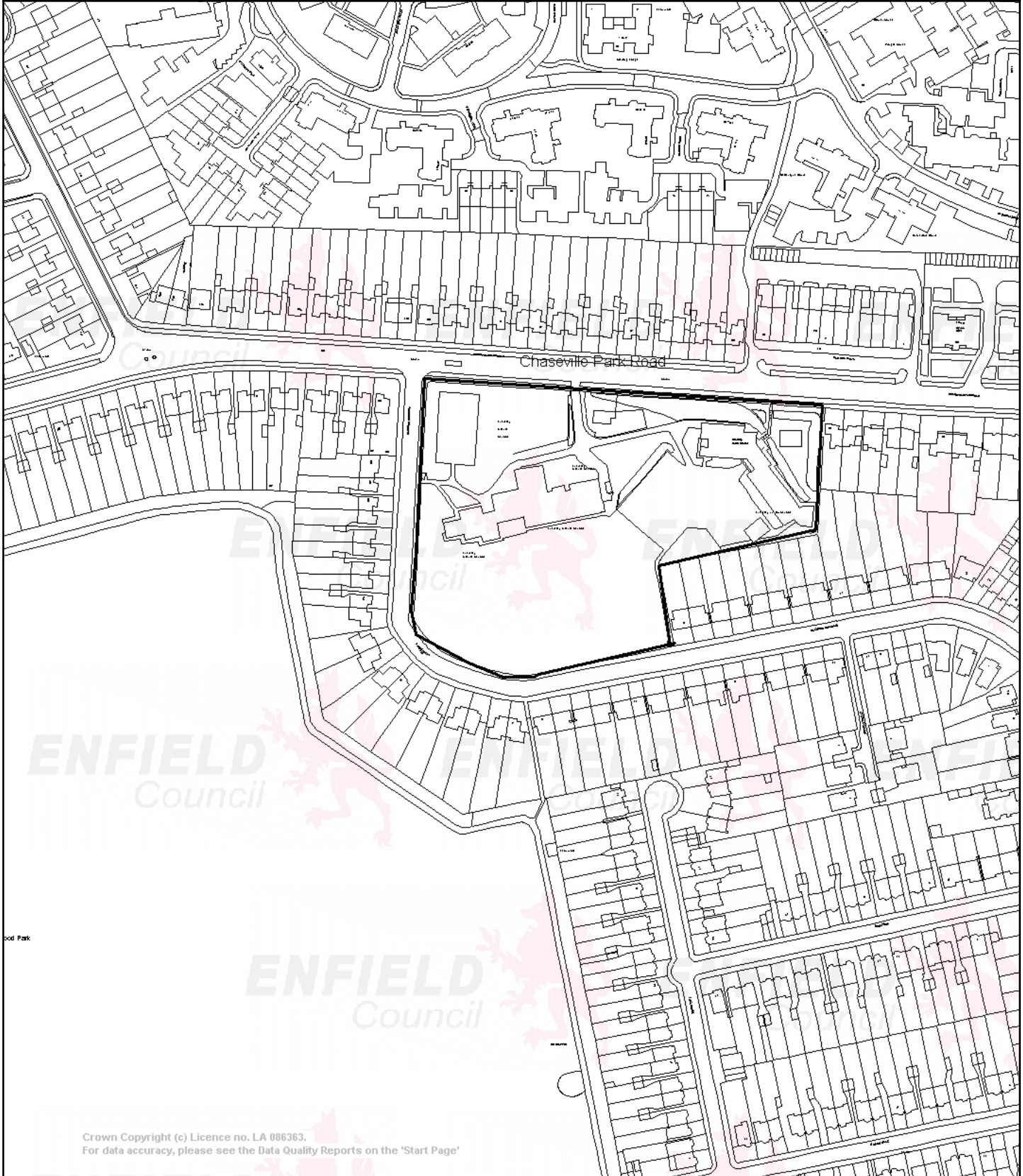


LBE/09/0015



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Scale 1/2500 Date 10/6/2009

Centre = 530495 E 195457 N

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

Ward: Southgate

Contact: Kate Perry 3846

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

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

Applicant Name & Address:

London Borough of Enfield
C/O Agent

Agent Name & Address:

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

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

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

Site and Surroundings

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

Proposal

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

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

Relevant History

None

Consultation

Public

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

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

External None

Internal

Transportation Planning raise no objection

Relevant Policies

London Plan

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

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Development to improve the environment
(II)GD3	Character and Appearance
(II)GD6	Traffic generation
(II)GD8	Access & servicing
(II)CS1	To facilitate through the planning process the work of various community services
(II)CS2	To ensure development for community services complies with the Council's environmental policies
(II)O5	Development adjacent to MOL
(II)O10	Contribution of Open Space

Local Development Framework - Core Strategy Preferred Options

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

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

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

Other Material Considerations

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

Analysis

Impact on Character and Appearance of Surrounding Area

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

Impact on Neighbouring Properties

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

Impact on Traffic Generation and Parking

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

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

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

Conclusion

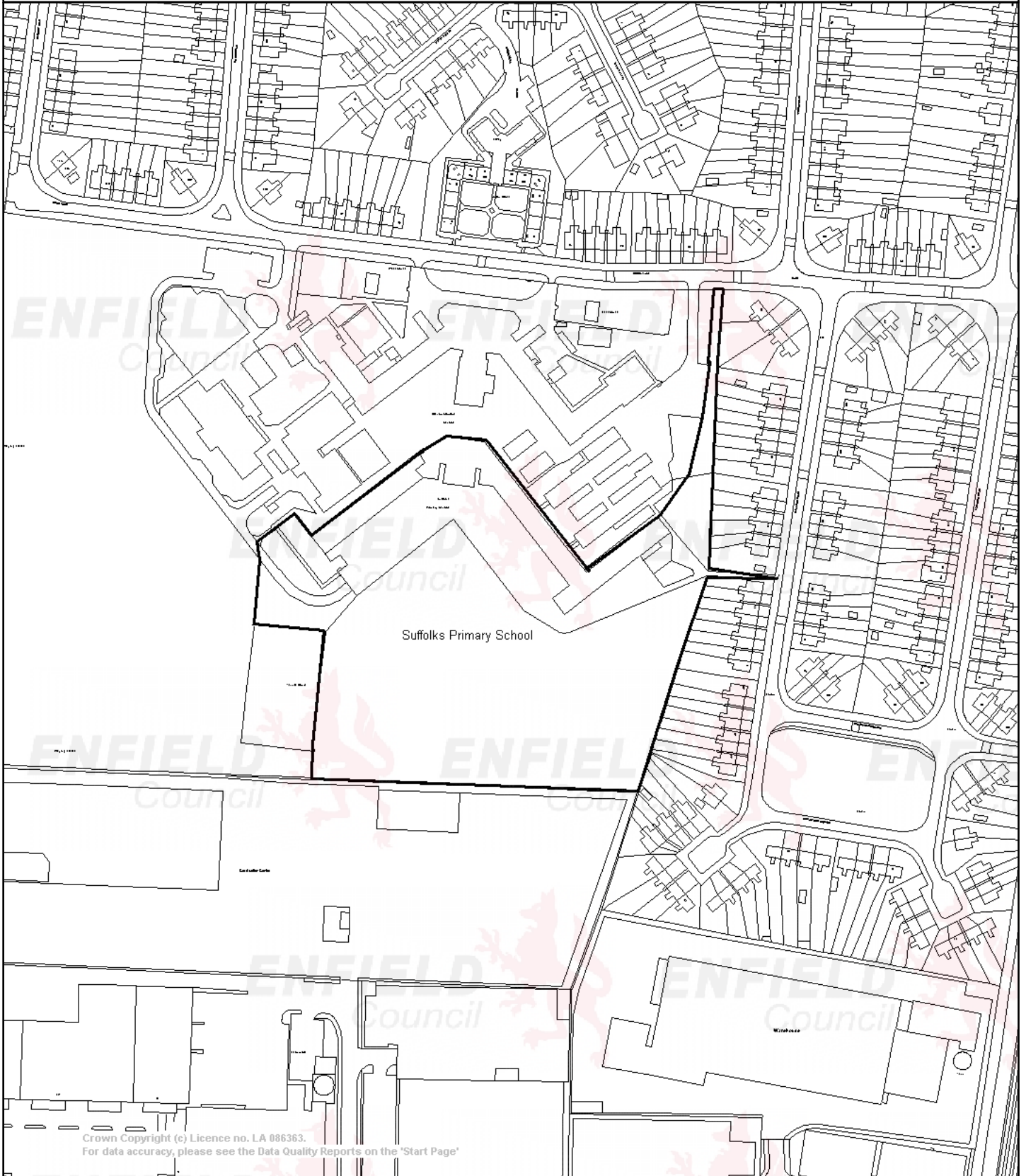
The additional classroom accommodation supports current educational need at the school pending more comprehensive proposals that are being developed and, in the light of the above assessment, it is considered that the proposed development is acceptable. The proposal would also be consistent with the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

