP/00/0540 - Change of use of basement, ground floor and first floor to food and drink (A3), incorporating ground floor extension and new shopfront. Granted with conditions, July 2000.
- CON/6394 - Unauthorised installation of replacement shopfront. This matter continues to be investigated and a further report on this matter will be brought to the Committee in due course
- INV/12/0857 - Alleged unauthorised take away at business - no Planning Permission.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environmental Health have made the following comments:

- They do not object to the application as there are no foreseeable issues regarding noise, nuisance or air quality. The site has been operating as a restaurant for some time and there are no justified complaints recorded. The part change of use to the ground floor to encompass the takeaway is very unlikely to lead to a loss of amenity to any local residents due to noise and disturbance. The hours of operation will create no further noise and disturbance to the surrounding area if part use as a takeaway is granted. The existing ventilation system will ensure that there is no odour release.
- Out of Hours Licensing Enforcement have monitored the location and have not recorded any matters which required enforcement.

4.1.2 Traffic and Transportation have raised no objection to the proposal.

4.1.3 Southgate District Civic Trust made the following comments:

- Parking required for a takeaway service is difficult in the area of The Green.

4.1.4 English Heritage have raised no objection to the proposal.

4.1.5 Thames Water have raised no objections subject to standing advice.

4.2 Public response

4.2.1 Consultation letters were sent to fifteen surrounding properties, the consultation period ended on 03 April 2013. In addition six site notices were placed around the local centre, the consultation period ended on 11 April 2013. At the time of writing twenty three replies have been received.

4.2.2 Twenty two objections to the proposal were received raising the following points:

- Use out of keeping with the Conservation Area
- Increase in demand for parking
- Increase of litter
- Increase of late night noise
- A grant of planning permission should be personal and secured by condition
- Litter should be controlled by condition

4.2.3 One letter of support was received raising the following points:

- The premises is very well maintained and providing a quality service

- 4.2.2 It is noted that a number of consultation responses highlighted concerns over the shop front at the application premises. This element is not included in this application and so cannot be assessed as part of the analysis below.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.
- 5.4 London Plan
- 2.15 - Town Centres
 - 6.13 - Parking
 - 7.1 - Building London's neighbourhoods and communities
 - 7.4 - Local Character
- 5.5 Core Strategy
- CP17 - Town Centres
 - CP30 - Maintaining and improving the quality of the built and open environment
 - CP32 - Pollution
- 5.6 Saved Unitary Development Plan
- (II) GD6 - Traffic generation
 - (II) GD8 - Site access and servicing
 - (II) S18 - Assess food and drink proposals
- 5.7 Submission Version Development Management Document (DMD)
- DMD 28 - Large Local Centres, Small Local Centres and Local Parades
 - DMD 32 - Managing the Impact of Food and Drink Establishments In and Outside Designated Centres
 - DMD 34 - Evening Economy
 - DMD 45 - Parking Standards
 - DMD 68 - Noise

5.8 Other Relevant Considerations

National Planning Policy Framework
Winchmore Hill Conservation Area Character Appraisal
Circular 11/95: Use of conditions in planning permission

6. Analysis

6.1 Impact on the vitality and viability of the “Large Local Centre”

6.1.1 The approved use for the application premises is as a restaurant within Use Class A3. The proposed change of use would involve the retention of the restaurant use, with the addition of a takeaway service (Use Class A5). It is considered that the mixed (A3/A5) nature of the premises would not adversely affect the character of this Large Local Centre, or limit the availability of premises to provide a range of convenience goods to the locality.

6.2 Effect of Use on Character and Residential Amenities of Surrounding Area

6.2.1 The use of the premises would predominantly remain as a restaurant within Use Class A3 with the vast majority of floor area being dedicated to the restaurant use. In addition the appearance of the premises is considered to be that of a restaurant, whilst there is a bar stool area to the front it is not uncommon for restaurants to have waiting areas to the front. The siting of the service counter towards the midway point of the premises ensures that the common appearance of many hot food takeaways is not replicated here and therefore contributes to maintaining the character and appearance of a restaurant use. Therefore the introduction of a takeaway use at the application would preserve the character of the Conservation Area.

6.2.2 The permitted opening hours for the existing restaurant use, secured by Condition 3 of planning application TP/00/0540, are 8am to 11.30pm Monday to Saturday and 10am to 11pm on Sunday. The proposed opening hours sought are 12pm to 10pm Tuesday to Thursday, 12pm to 11pm Friday and Saturday, 12pm to 9pm on Sunday, and closed on Monday. The proposed hours are a reduction of those currently permitted, given the concerns raised over increase noise generated by the addition of a takeaway element, the hours proposed by the applicant are considered to be reasonable. In addition to this it is noted that the proposed hours would fall within the opening times contained in the Councils Supplementary Planning Guidance for opening and closing times (food & drink establishments) within Large Local Centres. Furthermore the opening times are broadly in keeping with existing food and drink establishments within the Large Local Centre. As such any increase in noise or activity would be within an acceptable range given the siting of the premises towards the heart of the Local Centre, and it is noted that no objections have been raised by the Environmental Health Section in this respect. It is therefore considered that the proposed opening times are acceptable.

6.2.3 A number of public consultation responses raised concerns about potential litter generation. Winchmore Hill Green is divided into two with a road running between the two elements, each element has one litter bin, in addition to this there is a litter bin on the footpath outside No.2 The Green. It is noted that

the application is retrospective, to date no complaints have been received by the Council in relation to litter generation. Whilst it is acknowledged that warmer weather will likely result in some utilisation of the Green for casual consumption of food, the current litter bin provision is considered to be suitable. There have been no recorded issues with litter generation in relation to the existing A5 premises at No.63 Station Road, it is therefore unlikely that a mixed use A3/A5 at the application premises will lead to an unacceptable level of litter.

- 6.2.4 The suggestion that any grant of planning permission should be personal to the current applicant was raised in response to the public consultation. Circular 11/95: Use of conditions in planning permission, states that 'planning permission runs with the land and it is seldom desirable to provide otherwise', going on to suggest that it should only be applied for a use that would not normally be allowed at the site. Given the siting of the premises within a Large Local Centre and the predominance of the A3 use, a personal permission is not considered to be reasonable or within the circumstances considered appropriate as detailed in Circular 11/95.

6.3 Traffic Generation/ Parking

- 6.3.1 The site has a fairly low PTAL rating. However there are pay and display parking facilities adjacent to the applicant premises and surrounding The Green. Having regard to this, the proposal is considered acceptable in transportation terms and is not considered to give rise to any significant adverse highway conditions due to the absence of any dedicated parking provision. It is further noted that the Council's Traffic and Transportation team have raised no objection to the proposal.

7. Conclusion

- 7.1 It is considered that the proposed change of use of 18 The Green from A3 to mixed use A3/A5 would not undermine the character and amenity of the surrounding area, and would not result in unacceptable traffic generation or parking issues.
- 7.2 It is therefore recommended that planning permission be granted for the following reasons:
1. The change of use of the premises from A3 use to a mixed A3/A5 use is not considered to adversely impact on the viability and vitality of the Winchmore Hill Green Large Local Centre having regard to Policy (II) S18 of the Unitary Development Plan, and Core Policy 17 of the Core Strategy.
 2. The change of the premises from A3 use to a mixed A3/A5 use is not considered to give rise to conditions prejudicial to the free flow and safety of traffic or additional on street parking problems on the adjoining highway having regard to Policies (II) GD6 and (II) GD8 of the Unitary Development Plan and Policy 6.13 of the London Plan.
 3. The proposed use of the premises including the proposed opening hours, does not give rise to conditions prejudicial to the amenities of local residents or the residential character of the surrounding area having regard

to Policy (II) S18 of the Unitary Development Plan and Supplementary Planning Guidance.

8. Recommendation

8.1 It is recommended that the application be approved 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 premises shall be used for a mixed A3/A5 use within Town and Country Planning (Use Classes) Order 1987 (as Amended) and retain the degree of the mixed use shown on the approved plans. The area given over to takeaway service shall not be increased unless agreed in writing by the Local Planning Authority.

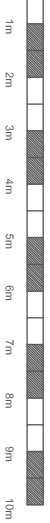
Reason : In order to protect the amenities of the surrounding locality and to ensure the use of the premises enhance and protect the vitality and viability of the Large Local Centre.

3. The premises shall only be open between the hours of 12pm until 10pm Monday to Thursday, 12pm to 11pm Friday and Saturday, and 12pm to 9pm on Sunday.

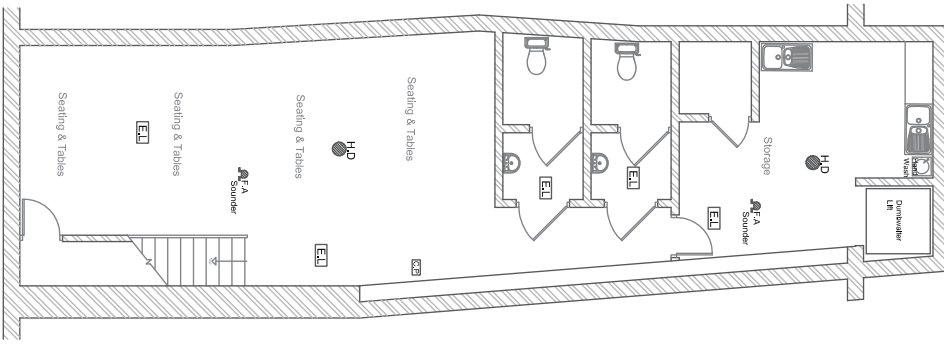
Reason: In order to protect the amenities of the surrounding locality and to comply with the guidance for opening hours for Large Local Centres set out in the Supplementary Planning Guidance.

Directive

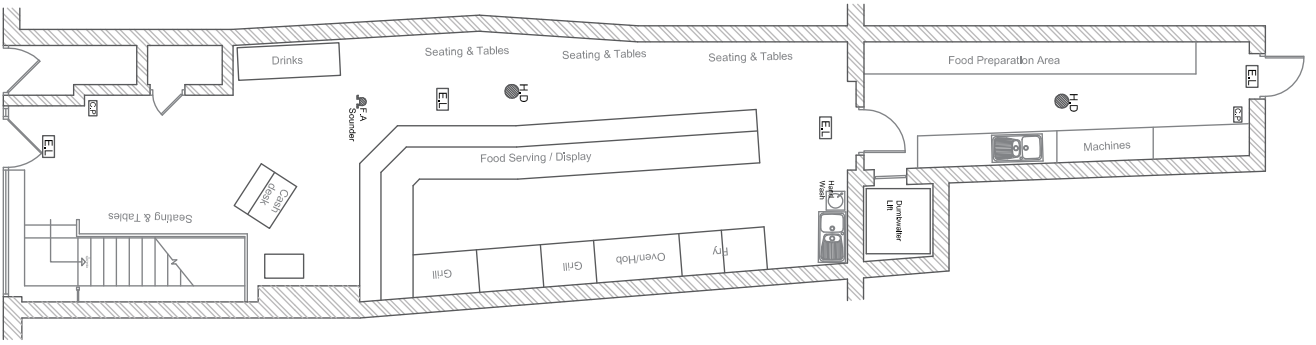
1. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 0203 577 9963.



Basement Floor



Ground Floor



Key:

- E.L. = Emergency Lighting
- C.P. = Fire Alarm Call Point
- H.D. = Heat/Smoke Detector
- = Fire Alarm Sounder



MJTW Safireveing
 18 THE GREEN, N21 1AY
 Tel: 0203 254 1111
 Email: info@safireveing.co.uk
 Website: www.safireveing.co.uk

EXISTING FLOOR PLANS
 DATE: JUN 2013
 SCALE: 1:100 @A3
 DRAWN BY: HW

USE AMENDMENTS

All dimensions and levels to be shown on drawings are to be taken from the approved planning application and are to be used in conjunction with the approved planning application. This drawing is to be used in conjunction with the approved planning application and is to be used in conjunction with the approved planning application.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr S. Newton Tel: 020 8379 3851

Ward: Southbury

Application Number : P13-00581PLA

Category: Other Development

LOCATION: RUSSETT HOUSE SCHOOL, 11, AUTUMN CLOSE, ENFIELD, EN1 4JA

PROPOSAL: Retention of existing classroom building together with link canopy to the north of existing block.

Applicant Name & Address:
Director Schools & Childrens Services,
Enfield Council
CIVIC CENTRE,
SILVER STREET,
ENFIELD,
EN1 3XA

Agent Name & Address:
T Nadaraju,
Enfield Council
CIVIC CENTRE
SILVER STREET
ENFIELD
EN1 3XA

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to condition.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 11:08

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The Special Needs School is located behind Carterhatch School, on the north side of Carterhatch Lane. It is accessed via Autumn Close, which runs north off Carterhatch Lane and parallel to the Great Cambridge Road (A10), with residential properties between the A10 and the application site. The main school buildings are situated between the backs of houses on the Great Cambridge Road, to the west, school playing fields to the south and east, and a petrol filling station and flats, to the north.
- 1.2 The existing development is predominantly single-storey, with some of the core elements of the school complex rising to a two-storey height.

2. Proposal

- 2.1 Permission is sought for the retention of a temporary classroom building to the north of existing block, along the school's eastern boundary together with a link canopy.
- 2.2 The building is approximately 7.9m x 8.5m and to a height of approximately 3.5m to the top of a flat roof.

3. Relevant Planning Decisions

- 3.1 In May 2011, Committee resolved to grant planning permission (ref: LBE/11/0010) for a part single, part 2-storey extension to provide a classroom block, dining room and kitchen with a plant room at first floor level, pick up and drop off bay at front, relocation of fence to southern boundary between Russett House School and Carterhatch School and new car parking area and associated landscaping and formation of a Multi Use Games Area (MUGA) with 8m high lighting columns to Carterhatch School playing fields. This permission has been implemented.
- 3.2 An application for the installation of a temporary classroom building to the north of the existing block (ref: LBE/10/0023) was approved at Committee in July 2010. Due to the building being a temporary solution to assist the school in meeting with its accommodation requirements whilst a permanent extension to the school was developed, permission was granted for a limited period of 2 years, expiring on 27 July 2012.
- 3.3 An application for the installation of a temporary building to provide 1 classroom with ancillary facilities (LBE/04/0011) was granted a limited period permission on 29th June 2004, with the permission expiring on 1st October 2005. The application was made in combination with an application for permanent additional classrooms (detailed below).
- 3.2 An application for the erection of single storey extensions to north and south elevations to provide additional classrooms, therapy rooms and associated facilities, together with erection of store to hall (LBE/04/0012) was granted planning permission on 2nd July 2004. These structures have been completed.

4. Consultations

4.1 Statutory and non-statutory consultees

Traffic and Transportation

4.1.1 The Head of Traffic and Transportation advises that there are no objections.

Property Services

4.1.2 No comments have been received from the Director of Property Services.

4.2 Public response

4.2.1 Notification to 13 neighbouring and nearby occupiers. No comments have been received.

5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 3.16	Social infrastructure
Policy 3.18	Education facilities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
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 5.18	Construction, excavation and demolition waste
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.7	Better streets and surface transport
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 6.14	Freight
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature

5.5 Local Plan – Core Strategy

CP8:	Education
CP9:	Supporting community cohesion
CP11:	Recreation, leisure, culture and arts
CP20:	Sustainable energy use and energy infrastructure
CP21:	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22:	Delivering sustainable waste management
CP24:	The road network
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP32:	Pollution
CP40:	North east Enfield

5.6 Saved UDP Policies

(II)CS1	Land requirements for facilities and services
(II)CS2	Community services and the effective use of land
(II)CS3	Facilities provided in the optimum location
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic generation
(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

5.7 Submission version DMD

DMD17	Protection of Community Facilities
DMD37	Achieving High Quality and Design-Led Development
DMD42	Design of Civic/Public Buildings and Institutions

DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD49	Sustainable Design & Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD54	Allowable Solutions
DMD55	Use of Roof Space/Vertical Surfaces
DMD56	Heating and Cooling
DMD59	Avoiding and Reducing Flood Risk
DMD61	Managing Surface Water
DMD68	Noise

5.8 Other Relevant Policy Considerations

National Planning Policy Framework

6. Analysis

6.1 Principle

6.1.1 The building was initially erected as a temporary solution to assist the school in meeting with its accommodation requirements. The school has since implemented a permission to provide additional classroom facilities (ref: LBE/11/0010) and would now like to retain the building permanently to provide flexibility of use of teaching space.