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

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

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

LBE/09/0016



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Scale 1/2500 Date 9/6/2009

Centre = 534694 E 197076 N

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

Ward: Southbury

Contact: Eloise Kiernan 3830

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

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

Applicant Name & Address:

Jo Pellegrini, London Borough of Enfield
C/O Agent

Agent Name & Address:

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

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

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

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

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

Site and Surroundings

School campus situated within predominantly residential

Proposal

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

Relevant Planning Decisions

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

Consultation

Public

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

External

None.

Internal

None

Relevant Policies

The London Plan

3A.24 Education facilities

Unitary Development Plan

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

Local Development Framework - Core Strategy Preferred Options

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

Core policy 16 Children and young people

Analysis

Principle of the Development

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

Design and Impact on the Character of the Area

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

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

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

Impact on Neighbouring Amenities

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

Access

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

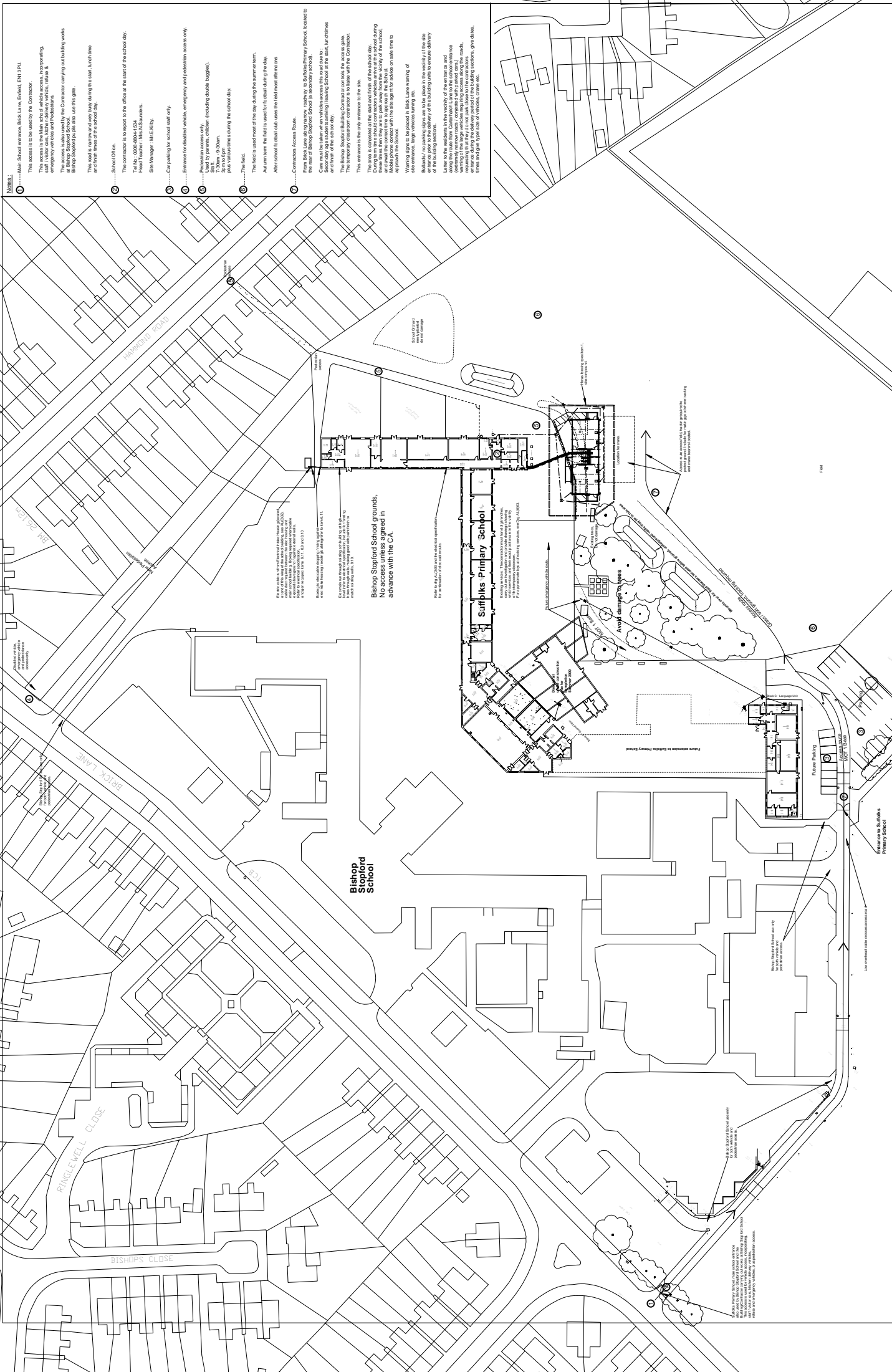
Parking

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