6.1.2 Whilst the principle of the building is accepted, consideration must be given to its design and sustainability as a permanently retained structure.

6.2 Impact on Character of Surrounding Area

Design

6.2.1 The building is a typical portacabin-type structure, unremarkable in all facets of its design. Due to the temporary nature of the original permission sought, some flexibility was given in terms of the design. A building intended to be retained permanently should be more appropriately designed in terms of its appearance and sustainability credentials.

6.2.2 Policy 42 of the Submission version DMD confirms that civic buildings, institutions and other buildings providing services to the public, such as educational facilities must be designed to a high standard. This lends weight to the need to have a purpose-built building rather than to continue with the temporary building. It is therefore considered appropriate to recommend a further temporary permission for two years whilst a permanent structure is designed and implemented, should the school still wish to continue with the additional space that the building provides.

Height / Massing / Proximity to Boundaries

6.2.2 All elements of the proposal are appropriate to the context of the site and surroundings.

6.3 Impact on Neighbouring Properties

Distancing

- 6.3.1 The nearest affected dwelling to any part of the proposed building is approximately 50m distant. It is therefore considered that there will not be any detrimental harm to the amenities of the adjoining residential occupiers.

Loss of Light / Outlook

- 6.3.2 Due to distancing and the low height of the proposed buildings, there will be no impact on neighbouring occupiers in terms of loss of light and outlook.

6.4 Highway Safety

Access and Traffic generation

- 6.4.1 The development would not generate additional school traffic movements as the proposal is not for the expansion of the school or pupil numbers but for the retention of the existing building to allow flexibility of space.

Parking

- 6.4.2 The development does not impact on parking provision.

6.5 Sustainable Design and Construction

- 6.5.1 Policy 49 of the Submission version DMD confirms that all new developments must achieve the highest sustainable design and construction standards. It also requires all developments to include measures capable of mitigating and adapting to climate change. Core Policy 20 of the Core Strategy requires that all new developments address the causes and impacts of climate change by minimising energy use, supplying energy efficiently and using energy from renewable sources.

- 6.5.2 The building does not meet with the appropriate standards for sustainable design and construction for a permanent structure. This is considered to lend weight to a temporary permission.

7. Conclusion

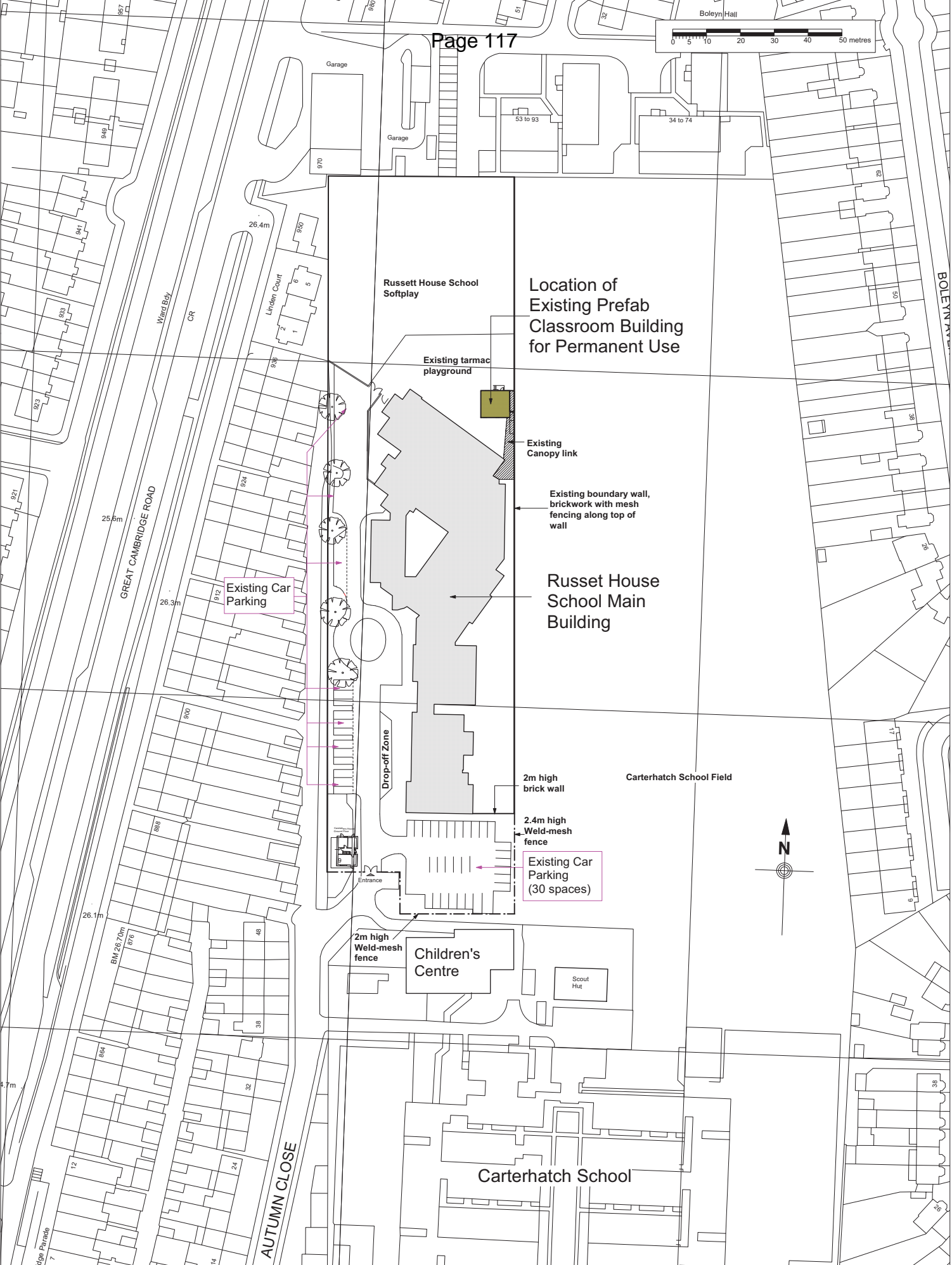
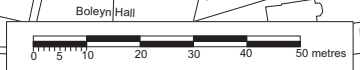
- 7.1 Whilst the principle of the building is accepted, due to its poor design and sustainability credentials, it is considered inappropriate to retain the building on a permanent basis.
- 7.2 A temporary permission for a further two years is considered more appropriate to enable the school to make use of the space which it affords and to enable the school to have a more appropriately designed permanent building implemented.
- 7.3 Having regard to all of the above, Approval is recommended for the following reasons:
1. The retention of the temporary classroom by virtue of the limited period condition imposed, will not unduly detract from the character and appearance of the surrounding area having regard to Policies

(II)CS2, (II)CS3, (II)GD3 and (II)H8 of the Unitary Development Plan, Core Policies 8 and 30 of the Core Strategy, Policies 37 and 42 of the Submission version DMD, and with Policies 7.1 and 7.4 of The London Plan.

2. The proposed temporary classroom having regard to its design, size and siting 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, Core Policy 30 of the Core Strategy Policy 68 of the Submission version DMD.

8. Recommendation

- 8.1 That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the following condition:
 1. C50A Limited period permission (24months)



Revisions



Project
Permanent Use Prefab Classroom
Russett House School

Scale
1:500 @ A1

Date
14.01.13

Drawn
TN

Drawing Title
Existing Site Layout

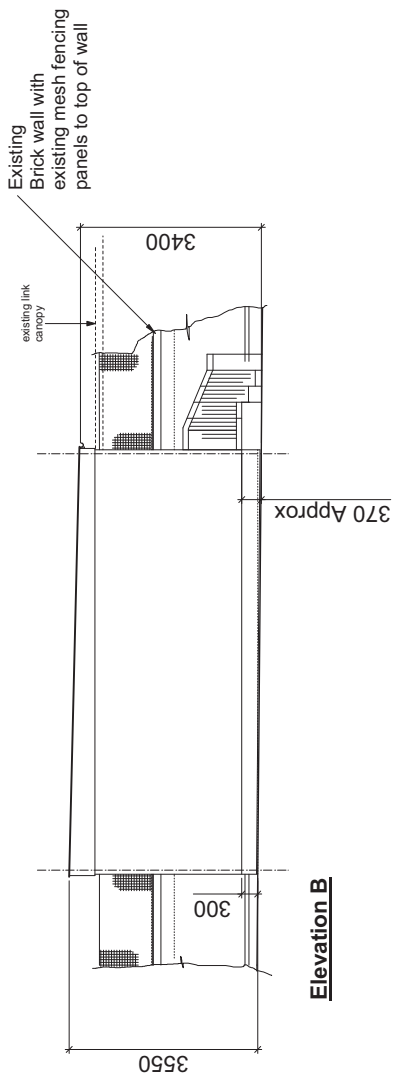
Drawing No.
M/E338/002308 AL(0)PL02

Revision

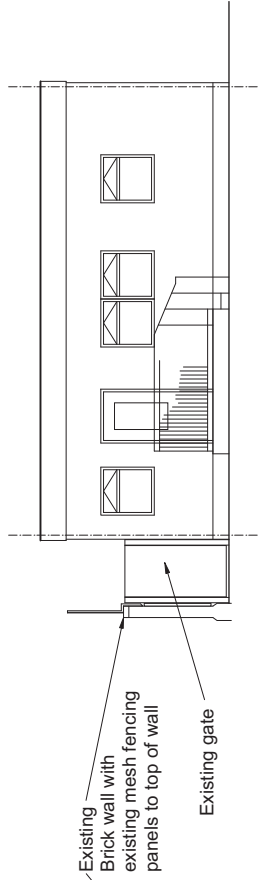
Construction Technical Services
Adoption House, 73 High Street, Ponders End EN3 4EN

PO Box 51, Civic Centre
Silver Street, Enfield, Middlesex EN1 3JH

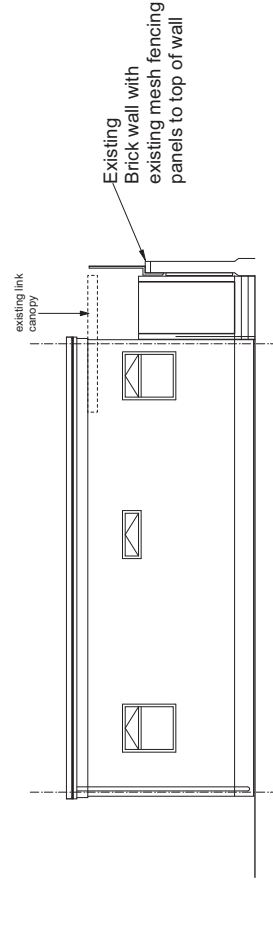
Architect I.S.O. CAD File No.



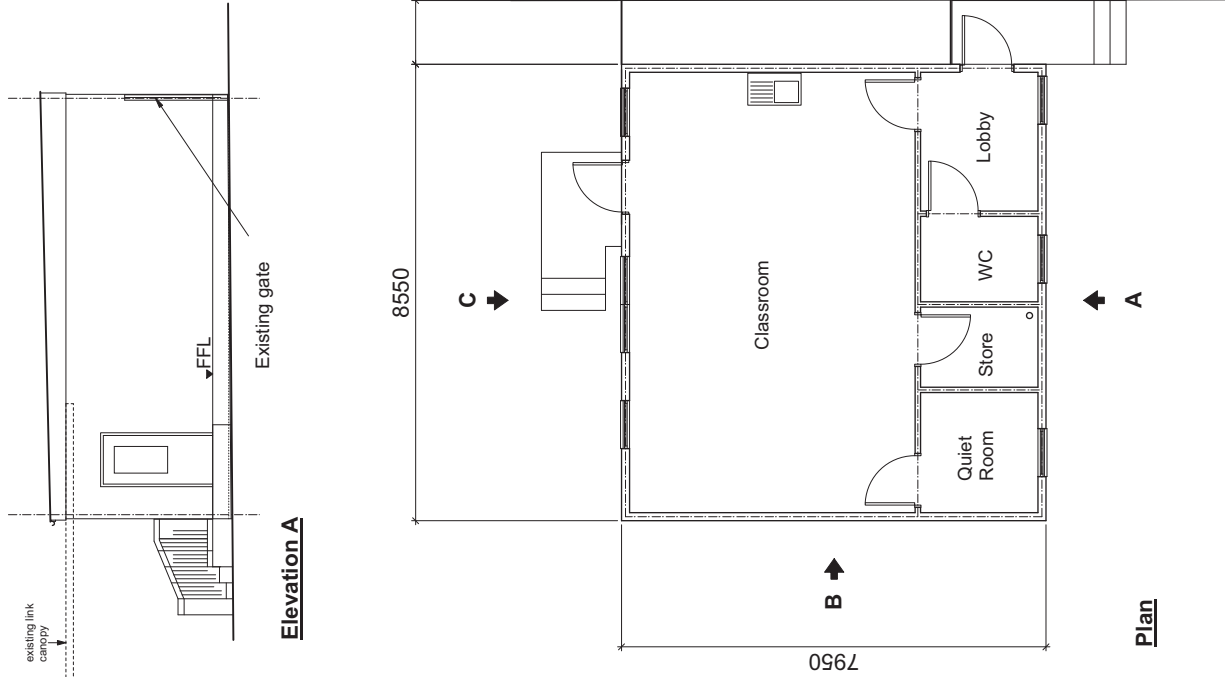
Elevation B



Elevation C



Elevation D



Plan

NOTES
 Steel framed prefabricated building with external plastisol finish to wall panels.
 Plywood skirt to base of building

Revisions

Project: Permanent Use Prefab Classroom
 Client: Russett House School
 Date: 08.13
 Address: 113
 TN

Drawing Title: Existing Plan & Elevations
 Drawing No: M/E338/002308 AL(0)P.L03

M/FIELD
 Council
 113
 TN

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr C Ahmet Tel: 020 8379 3926

Ward: Upper
Edmonton

Application Number : P13-00316PLA

Category: Other Development

LOCATION: 1 - 16 EAGLE COURT, 35, SNELLS PARK, LONDON, N18 2TF

PROPOSAL: Replacement windows and front entrance doors and raise height of metal balustrade to balconies to a height of 1100mm.

Applicant Name & Address:

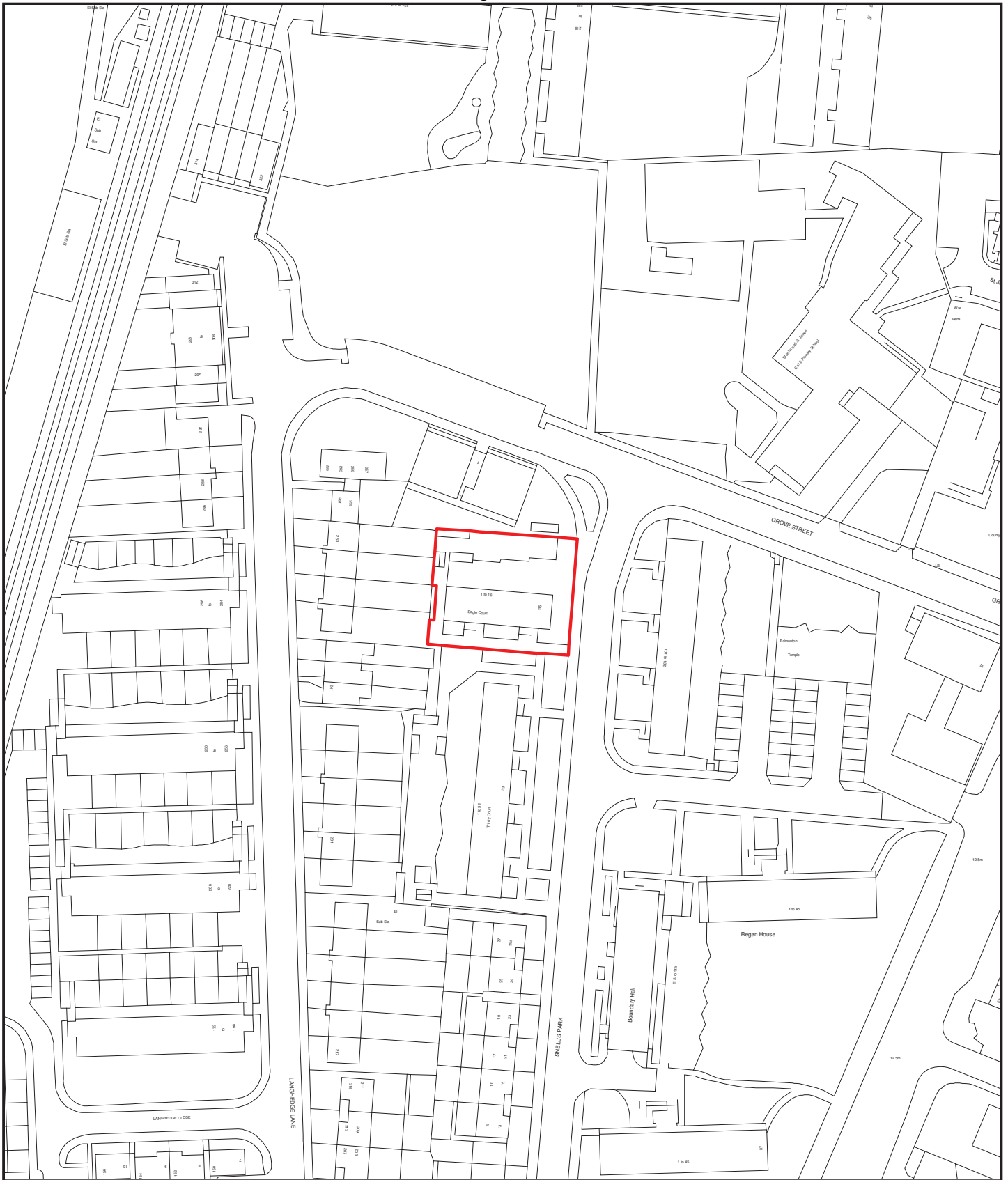
Enfield Homes
9, Centre Way
London
N9 0AP

Agent Name & Address:

Paul Hemmant
Pellings LLP
Northside House
Mount Pleasant
Barnet
Hertfordshire
EN4 9EB

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.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 09:49

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The application site comprises a three storey block of flats, owned and managed by Enfield Homes, located in the Upper Edmonton ward of the Borough. The immediate surrounding area is primarily composed of residential land uses. The site and its grounds are not designated within a Conservation Area nor are they statutorily listed.

2. Proposal

- 2.1 The application involves the replacement of the existing metal windows and doors with UPVC, similar in style and design. The proposals also involve the raising of the metal balustrades to a height of 1.1 metres.
- 2.2 The proposed works are part of ongoing improvements to the Snells Park Estate.

3. Relevant Planning Decisions

- 3.1 No relevant planning history

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Notification letters have been sent to 36 neighbouring properties. In addition, a site notice was displayed at the site. The period for comment expired on the 4th April 2013. No representations were received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application."
- 5.4 The London Plan
- 7.1 Building London's Neighbourhoods and communities
7.4 Local character
- 5.5 Local Plan – Core Strategy
- CP30 Maintaining and improving the quality of the built and open environment
- 5.6 Saved UDP Policies
- (II)GD3 High standard of functional and aesthetic design
- 5.7 Submission Version – Development Management Document (DMD)
- DMD37 - Achieving High Quality and Design-Led Development
- 5.8 Other relevant policy
- National Planning Policy Framework (NPPF)

6. Analysis

- 6.1 The principle issue for consideration is the impact of the replacement windows, doors and balustrades on the character and appearance of the parent building and surrounding area.
- 6.2 Impact on character and appearance of parent building and 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. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. 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 The replacement windows and doors would be UPVC in design and construction and similar in style to the existing. The proposed increase in height to the balustrades are necessary to meet current health and safety requirements. Overall, it is considered that the nature of the proposals and their relative impact on the character and appearance of the parent building including the wider surroundings would be minimal. Therefore, it is considered that the proposals would comply with the requirements of Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Policy 37 of the DMD and Policy 7.4 of the London Plan.

7. Conclusion

7.1 Overall, it is considered that the proposed replacement windows, doors and increase in height of balustrades would not have a harmful impact on the character and appearance of the parent building nor the surrounding area. In addition, there would be no new openings and/or alterations proposed that would provide grounds for concern. Planning permission is accordingly recommended for approval for the following reasons:

1. The proposed development would not cause adverse harm to the character and appearance of the parent building nor the amenities of the surrounding area having regard to Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Policy 37 of the DMD and Policies 7.1 and 7.4 of the London Plan.

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 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 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.

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
R.Laws Tel: 020 8379 3605

Ward: Upper
Edmonton

Application Number : P13-00317PLA

Category: Other Development

LOCATION: 101-132, SNELLS PARK, LONDON, N18 2SY

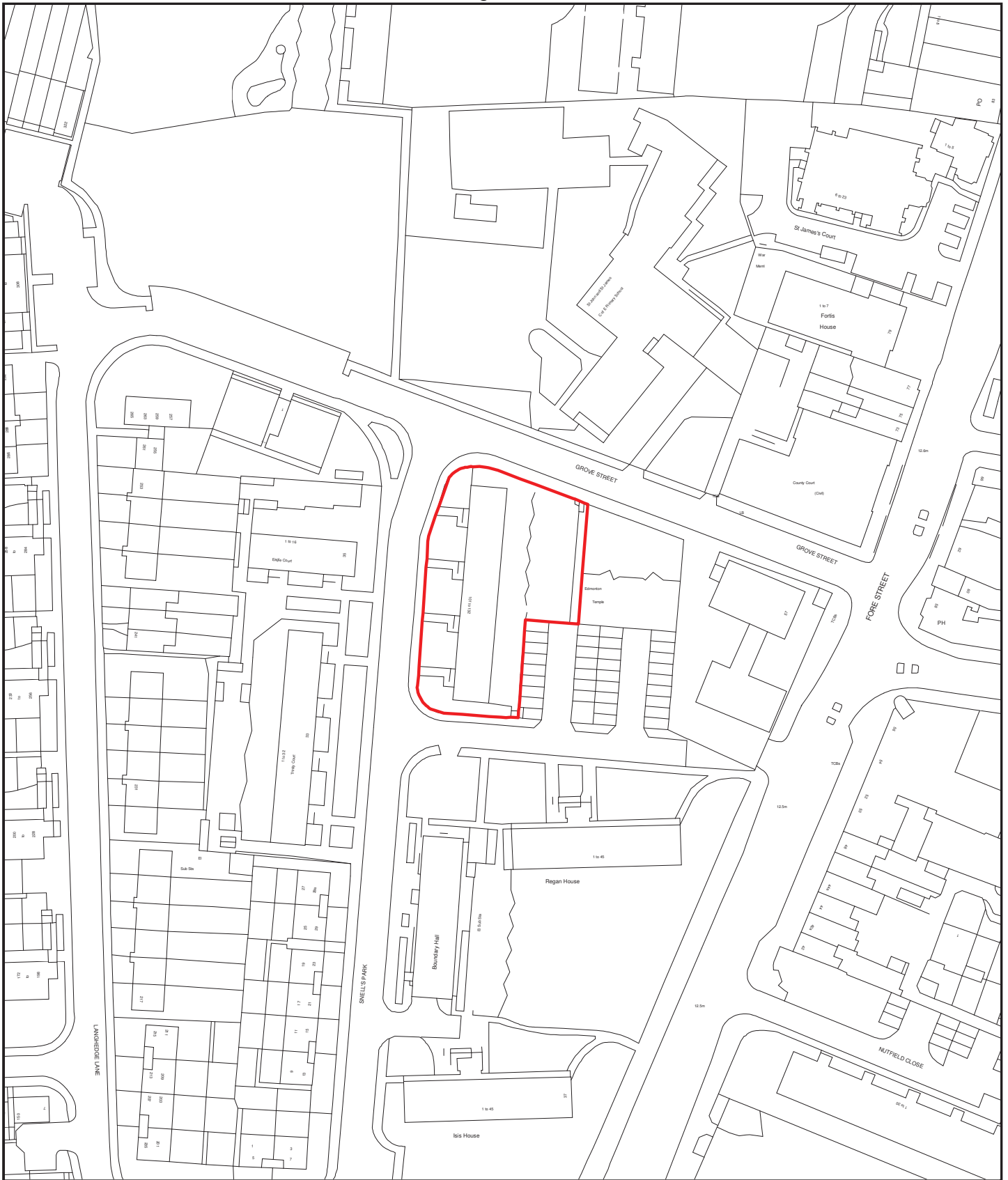
PROPOSAL: Replacement windows and front entrance doors and raise height of metal balustrade to balconies to a height of 1100mm

Applicant Name & Address:
Enfield Homes
Housing & Professional Services
9 Centre Way
Claverings Estate
Edmonton
London
N9 OAP

Agent Name & Address:
Mr Paul Hemmat
Pellings LLP
Northside House
Mount Pleasant
Barnet
Hertfordshire
EN4 9EB

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.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 09:55

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The property is a 4 storey residential block of flats with a pitched roof situated on Snell's Park Road close to the junction with Grove Street. The block is managed by Enfield Homes. The surrounding area is residential in character. The site is not located within a conservation area and is not listed building

2. Proposal

- 2.1 The proposal involves replacement of the existing single glazed metal windows and front entrance doors to the block with new UPVC double glazed windows and doors of a similar style and design. The proposals also involve the raising of the height of the metal balustrade to balconies to a height of 1.1m.
- 2.2 The proposed works are part of ongoing improvements to the Snells Park Estate.

3. Relevant Planning Decisions

- 3.1 No relevant planning history.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters have been sent to 53 neighbouring properties. In addition, a site notice was displayed at the site. No representations have been received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning Authorities a 12 month transition period to prepare full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from the 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The Policies list below are considered to be consistent with the NPPF and

Therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

7.1 Building London's Neighbourhoods and communities
7.4 Local Character

5.5 Core Strategy

CP 30- Maintaining and improving the quality of the built and open environment

5.6 Saved UDP policies

(II) GD3- Design and character

5.7 Submission version DMD

DMD 37 - Achieving High quality and Design Led development

5.8 Other Relevant Policies

National Planning Policy Framework

6. Analysis

6.1 Principle

6.1.1 The principle issue for consideration is the impact of the replacement windows, doors and balustrades on the character and appearance of the building and surrounding area.

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. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. 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 The proposed replacement and doors would be UPVC in design and construction and similar in style to the existing. The proposed increase in height to the balustrades is to meet current health and safety requirements. Overall, it is considered that the proposals and their impact on the character and appearance of the area would be minimal. Therefore, it is considered that the proposals would comply with the requirements of Policy (II) GD3 of the UDP, Policy CP30 of the Core Strategy and Policy 7.4 of the London Plan and DMD policy 37.

6.2.3 As such, the impact of the replacement windows, doors and increase in height of balustrades would not adversely impact on the character and appearance of the surrounding area and therefore comply with Policy (II) GD3

of the UDP, Policy CP30 of the Core Strategy and Submission version DMD Policy 37.

7. Conclusion

7.1 Overall, it is considered that the proposed replacement windows, doors and increase in height of balustrades would not have a harmful impact on the character and appearance of the building and surrounding area. Planning permission is accordingly recommended for approval for the following reason .

- 1 The proposed development would not adversely impact on the character and appearance of the property or surrounding area having regard to policy (II) GD3 of the UDP as well as having regard to CP 30 of the Core Strategy and Submission version DMD policy 37.

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 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 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 provision of S.51 of the Planning & Compulsory Purchase Act 2004.

NOTES

Report all discrepancies, errors and omissions... Verify all dimensions on site before commencing any work... This drawing and design are copyright of PELLINGS LLP

Before making orders for building materials as detailed in this Schedule and 905 Section 10.

Repairs to existing fabric and structure and fittings as detailed in this Schedule and 905 Section 10.

Repairs to existing services, including gas, electricity and water supply, as detailed in this Schedule and 905 Section 10.

Repairs to existing finishes and decorative treatments as detailed in this Schedule and 905 Section 10.

Repairs to existing roof, gutters and downpipes as detailed in this Schedule and 905 Section 10.

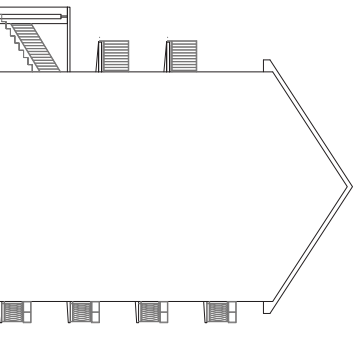
Repairs to existing foundations and ground works as detailed in this Schedule and 905 Section 10.

* Access to existing services is to be maintained throughout the construction of the works.

on site or at any other time.

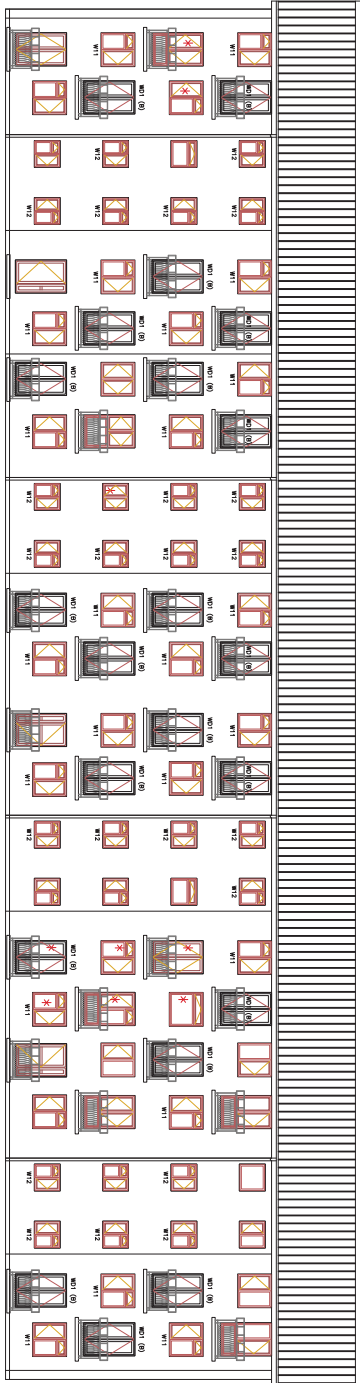


101-132 SNELLS PARK PROPOSED FRONT ELEVATION

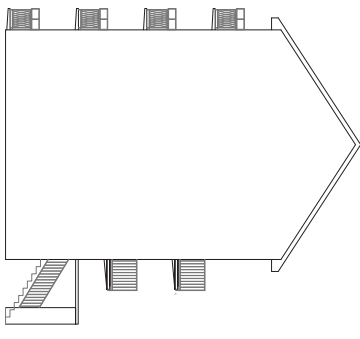


PROPOSED RH FLANK ELEVATION

Page 130



101-132 SNELLS PARK PROPOSED REAR ELEVATION



PROPOSED LH FLANK ELEVATION

PLANNING ISSUE

1	18/01/12	Work Complete
2	17/01/12	Work in Progress

PELLINGS LLP
1000 Park Road, 1000 Park Road, 1000 Park Road
Edmonton, Alberta T6E 2N5
www.pellings.com
Client: ENFIELD HOMES