Conclusion

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

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



NOTES:

1. Main School entrance, Brick Lane, Enfield, EN1 3PU
This access is to be used by the Contractor.
This access is to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Bishop Stophord profile also uses this gate.
2. This road is narrow and only has a single lane in each direction and forms part of the school day.
The contractor is to report to the office at the start of the school day.
Tel No: 0208 4944 1234
Head Teacher: Mrs G. Sanders
Site Manager: M. E. Kelly
3. Car parking for school staff only.
4. Entrance (or disabled vehicle, emergency and pedestrian access only).
5. Access to school only.
Lead to the school (including double gates).
6. Site.
Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.
7. The field.
The field is used most of the day during the summer term.
Adults from the field is used for football during the day.
After school football club uses the field most afternoons.
8. Contractor Access Route.
From Brick Lane along narrow roadway to Suffolks Primary School, located to the rear of Bishop Stophord School for secondary school.
Care must be taken when vehicles access this area as to the safety of the school staff and children.
The temporary classroom contractor to liaise with the Contractor.
The Bishop Stophord Building Contractor controls the access gate.
The temporary classroom contractor to liaise with the Contractor.
This entrance is the only entrance to the site.
During the school day, access to the site is controlled by the Contractor.
During an emergency, access to the site is controlled by the Contractor.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.
Notice to be placed in the vicinity of the entrance and along the route from the entrance to the school entrance.
Warning of the large vehicles leaving access along the road, entrance during the delivery period of the building sections, give dates, times and give type size of vehicles, come etc.