PROJECT
FLATS 101- 132 Snells Park
SNELLS PARK
EDMONTON

TITLE
PROPOSED FRONT & REAR
ELEVATIONS

DATE: 08-03-2012
SCALE: 1:100
DRAWN: P
CHECKED: A
118|089|021

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
R.Laws Tel: 020 8379 3605

Ward: Upper
Edmonton

Application Number : P13-00318PLA

Category: Other Development

LOCATION: 1- 32 TRINTY COURT, 33 SNELLS PARK, LONDON, N18 2SY

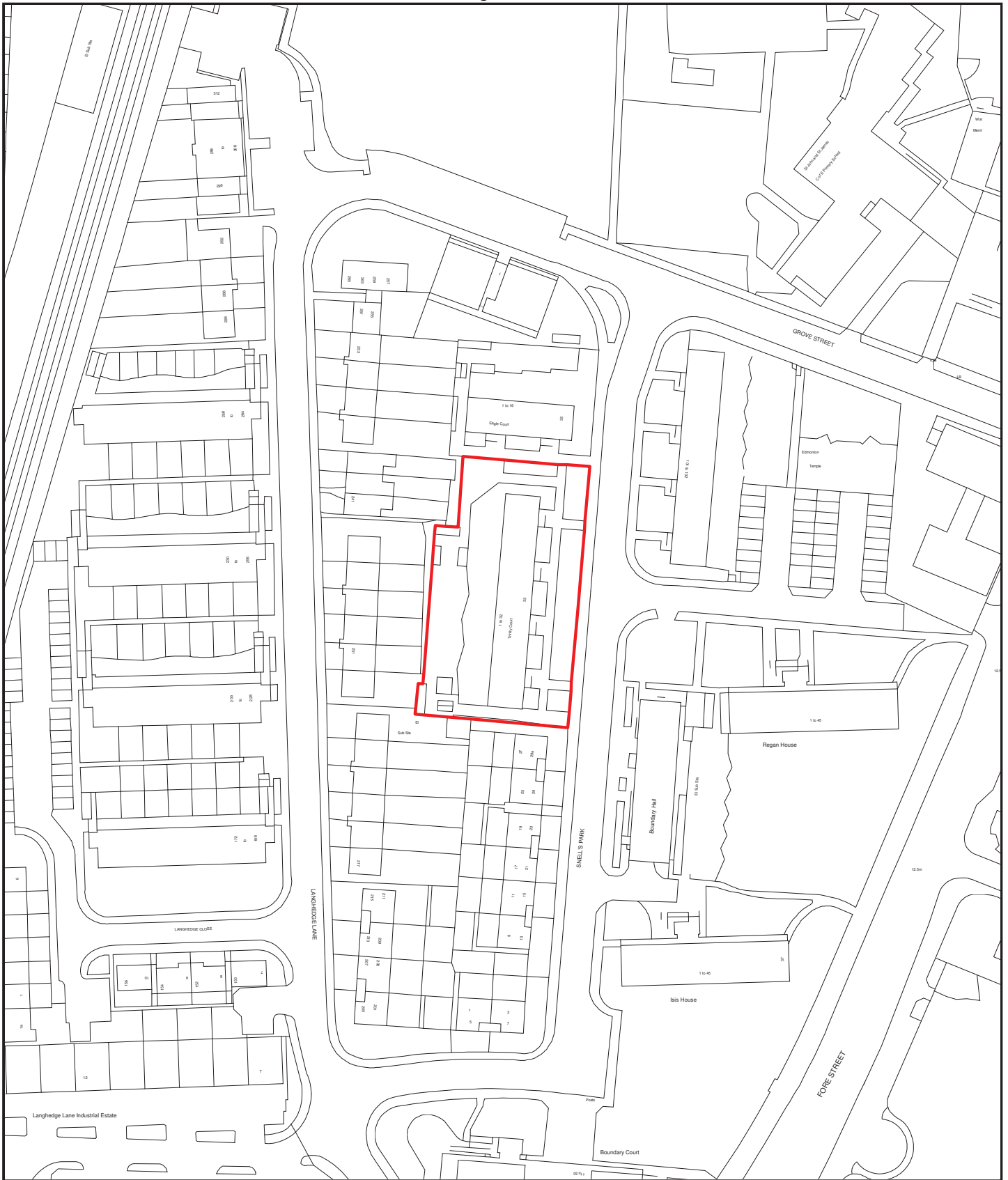
PROPOSAL: Replacement windows and front entrance doors and raise height of metal balustrade to balconies to a height of 1100mm

Applicant Name & Address:
Enfield Homes
Housing & Professional Services
9 Centre Way
Claverings Estate
Edmonton
London
N9 OAP

Agent Name & Address:
Mr Paul Hemmat
Pellings LLP
Northside House
Mount Pleasant
Barnet
Hertfordshire
EN4 9EB

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.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 10:00

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The property is a 4 storey residential block of flats with a pitched roof situated on Snell's Park Road. The block is managed by Enfield Homes. The surrounding area is residential in character. The site is not located within a conservation area and is not listed building.

2. Proposal

- 2.1 The proposal involves replacement of the existing single glazed metal windows and front entrance doors to the block with new UPVC double glazed windows and doors of a similar style and design. The proposals also involve the raising of the height of the metal balustrade to balconies to a height of 1.1m.
- 2.2 The proposed works are part of ongoing improvements to the Snells Park Estate.

3. Relevant Planning Decisions

- 3.1 No relevant planning history.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters have been sent to 53 neighbouring properties. In addition, a site notice was displayed at the site. No representations have been received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and

therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

7.1 Building London's Neighbourhoods and communities
7.4 Local Character

5.5 Core Strategy

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

5.6 Saved UDP

(II) GD3 High standard of functional and aesthetic design

5.7 Submission version DMD

DMD 37- Achieving High Quality & Design led development

5.8 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 Principle

6.1.1 The principle issue for consideration is the impact of the replacement windows, doors and balustrades on the character and appearance of the building and surrounding area.

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. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. 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 The proposed replacement and doors would be UPVC in design and construction and similar in style to the existing. The proposed increase in height to the balustrades is to meet current health and safety requirements. Overall, it is considered that the proposals and their impact on the character and appearance of the area would be minimal. Therefore, it is considered that the proposals would comply with the requirements of Policy (II) GD3 of the UDP, Policy CP30 of the Core Strategy and Policy 7.4 of the London Plan and Submission version DMD policy 37.

6.2.3 As such, the impact of the replacement windows, doors and increase in height of balustrades would not adversely impact on the character and appearance of the surrounding area and would therefore comply with Policy

(II) GD3 of the UDP, Policy CP30 of the Core Strategy and Submission version DMD policy 37.

7. Conclusion

7.1 Overall, it is considered that the proposed replacement windows, doors and increase in height of balustrades would not have a harmful impact on the character and appearance of the building and surrounding area . Planning permission is accordingly recommended for approval for the following reason.

- 1 The proposed development would not adversely impact on the character and appearance of the property or surrounding area having regard to policy (II) GD3 of the UDP as well as having regard to CP 30 of the Core Strategy and Submission version DMD policy 37 .

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 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 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 provision of S.51 of the Planning & Compulsory Purchase Act 2004.

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr R. Singleton Tel: 020 8379 3837

Ward: Highlands

Application Number : P13-00590PLA

Category: Other Development

LOCATION: 1-9A ANGLESEY ROAD, ENFIELD, EN3 4HY

PROPOSAL: Replacement windows and doors to all elevations and cladding to front elevation

Applicant Name & Address:

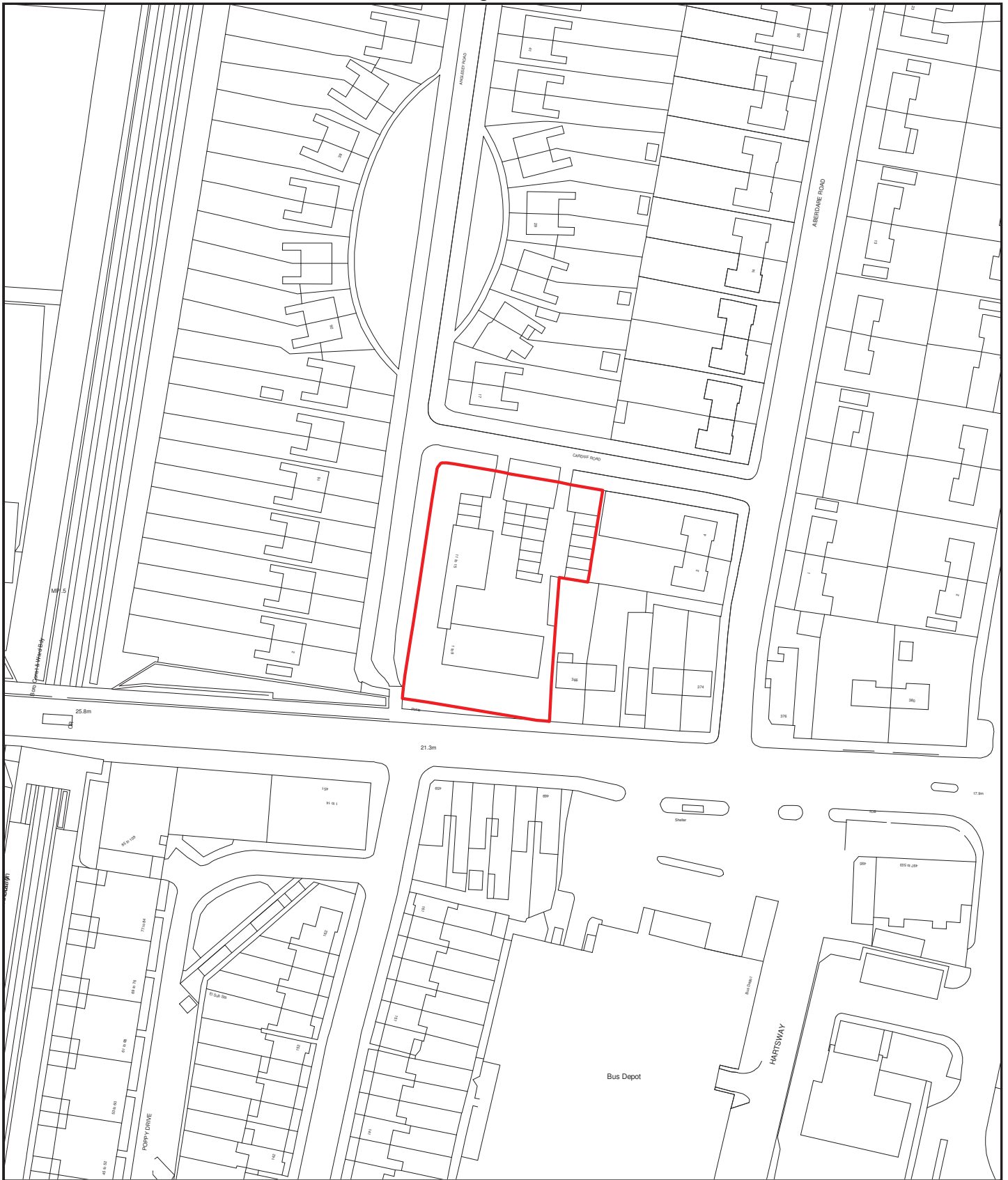
Enfield Homes
The Edmonton Centre
36-44 South Street
London
N9 0DX

Agent Name & Address:

Mr Sean Coyne
Ridge
50 Southwark Street
London Bridge
London
SE1 1UN

RECOMMENDATION:

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



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 09:28

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The application site comprises a four storey residential block of flats located to the north side of Southbury Road. The immediate surrounding area is primarily composed of residential land uses. The site and its grounds are not sited within a conservation area nor are they statutorily listed.

2. Proposal

- 2.1 The application involves the replacement of the existing metal windows and doors with UPVC, similar in style and design. The proposals also involve the replacement of exterior composite board cladding with new UPVC cladding boards.
- 2.2 The scheme forms part of a wider initiative by Enfield Homes, to upgrade existing social housing stock across the borough.

3. Relevant Planning Decisions

- 3.1 None.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None.

4.2 Public

- 4.2.1 Consultation letters were sent to 27 neighbouring properties. In addition, notice was displayed at the site. No objections were raised

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 Local Plan – Core Strategy

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

5.5 Submission Version DMD

DMD 37: Achieving high quality and design led development

5.3 Unitary Development Plan

(II)GD3 Aesthetic and functional design

5.4 London Plan

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.4 Local character

5.4 Other Material Considerations

National Planning Policy Framework (NPPF)

6. Analysis

6.1 The principle issue for consideration is the impact of the replacement windows, doors and exterior cladding on the character and appearance of the parent building and surrounding area.

6.2 Impact on character and appearance of parent building and 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. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. 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 The proposed replacement windows and doors will match the design and style of the existing fixtures. While it is obvious that the style and materials used in the replacement windows and doors would differ from the existing frames, every effort has been made to replicate the design of the original installations in the replacement units, with consistent openings to match the original window configuration, to present a uniform appearance that differs only in a marginal variation in the casement width. In relation to the proposed exterior cladding, the variation in materials proposed would not alter the overall aesthetic of the subject property and would as a result of the change result in a consistent external appearance overtime with minimal maintenance. This given, it is considered that the replacement windows, doors and external cladding would maintain a measure of consistency in the façade and consequently would not unduly affect the character and appearance of the property or the surrounding area. Therefore, it is considered that the proposals would comply with the requirements of Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy,

DMD 37 of the Submission version Development Management Document and Policy 7.4 of the London Plan.

7. Conclusion

- 7.1 Overall, it is considered that the proposed development is acceptable and it is recommended that the application be approved for the following reason:
- 7.2 The proposed replacement windows, doors and external cladding would not have a harmful impact on the character and appearance of the parent building nor the surrounding area. In addition, there would be no new openings and/or alterations proposed that would provide grounds for concern. The proposals therefore comply with Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Submission version Development Management Document policy 37 and Policies 7.1 and 7.4 of the London Plan.

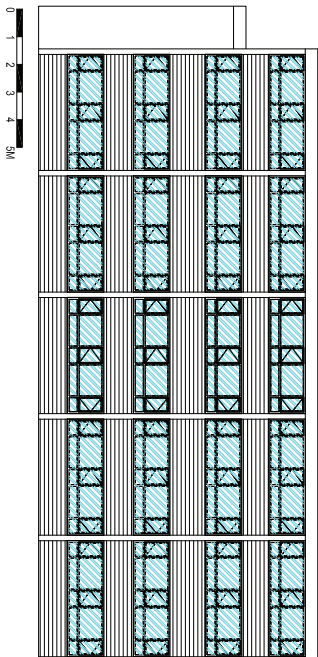
Recommendation

- 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 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.

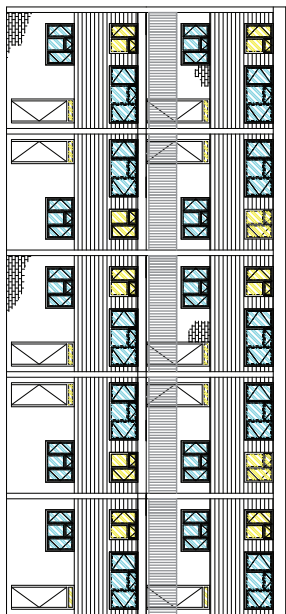
Reason: For the avoidance of doubt and in the interests of proper planning.
 2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

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

EXISTING NORTH ELEVATION @ 1:100

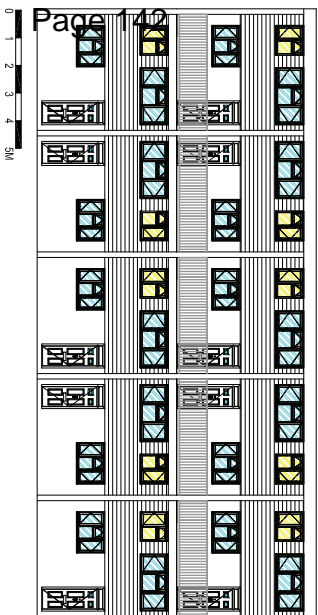


EXISTING SOUTH ELEVATION @ 1:100

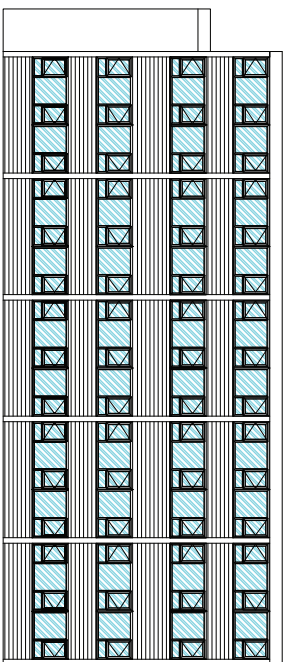


- NOTES
1. DRAWN SCALE
 2. REFER TO CONTRACT PARTICULARS
 3. STRUCTURAL, MECHANICAL, ELECTRICAL & SANITATION
 4. WITHIN THE CONTRACT DOCUMENTS

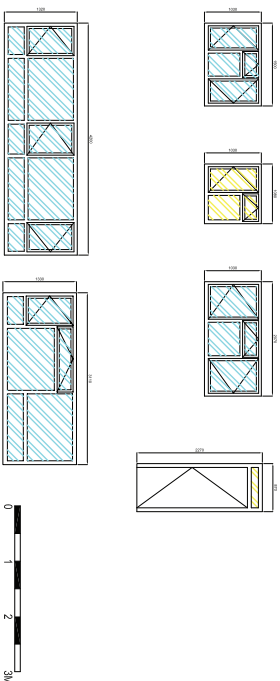
PROPOSED NORTH ELEVATION @ 1:100



PROPOSED SOUTH ELEVATION @ 1:100



EXISTING WINDOW FENESTRATION 1:50



PROPOSED WINDOW FENESTRATION 1:50



PLANNING

REVISIONS

NO.	DATE	BY	REASON
1	28/09/19		

EXISTING/PROPOSED WINDOW FENESTRATION

PROJECT
1 - 9A ANGLESEY

CLIENT
ENFIELD HOMES

RIDGE

121822/001/002

121822/001/002

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr R. Singleton Tel: 020 8379 3837

Ward: Highlands

Application Number : P13-00591PLA

Category: Other Development

LOCATION: 11-15A ANGLESEY ROAD, ENFIELD, EN3 4HY

PROPOSAL: Replacement windows and doors to all elevations and cladding to front elevation

Applicant Name & Address:

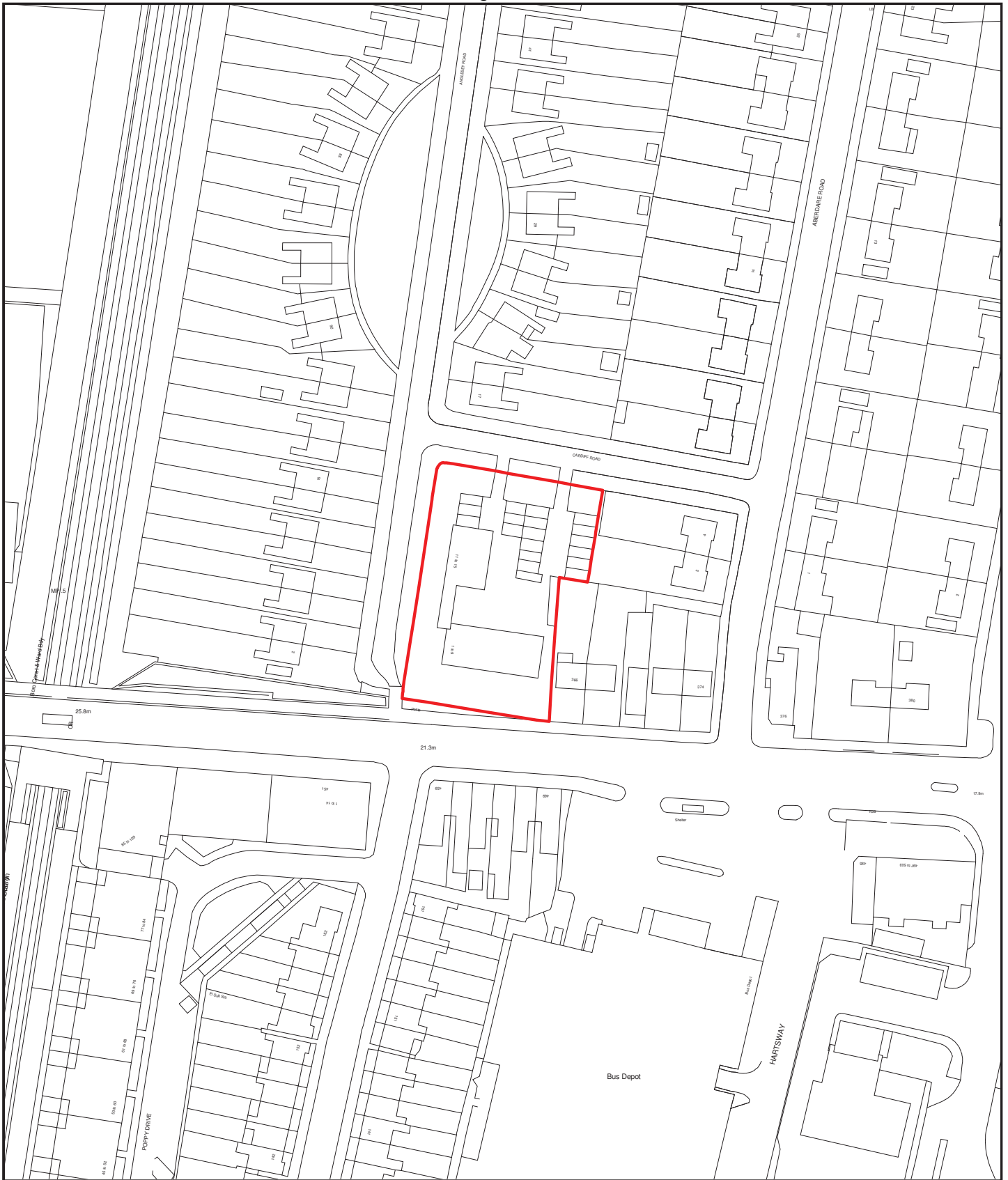
Enfield Homes
The Edmonton Centre
36-44 South Street
London
N9 0DX

Agent Name & Address:

Mr Sean Coyne
Ridge
50 Southwark Street
London Bridge
London
SE1 1UN

RECOMMENDATION:

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



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 09:37

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The application site comprises a four storey residential block of flats located to the north side of Southbury Road. The immediate surrounding area is primarily composed of residential land uses. The site and its grounds are not designated within a Conservation Area nor are they statutorily listed.

2. Proposal

- 2.1 The application involves the replacement of the existing metal windows and doors with UPVC, similar in style and design. The proposals also involves the replacement of exterior composite board cladding with new UPVC cladding boards.
- 2.2 The scheme forms part of a wider initiative by Enfield Homes, to upgrade existing social housing stock across the borough.

3. Relevant Planning Decisions

- 3.1 None.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None.

4.2 Public

- 4.2.1 Consultation letters were sent to 52 neighbouring properties. In addition, notice was displayed at the site. No objections were raised

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 Local Plan – Core Strategy

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

5.5 Submission Version DMD

DMD 37: Achieving high quality and design led development

5.3 Unitary Development Plan

(II)GD3 Aesthetic and functional design

5.4 London Plan

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.4 Local character

5.4 Other Material Considerations

National Planning Policy Framework (NPPF)

6. Analysis

6.1 The principle issue for consideration is the impact of the replacement windows, doors and exterior cladding on the character and appearance of the parent building and surrounding area.

6.2 Impact on character and appearance of parent building and 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. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. 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 The proposed replacement windows and doors will match the design and style of the existing fixtures. While it is obvious that the style and materials used in the replacement windows and doors would differ from the existing frames, every effort has been made to replicate the design original installations in the replacement units, with consistent openings to match the original window configuration to present a uniform appearance that differs only in a marginal variation in the casement width. In relation to the proposed exterior cladding, the variation in materials proposed would not alter the overall aesthetic of the subject property and would as a result of the change result in a consistent external appearance overtime with minimal maintenance. This given, it is considered that the replacement windows, doors and external cladding would maintain a measure of consistency in the façade and consequently would not unduly affect the character and appearance of the property or the surrounding area. Therefore, it is considered that the proposals would comply with the requirements of Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy,

DMD 37 of the Submission version Development Management Document and Policy 7.4 of the London Plan.

7. Conclusion

- 7.1 Overall, it is considered that the proposed development is acceptable and it is recommended that the application be approved for the following reason:
- 7.2 The proposed replacement windows, doors and external cladding would not have a harmful impact on the character and appearance of the parent building nor the surrounding area. In addition, there would be no new openings and/or alterations proposed that would provide grounds for concern. The proposals therefore comply with Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Submission version Development Management Document policy 37 and Policies 7.1 and 7.4 of the London Plan.

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 conditions:

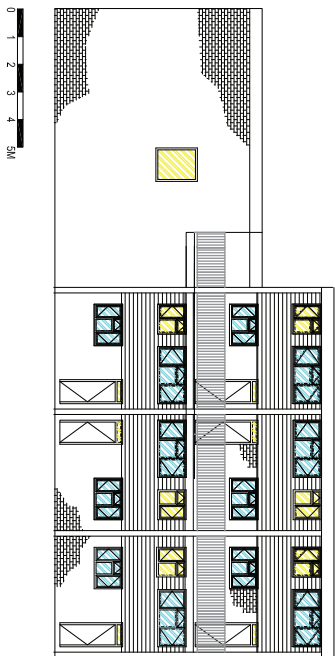
1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

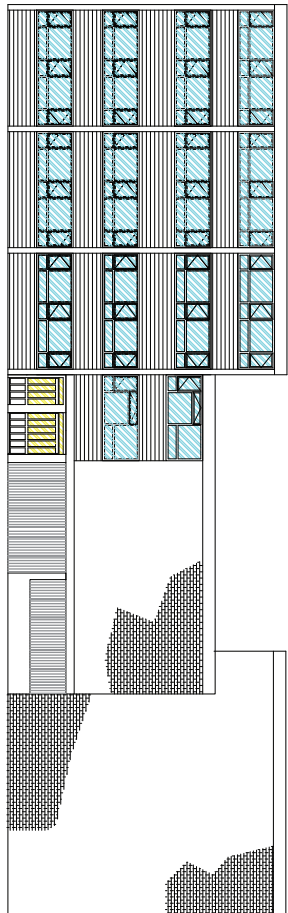
2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

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

EXISTING EAST ELEVATION @ 1:100

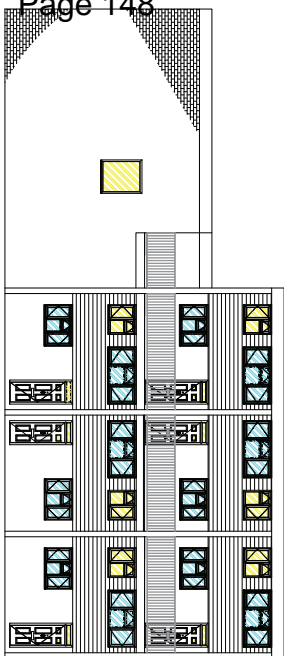


EXISTING WEST ELEVATION @ 1:100



- NOTES
1. DRAWN SCALE
 2. REFER TO CONTRACT PARTICULARS
 3. STRUCTURAL, MECHANICAL, SERVICES & SPECIALTIES
 4. REFER TO ARCHITECTURAL DRAWINGS
 5. WINDOW FRAME MANUFACTURER'S CODES

PROPOSED EAST ELEVATION @ 1:100

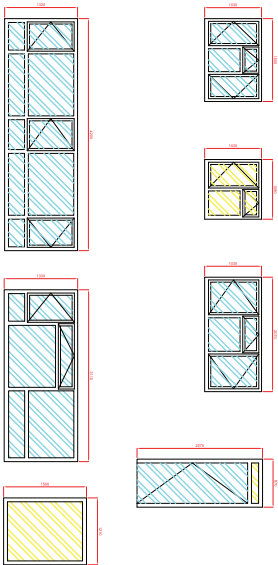


PROPOSED WEST ELEVATION @ 1:100

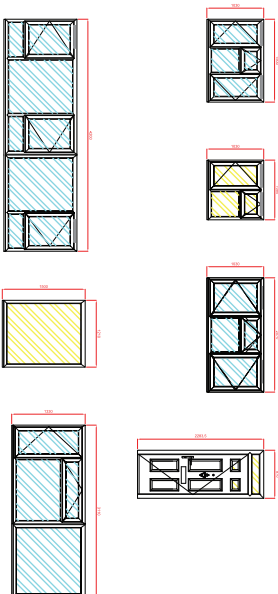


■ Proposed
■ Existing
■ Original
■ Other

EXISTING WINDOW FENESTRATION 1:50



PROPOSED WINDOW FENESTRATION 1:50



PLANNING

REVISIONS
 NO. DATE DRAWN BY
 1 28/01/19 AL
 2 05/02/19 AL
 3 05/02/19 AL
 4 05/02/19 AL
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PROJECT
 11-15A ANGLESEY RD

CLIENT
 ENFIELD HOMES

RIDGE

DRAWN BY
 121822/001

FILE REFERENCE
 121822/001

XREF REFERENCE
 121822/001

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr A. Jarratt Tel: 020 8379 3842

Ward: Enfield
Highway

Application Number : P13-00592PLA

Category: Other Development

LOCATION: 67-105, BOWOOD ROAD, ENFIELD, EN3 7LL

PROPOSAL: Replacement windows and doors to all elevations.

Applicant Name & Address:

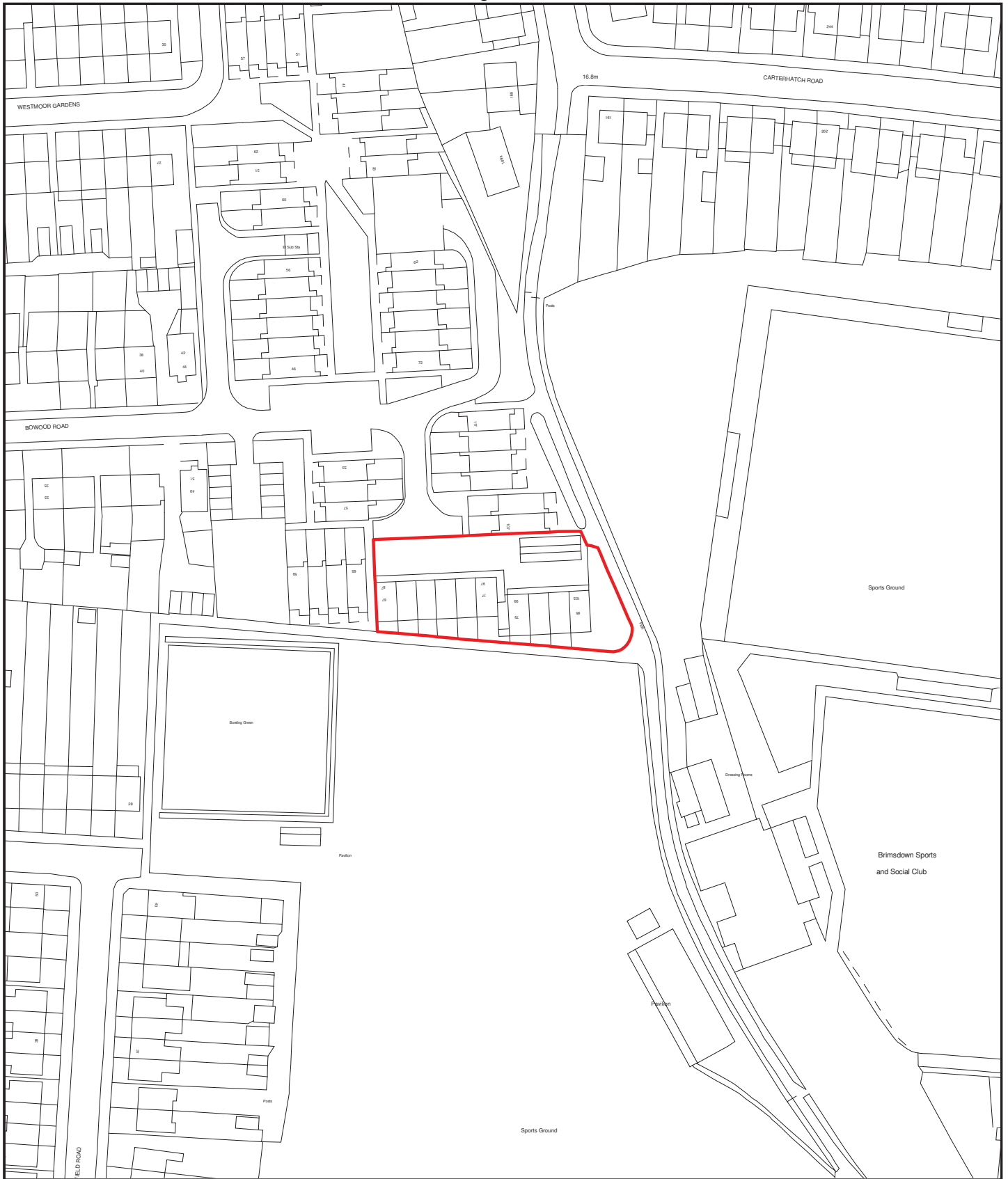
Tom Steggles,
Enfield Homes
EDMONTON CENTRE,
36-44, SOUTH MALL,
LONDON,
N9 0TN

Agent Name & Address:

Sean Coyne,
Ridge
Ridge and Partners LLP
50 Southwark Street
London
SE1 1UN

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.



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 10:25

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 A 4 storey residential block of flats located on the northern side of Bowood Road. The immediate surrounding area is primarily composed of residential land uses and associated amenity spaces.

2. Proposal

- 2.1 Planning permission is sought for the replacement of all existing windows and doors. The new doors and windows would utilise the existing window and door openings and would all be white UPVC. The improvements would also bring the block up to 'secure by design' standards

3. Relevant Planning Decisions

- 3.1 None relevant

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None consulted

4.2 Public

- 4.2.1 Consultation letters have been sent to 2 neighbouring properties. Notice was also published at the site. No responses have been received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application

5.4 London Plan

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

5.5 Local Plan – Core Strategy

CP20 Sustainable energy use and energy infrastructure

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

5.6 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design

5.7 Submission version Draft Management Document

DMD37 – Achieving high quality and design led development

5.8 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 The principle issues for consideration are

- a) the effect of the proposed external changes on the character and appearance of the block and surrounding area
- b) the effect of the alteration on neighbouring residential amenities.

6.2 Effect on Character and Appearance

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 This application proposes alterations to replace windows and doors on all elevations. The existing windows are made up of a mix of double glazed UPVC and single glazed crittal casement windows. The submitted information demonstrates that the design of the proposed windows and doors would be similar to the existing with the main differences being that the window frames would be slightly thicker due to the UPVC material and that the replacement doors will have a larger solid (UPVC) element with 4 smaller glazed panels. Solid panels are also proposed to the lower portion of the existing windows, to the side of the main doors and these are currently clear glazed. Despite these changes, whilst noticeable in terms of appearance, the proposals would not detract from the overall appearance of the block or its appearance in the surrounding area.

- 6.2.3 An additional benefit is that the proposal is likely to result in creating much better heat retention and insulation capabilities in relation to all the existing units. .

6.3 Impact on Neighbouring Residential Properties

- 6.3.1 The proposals do not involve the enlargement of any existing windows or doors, Moreover, there are no additional doors or windows proposed. As a result, there would be no effect on the amenities of neighbouring occupiers.

7. Conclusion

- 7.1. In the light of the above factors, the proposed replacement of all windows and doors is considered to be acceptable for the following reason:

1. The proposed replacement of all existing windows and doors, 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 Core Strategy; 7.1, 7.4 and 7.6 of the London Plan, Submission version DMD policy 37 and on the guidance of 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 conditions:**

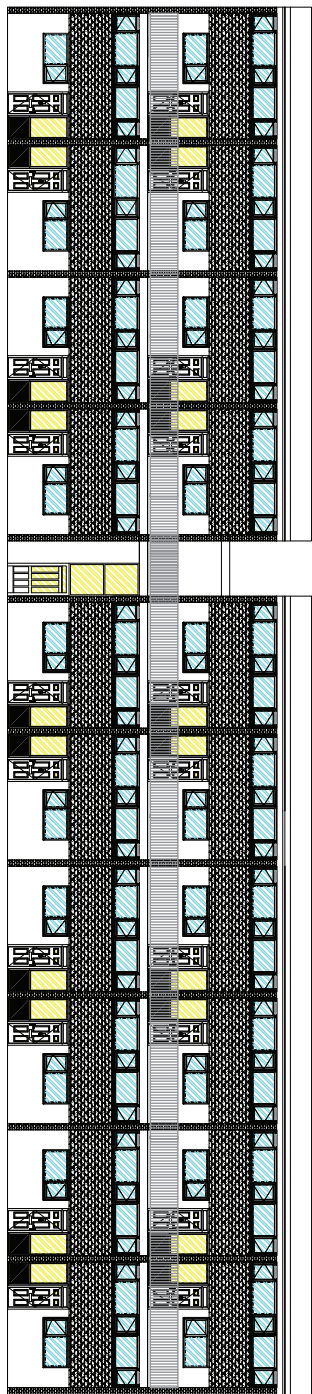
1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

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

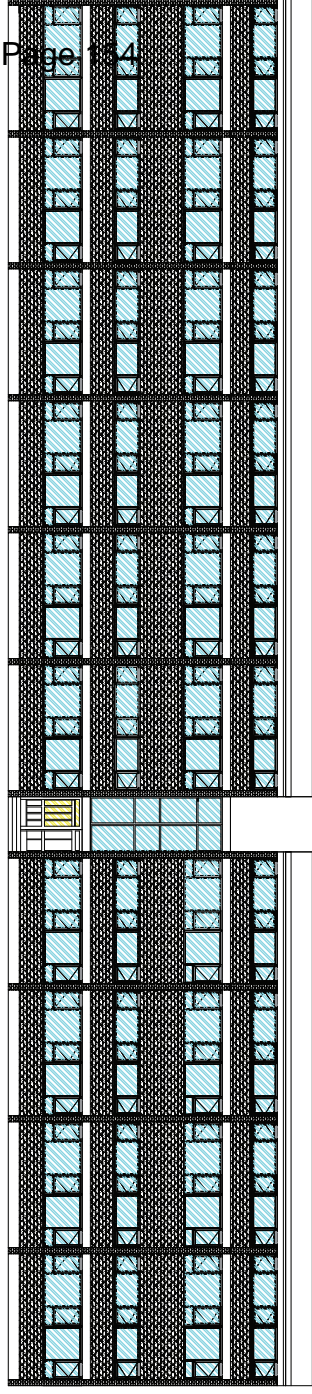
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

PROPOSED NORTH ELEVATION @ 1:100

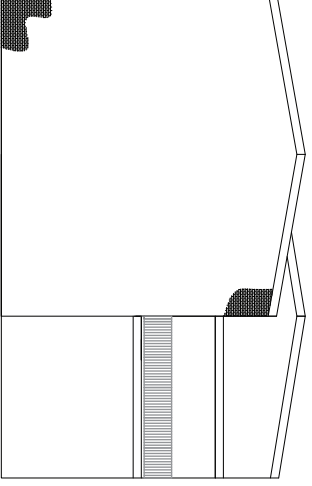


- NOTES
1. DO NOT SCALE
 2. DRAWINGS TO BE USED FOR CONTRACT PURPOSES ONLY
 3. COPYRIGHT, DETAILS NOT TO BE REPRODUCED
 4. WINDOW MATERIALS TO BE DETERMINED

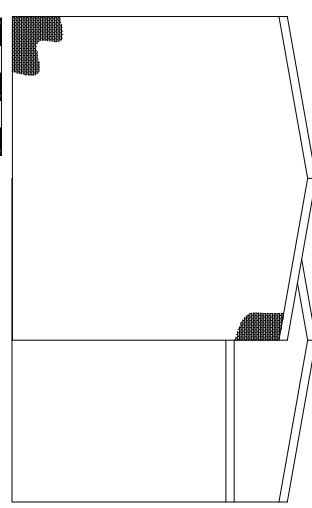
PROPOSED SOUTH ELEVATION @ 1:100



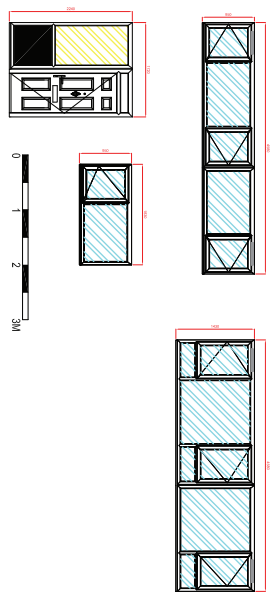
PROPOSED EAST ELEVATION @ 1:100



PROPOSED WEST ELEVATION @ 1:100



PROPOSED WINDOW FENESTRATION @ 1:50



PLANNING

DATE: 07/20/2013
 DRAWN BY: C
 CHECKED BY: AL
 SCALE: 1/8" = 1'-0"
 DRAWING: PROPOSED WINDOW FENESTRATION

PROJECT: 67-105 BOWWOOD RD

CLIENT: ENFIELD HOMES

RIDGE

DWG NO: 121822/002
 FILE REFERENCE:
 XREF FILE REFERENCE:

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of

Assistant Director - Planning,
Highways & Transportation

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr A. Jarratt Tel: 020 8379 3842

Ward: Enfield
Highway

Application Number : P13-00615LBE

Category: Other Development

LOCATION: 161 - 167, GREEN STREET, ENFIELD, EN3 7LB

PROPOSAL: Replacement of all windows and doors.

Applicant Name & Address:

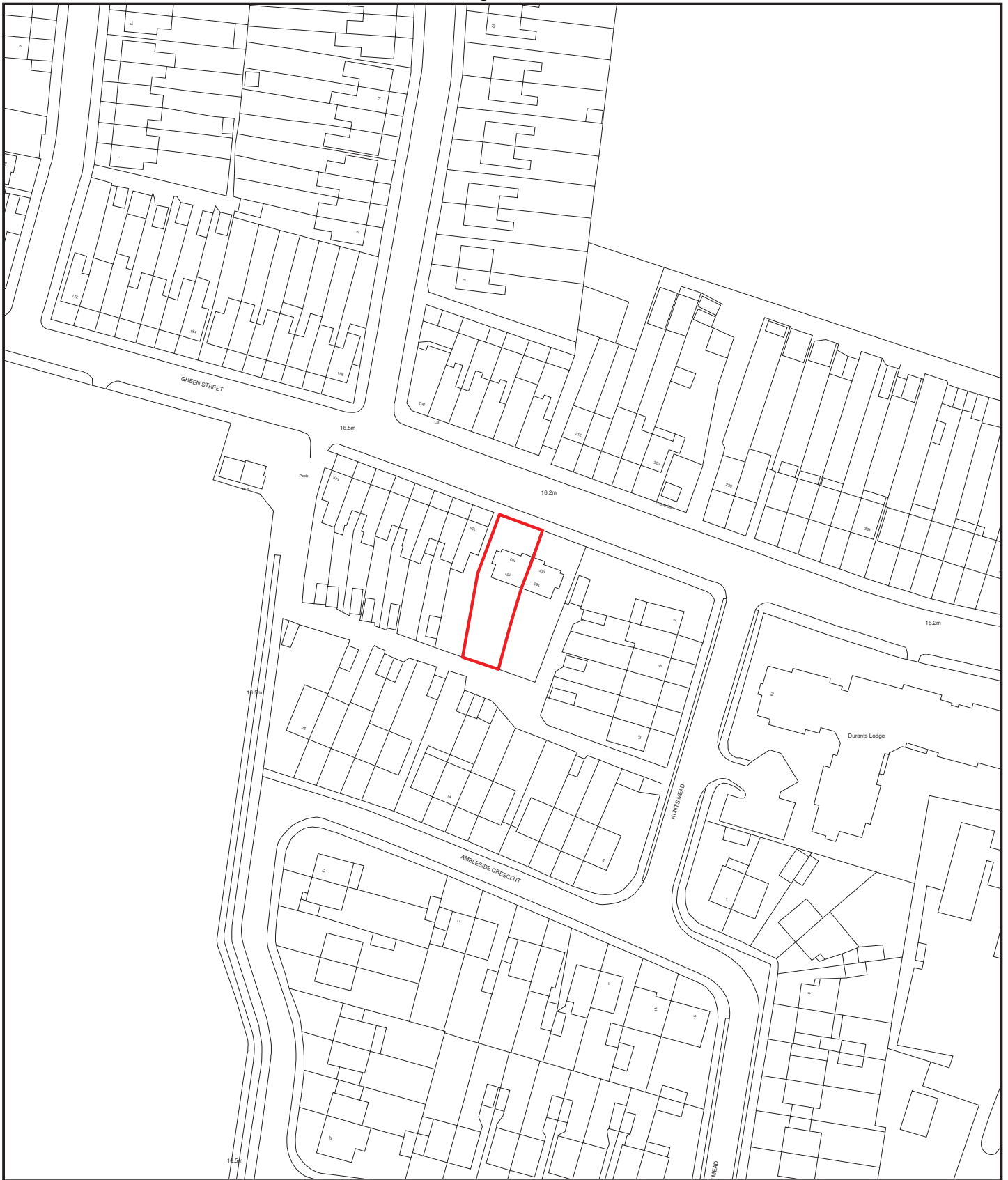
Tom Steggles,
Enfield Homes
The Edmonton Centre,
36-44 South Street,
London
N9 0DX

Agent Name & Address:

Sean Coyne,
Ridge and Partners LLP
50 Southwark Street
London
SE1 1UN

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 10:31

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 A 2 storey residential block of maisonettes located on the southern side of Green Street. The immediate surrounding area is primarily composed of residential land uses and associated amenity spaces.

2. Proposal

- 2.1 Planning permission is sought for the replacement of all existing windows and doors. The new doors and windows would utilise the existing window and door openings and would all be white UPVC. The improvements would also bring the block up to 'secure by design' standards

3. Relevant Planning Decisions

- 3.1 None relevant

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None consulted

4.2 Public

- 4.2.1 Consultation letters have been sent to 2 neighbouring properties. Notice was also published at the site. No responses have been received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application

5.4 London Plan

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

5.5 Local Plan – Core Strategy

CP20 Sustainable energy use and energy infrastructure

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

5.6 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design

5.7 Submission version Draft Management Document

DMD37 – Achieving high quality and design led development

5.8 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 The principle issues for consideration are

- a) the effect of the proposed external changes on the character and appearance of the block and surrounding area
- b) the effect of the alteration on neighbouring residential amenities.

6.2 Effect on Character and Appearance

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 This application proposes alterations to replace windows and doors on all elevations. The existing windows are made up of a mix of double glazed UPVC and single glazed crittal casement windows. The submitted information demonstrates that the design of the proposed windows and doors would be similar to the existing with the main differences being that the window frames would be slightly thicker due to the UPVC material and that the replacement doors will have a larger solid (UPVC) element with 4 smaller glazed panels. Solid panels are also proposed to the lower portion of the existing windows, to the side of the main doors and these are currently clear glazed. Despite these changes, whilst noticeable in terms of appearance, the proposals would not detract from the overall appearance of the block or its appearance in the surrounding area.

6.2.3 An additional benefit is that the proposal is likely to result in creating much better heat retention and insulation capabilities in relation to all the existing units. .

6.3 Impact on Neighbouring Residential Properties

6.3.1 The proposals do not involve the enlargement of any existing windows or doors, Moreover, there are no additional doors or windows proposed. As a result, there would be no effect on the amenities of neighbouring occupiers.

7. Conclusion

7.1. In the light of the above factors, the proposed replacement of all windows and doors is considered to be acceptable for the following reason:

1. The proposed replacement of all existing windows and doors, 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 Core Strategy; Submission version DMD policy 37, Policies 7.1, 7.4 and 7.6 of the London Plan and on the guidance of 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 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.

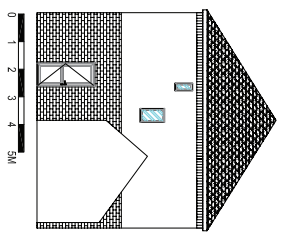
Reason: For the avoidance of doubt and in the interests of proper planning.

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

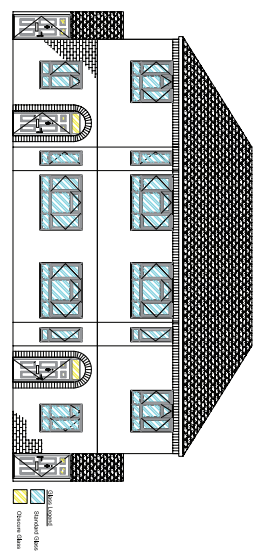
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

- NOTES
1. DO NOT SCALE
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED
 3. STRUCTURAL, ENGINEERING DRAWINGS & SPECIFICATIONS TO BE PROVIDED BY OTHER CONSULTANTS
 4. WINDOW FINISHES TO BE CONFIRMED WITH MANUFACTURER

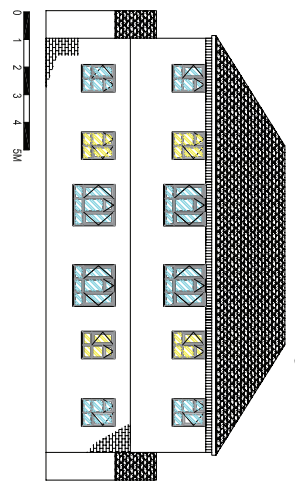
PROPOSED WEST ELEVATION @ 1:100



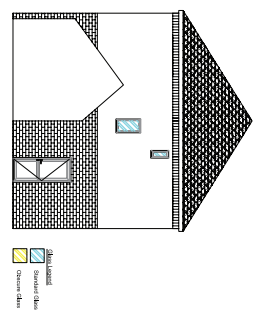
PROPOSED SOUTH ELEVATION @ 1:100



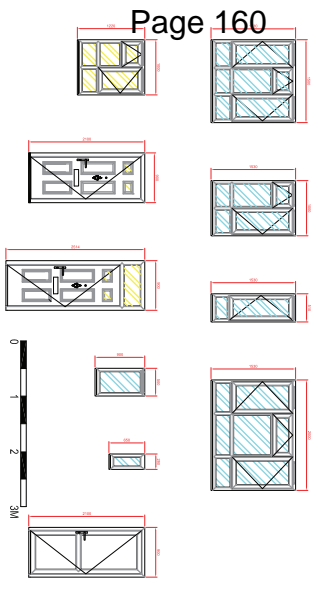
PROPOSED NORTH ELEVATION @ 1:100



PROPOSED EAST ELEVATION @ 1:100



PROPOSED WINDOW FENESTRATION 1:50



PLANNING

REVISIONS
 NO. DATE DRAWN BY CHECKED BY
 1 12/11/13 AS C
 DRAWING
 PROPOSED WINDOW FENESTRATION

PRODUCT
 161 - 167 GREEN STREET
 CLIENT
 ENFIELD HOMES

RIDGE

PROJECT NO
 121822/002
 FILE REFERENCE
 XREF FILE REFERENCE

Upper Edmonton	245,000.00	01.06.2009	improvements to pedestrian access to the Property, including links with public transport, Improvements to the cycle network	ENVIRO.N.	-245,000	0	-37,241	37,241.00	60	60	0	-37,241	0	0	0	0
Upper Edmonton	1,035,850.00	1.03.2012	Industrial Land Contribution for measures as the Council considers appropriate to encourage Industrial regeneration along the Lea Valley Corridor within the borough of Enfield, including without limitation industrial regeneration of the Montagu and Kenninghall Industrial Estates and the Harbet Road Industrial Area and environmental improvements along the length of Meridian Way and Mollison Avenue	RLC	-19,940.00	0	-60	60	60	60	0	0	0	0	0	0
				ENVIRO.N.	0	-105,070	105,070.00	0	-105,070	0	-105,070	0	-20,262	20,262.00	0	-20,262
Upper Edmonton	515,850.00	1.03.2012	Industrial Land Contribution for measures as the Council considers appropriate to encourage Industrial regeneration along the Lea Valley Corridor within the borough of Enfield, including without limitation industrial regeneration of the Montagu and Kenninghall Industrial Estates and the Harbet Road Industrial Area and environmental improvements along the length of Meridian Way and Mollison Avenue	ENVIRO.N.	0	0	-52,500	52,500	47,500	47,500	47,500	-5,000	47,500	0	-5,000	0
Upper Edmonton	150,000.00	N/A	Sustainable transport plan To establish a sustainable Transport Plan approved by the Glover Drive Steering Group	ENVIRO.N.	0	0	-229,133	229,133.40	229,133	229,133.4	229,133.4	0	0	0	0	0
Upper Edmonton	45,000.00	NO DEADLINE	Town Centre Management Towards the cost of town centre management activities within the	RLC	-45,000	-45,000.00	0	0	0	0	0	0	0	0	0	0

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	Upper Edmonton		15,000.00	24.07.2012	Funding for pedestrian improvements to be used for the provision of measures on the highway to improve conditions for pedestrians between the land and Fore Street	ENVIRON.	-17,151	0	-18,774	18,774	18,733	18732.71	-41	0	Pedestrian L Silver Street C10254. Co
	Upper Edmonton		non monetary		Green Transport Plan Affordable Housing (45 Units)	ENVIRON.			0			0	0	0	
02.06.00	Lower Edmonton	200,000.00	200,000.00	NO DEADLINE	Contribution towards regeneration issues at Innova Park For the purpose of assisting companies locating to and expanding within Phase 1 of the London Science Park at Innova Park	RLC	-228,423	-228219	-204	0		0	-204	0	£228,423 used Complete &
09.12.08	Ponders End	100,000.00	100,000.00	NO DEADLINE	Works at Meridian Business Park contribution for regeneration works originally from MK Works Dyson Road S106 Agreement	RLC	-118,183	-32727	-85,456	85,456		0	-85,456	0	DAR being funded to industrial developed by Association compl
24.04.04	Lower Edmonton	25,000.00	25,000.00	NO DEADLINE	Mitigating Impact on street parking contribution towards the cost of mitigating the impact of on street parking	ENVIRON.	-25,000	-146	-24,854	24,854		0	-24,854	0	Page 164 Originally a parking at S due to im monies ava parking. Offi Centre to re travel plan v for
27.06.07	Bush Hill Park	2,720.00	2,720.00	NO DEADLINE	Highways Contribution towards widening of the footway	ENVIRON.	-2,720	0	-2,977	2,977		0	-2,977	0	Allocated to include w to take pl scheme, st implement
16.01.04	Jubilee	234,625.00	3,000.00	NO DEADLINE	Highway Contribution for improvements within the vicinity of the land	ENVIRON.	-6,191	0	-6,258	6,258.00		0	-6,258	0	Traffic Man T&T Cons monies toward months,
			96,625.00		Works to Progress Way	ENVIRON.	TBC	-96625	0			0	0	0	Transferre
			135,000.00		Traffic Management Measures in Linc Road	ENVIRON.		-135000	0			0	0	0	Transferre

20.03.13	281,375	the receipt of payment	Edmonton	50,000	Edmonton	ENVIRON.	Open Space towards improvements and maintenance of St Johns Open Space	ENVIRON.	1,204,634	373,555	0	443,294	-1,241,947	-546,356				
			Edmonton	30,000		RLC	Public Art Contribution towards the provision of public art within 200m of the boundaries of the Upper Edmonton District Centre											
			Edmonton			ENVIRON.	Travel Plan & Car Club Affordable Housing (24 units) Community Heating System											
			Edmonton			RLC	Community Facility - construct/procure the construction of the Community Facility to at least a shell state in accordance with the Community Facility Specification.											
			Edmonton	14,161		RLC	5106 Monitoring Fee											
	5,009,747.15			5,009,747														
			Southbury	75,000.00	30.07.2012	ENVIRON.	Highways towards the cost to the Council of providing traffic signals at the Southbury Road/Crown Road junction.											
07.06.93	225,000.00		Southbury	150,000.00	30.07.2012	ENVIRON.	Environmental Improvements/Enhancement Towards Enfield Town Centre and its immediate surroundings											
			Enfield Highway			ENVIRON.	Environmental Improvements in the vicinity of the Land (including but not limited to traffic and highways measures or works)											
			Enfield Highway	150,000.00		ENVIRON.	Air Quality Monitoring; Upgrading and maintaining air quality monitoring equipment in the locality of the development											
			Enfield Highway			ENVIRON.	Air Quality Monitoring; Upgrading and maintaining air quality monitoring equipment in the locality of the development											
			Enfield Highway	40,000		ENVIRON.	Street Lighting											

Works in Balance is complete - w be

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£40,000 has of MOVA Vehicle Ac Ordnance F being dis delayed du Olympics currently c may be a be used to revi TFL High	-201,608	-201,608	0	40,000	-201,608	0	-200,000	ENVIRON.	Amelioration Works for highways improvements proposed by the Council as the local highway authority in order to ease the flow or improve the safety of traffic (including pedestrians) to and from Innova Park	01.01.2010	200,000.00	Enfield lock			
Allocated to Prince of Wales drawing	0	158,644	158,644	158,644	-158,644	0	-144,444	S&CS	Education Contribution for the provision of additional primary and secondary educational facilities or improvements to existing facilities within the borough necessitated by the development of Plot 5	19.09.2017	144,444.00	Enfield lock			
Used for transport to	0	0	0	0	0	-110,000	-110,000	ENVIRON.	Public Transport for improvements to the bus services and public transport facilities serving Innova Park	21.09.2013	110,000.00	Enfield lock			
Awaiting co	0	0	0	0	0	0	0	ENVIRON.	Academy Transport Contributions		240,000.00	Enfield lock			
Money will the 25 Authority	0	-137,667	0	137,667	-137,667	0	-108,000	ENVIRON.	Riverside Walk Maintenance towards the cost of repairs and maintenance of the Riverside Walk works	Term of 25 year lease	100,000.00	Enfield Highway		125,000.00	
Various in bus	0	0	0	0	0	-25,000	-25,000	ENVIRON.	Green Travel Contribution for the promotion of Green Transport in the area and the Brimsdown business area	5 yrs from date of receipt	25,000.00	Enfield Highway			
The main cor	0	38109.14	38109.14	24,083	-24,083	-116775	-140,858	ENVIRON.	Off-Site Highways Works for the reduction of traffic speeds and general safety improvements on Whitewebbs Lane, Whitewebbs Road, Bull Cross and the junction of Bulls Cross and Bullsmoor Lane	18.08.2014	140,000.00	Town			
THCA	0	-583	0	583	-583	-120152	-120,735	ENVIRON.	A10 Improvement Works for off-site highways works comprising the improvement to the A10/Bullsmoor Lane junction by linkage of its signals to the M25/A10 junction and the improvement of pedestrian and cycle crossing facilities at the A10/Turkey Street junction	18.08.2014	120,000.00	Town		260,000.00	

25.08.04	Town	90,000.00	21.12.2011	Shop Mobility for the procurement of shop mobility facilities in Enfield Town	ENVIRON.	-90,000	-106318	-3,885	3,885.00	0	-3,885	0	0	Enfield Town complete - remaining on site
25.08.04	Town	52,000.00	16.05.2010	Off Site Works Contribution towards the provision of off site works for street furniture and or car park directional signs/hard/soft landscaping/facilities for cyclists	ENVIRON.	-207,196	-136085	-71,111	71,111.00	71111	0	0	0	Enfield Town advised that on-going guidance systems
	Town	25,000.00	NO DEADLINE	Town Centre Management Towards the cost of town centre management activities within the borough of Enfield	RLC	-25,000		0		0	0	0	0	
	Enfield Lock	100,000.00	31.03.2012	Mova System towards the reasonable and proper costs incurred by the Council/and or Tell in the installation of the MOVA System at the HIBMA Junction	ENVIRON.	-116,828	0	-118,729	118,729	0	-118,729	0	0	Project delay on Olympics discuss the benefits that overall although SCC The report is TFL If TFL remaining in the next few months shortly to
29.04.05	Enfield Lock	10,000.00	31.03.2012	Traffic Payment Towards a study for the operation of the A10/Bullsmoor Lane junction in the vicinity of the Site	ENVIRON.	-10,000	-9951	-49	0	0	-49	-49	-49	Traffic
	Enfield Highway	50,000.00	23.06.2010	Off Site Highway Works	ENVIRON.	-58,192	-58192	0	0	0	0	0	0	Road Safety
	Enfield Highway	250,000.00	21.06.2010	Industrial Land Contribution to be applied towards the Council's industrial land and regeneration projects	RLC	-250,000	-24733	-15,267	15,267	0	0	0	0	To offset expenditure, but never the R
21.03.05	Enfield Highway	158,000.00	23.06.2010	Education Contribution towards the provision of education that serve the area	S&CS	-158,000	-158000	0		0	0	0	0	Edn
	Enfield Highway	32,000.00	06.09.2011	Affordable Housing Provision (25%)	RLC	-103,297	-11434	-91,863	91,863	0	-91,863	0	0	Industrial
	Enfield Highway	458,000.00	23.06.2010	TO ADD ABOVE RI54	RLC	-109,000		0		0	0	0	0	In 2008 £100 overspend fr estates in projects co primarily condition elements of also a small offset stat schemes successful drawn dov Awaiting con data
21.03.05	Enfield Highway	64,286.00		Industrial Land Contribution to be applied towards the Council's industrial land and regeneration projects	RLC	-103,297	-11434	-91,863	91,863	0	-91,863	0	0	

22.12.05	Southbury	40,039.00	40,039.00	17.05.2011	CIYZ Contribution to be applied towards the Enfield Town Controlled Parking Zone	ENVIRON.	-40,724	-33055	-7,669	7,669	7,997	4,525	12522.01	4,853	0	Enfield To complete m
18.05.09	Chase	53,500.00	46,000.00	NO DEADLINE	Enfield Jobs Net means a job brokerage service provided by the Council providing a variety of services aimed at getting people in the borough into work	RLC	-46,000	-18179	-27,821	27,821	27,821	0	27,821	0	0	Allocated drawn down current
	Chase	7,500.00	7,500.00	NO DEADLINE	Employment towards the monitoring fee of the Employment Strategy objectives in para. 1.3 in schedule 3 Trainee Fund (if developer cannot fill trainee places - 1 trainee per £1million pound construction expenditure)	ENVIRON.	-23,859	-22992	-867	867	13,000	2,085	15085.1	0	0	Complete. C H always
07.10.04	Chase	174,210.00	99,100.00	05.08.2008	Education Contribution towards the provision of education within 4 mile radius	ENVIRON.	-99,100	-99100	0				0	0	0	Used for th fitting of a n School and Vehicle a
	Chase	12,520.00	12,520.00	05.08.2008	Lighting Contribution to be used towards improving public lighting along Carterhatch Lane on approaches to Melling Drive Affordable Housing Provision (25%) Highways Contribution towards off site highway works in the vicinity of the site	ENVIRON.	-24,500	-24500	0				0	0	0	Implement scheme along Brudgenhall
15.04.04	Turkey Street	230,500.00	24,500.00	NO DEADLINE	Education Contribution towards the provision of education in the vicinity of the site	ENVIRON.	-100,000	-100000	0				0	0	0	£26,000 A20 Zebra
	Turkey Street	52,000.00	52,000.00	NO DEADLINE	Footpath Refurbishment for refurbishment of the footpath that runs through the adjoining open space Children's Play Equipment for the provision of new equipment within existing children's play area in the vicinity of the site Affordable Housing (14 units)	ENVIRON.	-54,515	-35746	-18,769	-18,769	-18,769	0	-18,769	0	£100,000 al Edu	
	Turkey Street		54,000.00			ENVIRON.										Remain improve landscaping Mayor of Lo as per

26.04.06	Highlands	53,000.00	18,000.00	NO DEADLINE	preliminary design and consulting on extending CPZ in Enfield Town	ENVIRON.	-18,000	0	-18,776	0	-18,776	0	0	0	0	0	0	T&T to complete	
			35,000.00		CPZ Contribution £55K Additional sum for the implementation of the CPZ measures (On request of LBE)	ENVIRON.	0												
			300,000.00	NO DEADLINE	Highways Contribution to cover costs of the associated traffic management and parking measures	ENVIRON.	-298,597	-295435	-3,162	2,814	3,162	2,814	2814.34	-347	0			Highways £240k spent Balance with consultant additional scheme cc Complete. R provision Road - Comp	
11.05.98	Southbury	3,754,150.00	3,454,150.00		Community Benefits for the Council to provide community benefits in the form of replacement amenity facilities for residents of the community and borough of Enfield.		- 3,454,150	3,454,150	0									Funds alloc facilities in development (X112/94 scheme)	
08.07.04	Southbury	5,000.00	5,000.00	NO DEADLINE	Traffic Contribution towards maintaining and/or improving road markings in the proximity of the site	ENVIRON.	-5,000	-3785	-1,215	1,215	1,215		0	-1,215	0			Funds alloc facilities in development (X112/94 scheme)	
17.02.05	Highlands	25,000.00	25,000.00	5th Anniversary of the first occupation (No units occupied 01.02.2012, update required)	Highways Contribution towards off site works to improve the highway in the vicinity of the land	ENVIRON.	-25,000	-10416	-14,584	14,584	14,584		0	-14,584	0			Zebra crossing roundabout complete - 1 used for a place	
13.06.95	Southbury	3,000.00	3,000.00	NO DEADLINE	Environmental Improvements Contribution towards general environmental improvements within the area	ENVIRON.	-3,000	0	-3,328	3,328	3,328		0	-3,328	0			A10 Car Complete. N. TH- TBC	
03.09.01	Enfield Highway	20,000.00	20,000.00	NO DEADLINE	Green Transport Contribution Towards the promotion of Green Transport Initiatives within the vicinity of the site and Brimsdown business area	ENVIRON.	-22,894	-8543	-14,351	14,351	14,351		0	-14,351	0			Money for CT0087 Brimsdown timetable	
	Enfield Lock		45,000.00		Local Construction Employment Strategy	RLC	-45,000	0	-45,216	45,216	45,216		45,216	0	0			Allocated to draw	
					Cycle Way														

08.12.11	Highlands	303,329.00	24.06.16	-131,329.00	-130,751	-578	578	0	0	-578	0	Complete. Re
08.12.11	Turkey Street	303,329.00	24.06.16	-131,329.00	-130,751	-578	578	0	0	-578	0	Complete. Re
	Turkey Street			-50,000.00	0	-50,240	0	-50,240	0	Authorisa		
	Turkey Street			-32,000.00	0	-32,154	32,154	0	-32,154	0	DAR b improvement	
	Turkey Street			-15,000.00	0	-15,072	0	-15,072	0	Authorisa		
	Turkey Street			-70,000.00	0	-70,336	0	-70,336	0	Authorisa		
	Turkey Street			-5,000.00	0	-5,024	0	-5,024	0	Authorisa		
	Turkey Street			-5,000.00	0	-5,024	0	-5,024	0	Authorisa		
23.01.09	Highlands	25,000.00	Within 3 years from the date of receipt.	25,000.00	0	0	0	0	0	0	No further submitted sir that plann	
20.06.11 01.02.13	Highlands	205,191.00	NO DEADLINE	161,008.00	0	0	0	0	0	0	0	Payments a of develop submitted t and wor Developer is due to heavy information terms of th variation varying th contribution
	Highlands			34,412.00	0	0	0	0	0	0	0	0
	Highlands			9,771.00	0	0	0	0	0	0	0	0
06.02.11	Highlands	25,189.50	Within 5 years from the date of receipt of payment	10,875.00	0	0	0	0	0	0	0	Payments prior developme been subm works hav paym
	Highlands			13,115.00	0	0	0	0	0	0	0	0

14.07.05	Enfield Lock	66,000.00	66,000.00	-66000	0	S&CS	66,000	0	0	0	0	0	Discharge received and				
22.01.08	Southbury	25,000.00	15,000.00		0	ENVIRON.	0	0	0	0	0	0	Payment due				
			10,000.00											0	0	0	Change of u for change e food retail fi being su Management
15.05.06 06.05.2011	ENFIELD LOCK	86,000.00	36,000.00		0	S&CS	0	0	0	0	0	0	Payment due				
			50,000.00											0	0	0	Change of u for change e food retail fi being su Management
31.05.11	ENFIELD LOCK	25,000.00	10,000.00		0	ENVIRON.	0	0	0	0	0	0	Payment due				
			10,000.00											0	0	0	Change of u for change e food retail fi being su Management
			3,000.00											0	0	0	Change of u for change e food retail fi being su Management
08.12.08	Town	51,500.00	1,500.00		0	ENVIRON.	0	0	0	0	0	0	Payment due				
															0	0	0

23.02.01	Palmer's Green	5,000.00	5,000.00	NO DEADLINE	Traffic & Transportation Improvements - towards traffic calming measures in the immediate vicinity of the site	ENVIRON.	-5,000	-2,305	-2,695	2,695	0	0	0	0	0	0	0	Yellow I Complete. T used toward
29.02.00	Grange	208,919	53,000.00	NO DEADLINE	Environmental Improvements towards general environmental improvements in the vicinity of the land	ENVIRON.	-56,429	-49,505	-6,924	6,924	0	-6,924	0	-6,924	0	0	0	Allocated
			155,919.31	NO DEADLINE	Off site Social Housing towards the off site provision of social housing Contribution payable in instalments- upon completion of each flat permitted	HHAAS	-212,434	-203,721	-8,713	8,713	0	-8,713	0	-8,713	0	-8,713	0	0
18.09.08	Grange	4,000.00	4,000.00	NO DEADLINE	Highways Contribution- towards waiting restrictions, road markings and signage around turning Head in Bush Hill and reinstatement of public footway on Green Dragon Lane	ENVIRON.	-4,000	-1,714	-2,286	2,286	0	-2,286	0	-2,286	0	0	0	Page 183 Highways V W
24.01.08	Winchmore Hill	10,000.00	10,000.00	01.01.2012	Highways Contribution- towards the funding of the construction and maintenance of a pedestrian crossing over Bourne Hall by Hoppers Road	ENVIRON.	-10,000	0	-10,604	10,604	0	-10,604	0	-10,604	0	0	0	Allocated to works at Bourne Hall junction given for a p Bourne Hill work dem problem appointed to scheme position original implementa Developer unspent mon
15.05.07	Winchmore Hill	23,000.00	23,000.00	14.05.2012	Highways Contribution- for the purpose of installing a zebra crossing within the vicinity of the Land	ENVIRON.	-23,000		-16,175	16,175	0	-16,175	0	-16,175	0	0	0	As monies r are going t officer to rec budget allo implement s

27.02.06	Winchmore	15,000.00	15,000.00	15,000.00	NO DEADLINE	Highways Contribution towards review of existing waiting restrictions in Highfield Road, improvement of the footways in Highfield Road and any associated highways works	ENVIRON.	-15,000	15,483	6,118	2,485	8602.62	0	0	0	Allocated to Lanes, Con
30.07.10	Grange		20,000.00			Further CPZ Contribution for consulting upon and implementing revised parking controls within the CPZ	ENVIRON.	0	0			0	0	0	Subject to par	
	Grange	30,000.00	5,000.00			Initial CPZ Contribution Towards reviewing and assessing and monitoring the effectiveness of the existing CPZ scheme	ENVIRON.	-5,000	0			0	-5,014	-5,014	Awaiting C complete in	
	Grange		5,000.00		NO DEADLINE	Landscaping Contribution towards the implementation of a submitted landscaping scheme	ENVIRON.	-5,000	5,024			0	-5,024	0	DAR being reinstating	
20.07.10	Grange		To be invoiced			Highways Contribution for creation of a new access to the site, works to nearby streets, removal/re-painting of road markings, reinstatement of carriageway and footway	ENVIRON.	0	0			0	0	0	to be in	
	Palmer's Green		85,337.00			Education towards the provision of early years/childcare education and for secondary school places within the area	S&CS	-85,337	375	0		375	0	0	Complete. R	
	Palmer's Green	122,674.04	2,337.04		20.09.21	Open Space Contribution (UU) towards improving natural play facilities at Broomfield Park and associated measures	ENVIRON.	-2,337	0			0	-2,463	-2,463	This was re improve available ba	
	Palmer's Green		35,000.00			Open Space Contribution to be paid to the Council in respect of the provision by the Council of publicly available open spaces within a 5km radius of the land	ENVIRON.	-35,000	35,122			0	-35,122	0	DAR circula the reposit	
	Palmer's Green		non monetary			Affordable Housing (18 units)	HHAAS					0	0	0		
	Southgate Green		118,214.00		20.10.2016 28.10.2017	Education Contribution to be used for educational facilities required as a consequence of development	S&CS	-59,107	61,607			61,512	-95	0	First 50% payment) Ever	
						Employment Strategy Contribution to increase employment and training for local										

19.09.11	Cockfosters	117,935.00	107,935.00	NO DEADLINE	as a contribution to the provision of affordable housing in Enfield as a consequence of development	HHAAS	108,906	0	-234,145	0	-234,145	-234,145	0	Payment has been
28.06.10	Chase	6,000.00	6,000.00	NO DEADLINE	Education to provide additional primary educational facilities within the Borough required as a consequence of development	S&CS	12,119	12,119	-12,119	12,119	0	0	0	Allocated to works to Complete. To
07.05.10	Winchmore Hill		-85,337.00	NO DEADLINE	Education towards the provision of early years/childcare education and for secondary school places within the area	S&CS	-85,337	0	-85,337	85,337	0	0	0	Allocated to School. Cor
	Winchmore Hill		-15,000.00	-15,000.00	NO DEADLINE	Amenity Space Contribution towards improving natural play facilities at Broomfield Park and associated measures	ENVIRON.	-15,000	0	-15,000	0	0	0	Parks are con on Broomfi
11.03.08	Southgate Green		non monetary	NO DEADLINE	Proposed Safety and Environmental Improvement Scheme	ENVIRON.			0					Authoris ongoing air c Bowes Road
	Southgate Green		45,000.00	45,000.00	NO DEADLINE	Air Quality Monitoring. Upgrading and maintaining air quality monitoring equipment in the locality of the development	ENVIRON.	-45,000	0	-45,036	45,036	0	-45,036	0

11.05.11	Bowes	78,947.00	13,115.00	NO DEADLINE	Education Contribution to provide educational facilities within Enfield as a consequence of the development	S&CS	-13,596		-158,644	158,644		0	-158,644	0	£144,444 is Park On Bowes Prim S106 Expend
	Bowes		4,330.00		S106 Monitoring Fee	RLC	-4,330		-4,330	4,330		0		0	
01.04.11	Winchmore Hill	57,877.00	32,877.00	5 yrs from date of receipt	Education Contribution to provide educational facilities within Enfield as a consequence of the development	S&CS	0		0			0	0	0	Payment of development checked, development confirmed the
	Winchmore Hill		25,000.00		Highways Contribution to improve highway safety to include additional waiting restrictions, introduction of speed activated warning signs, contribution to green cycle routes and any other related highway safety measures	ENVIRON.	0		0			0	0	0	
	Bowes		162,000.00		Education Contribution to provide educational facilities within Enfield as a consequence of the development	S&CS	0		0			0	0	0	
	Bowes		non monetary		Affordable Housing (36 Units)	HHAAAS			0			0	0	0	
06.08.07	Bowes	304,000.00	142,000.00	5 years from the date of receipt	Public Transport for the provision of public transport and highways facilities within the vicinity of the land	ENVIRON.	0		0			0	0	0	Page 10 of 15 Discharge of the provisions of the park/ park amendment
	Bowes		non monetary		Sports and Leisure Facility Land- Details of scheme for management, maintenance, ownership and use of sports facilities land		0		0			0	0	0	
	Bowes		non monetary		Public Access Route/Adjoining Land Access Routes Details to be submitted		0		0			0	0	0	
10.08.09 19.03.12	Palmers Green	72,222.00	72,222.00	NO DEADLINE	Education for the provision of additional primary and secondary education facilities or spaces or improvements to existing facilities within the Borough necessitated by the development	S&CS	-81,935	0	-81,935	81,935		81,935	0	0	Allocated to Complete. T
	Palmers Green		non monetary		Affordable Housing (9 units)		0		0			0	0	0	

20.12.11	Southgate	20,000.00	payment	ENVIRON.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	All payments of development submitted to the Database of Development started and for immediate
28.03.12	Palmer's Green	30,000.00	NO DEADLINE	HHAAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	All payments of development submitted to the Database of Development
	Palmer's Green	1,000.00		RLC	-1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Cockfosters	30,751.00	NO DEADLINE	HHAAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
29.03.12	Cockfosters	1,537.55		RLC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	On completion of development
	Hazelbury	51,000.00	NO DEADLINE	HHAAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07.08.12	Hazelbury	2,500.00		RLC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	On completion of development
	Southgate Green	11,409.00	NO DEADLINE	HHAAS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Southgate Green	570.45		RLC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11.10.12	Winchmore Hill	2,420.00		ENVIRON.	-2,420	CT0305	-2,420	-2,420	0	0	0	0	0	0	0	0	0	0	0	Payments
	Winchmore Hill	1,000.00	NO DEADLINE	ENVIRON.	-1,000	CT0331	-1,000	-1,000	0	0	0	0	0	0	0	0	0	0	0	

26.11.12	Bowes	3,836.69	3,050.00	NO DEADLINE	<p>Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development</p> <p>HHAAAS</p> <p>-3,050</p>				Payment received
	Bowes	182.70			<p>S106 Monitoring Fee</p> <p>RLC</p> <p>-183</p>				
	Southgate	155,517.69	127,838.30	NO DEADLINE	<p>Education to provide additional educational facilities within the Borough required as a consequence of development</p> <p>S&CS</p> <p>-20,274</p>	20,274		20,274	Monies allocated to classes at
07.01.13	Southgate		20,273.88		<p>Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development</p> <p>HHAAAS</p> <p>-127,838</p>				Payment received
	Southgate	155,517.69	7,405.51		<p>S106 Monitoring Fee</p> <p>RLC</p> <p>-7,406</p>	7,406			
16.01.13	Palmer's Green	634.19	603.99	NO DEADLINE	<p>Education to provide additional educational facilities within the Borough required as a consequence of development</p> <p>S&CS</p>				Index linked development site, developer to contribute
	Palmer's Green		30.20		<p>S106 Monitoring Fee</p> <p>RLC</p> <p>-30</p>				
	Winchmore Hill	112,793.60	104,793.60	NO DEADLINE	<p>Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development</p> <p>HHAAAS</p>				
22.03.12	Winchmore Hill		2,304.32		<p>Highways Works Contribution towards necessary highway works including but not limited to replacement footway paving and the provision of replacement trees.</p> <p>ENVIRON.</p>				
	Winchmore Hill	112,793.60	5,695.68		<p>S106 Monitoring Fee</p> <p>RLC</p>				Payments received
	Bowes		2,020.00		<p>Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development</p> <p>HHAAAS</p> <p>-2,020</p>				
08.03.13	Bowes	2,755.18	603.99	NO DEADLINE	<p>Education to provide additional educational facilities within the Borough required as a consequence of development</p> <p>S&CS</p> <p>-604</p>				