Bishop Stophord School grounds.
No access unless agreed in advance with the CA.

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Suffolks Primary School

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Double Temporary Classroom - Summer 2009

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Site to be used for site access, including heavy machinery, site vehicles, refuse, etc. All heavy machinery, site vehicles, refuse, etc. must be used in accordance with the relevant regulations and safety procedures.
Mobile phone corner with the site agent for advice on site time to site entrance, large vehicles turning etc.

Project Title: Suffolks Primary School
Client: Enfield Council
Contract No: 0208 4944 1234
Contract Value: £1,000,000
Contract Start: 01/09/09
Contract End: 31/08/10
Contract Status: In Progress

ENFIELD Council

Architectural Services

Site Plan
DIE/27/001742/2/AL/0/02

Scale: 1:500
Date: 01/09/09

LBE/09/0017



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Scale 1/2500 Date 9/6/2009

Centre = 534952 E 199417 N

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

Ward: Turkey Street

Contact: Eloise Kiernan 3830

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

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

Applicant Name & Address:

London Borough of Enfield
C/O Agent

Agent Name & Address:

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

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

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

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

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

Site and Surroundings

School campus situated within predominantly residential

Proposal

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

Relevant Planning Decisions

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

Consultation

Public

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

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

External

None

Internal

None

Relevant Policies

The London Plan

3A.24 Education facilities

Unitary Development Plan

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

Local Development Framework - Core Strategy Preferred Options

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

Core policy 16 Children and young people

Analysis

Principle of the Development

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

Design and Impact on the Character of the Area

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

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

Impact on Neighbouring Amenities

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

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

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

Access

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

Parking

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

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

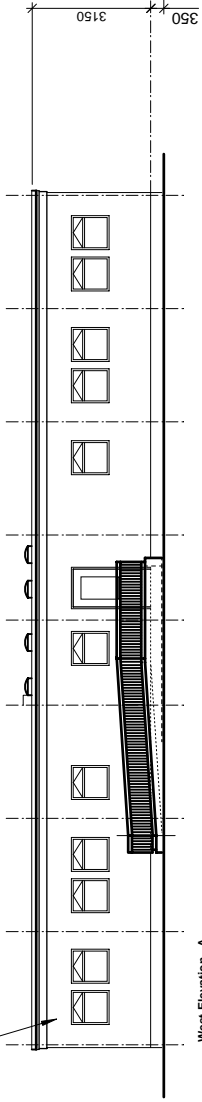
Conclusion

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

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

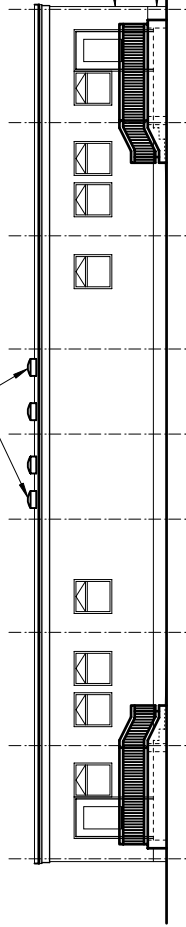
2. The proposed development improves school facilities having regard to Policy (II)CS1 and Policy 3A.24 of the London Plan.
3. The proposals do not prejudice the provision of on site parking nor would they lead to additional parking and do not give rise to conditions prejudicial to the free flow and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

External wall colour to match existing school building brickwork.



West Elevation_A

Ventilated Sunpipes / rooflights to toilets

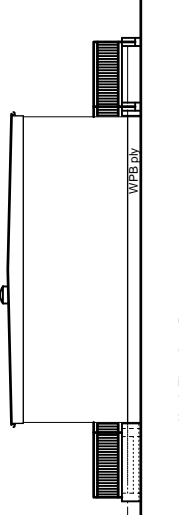


East Elevation_C

External wall colour to match existing school building brickwork.

WPPB ply

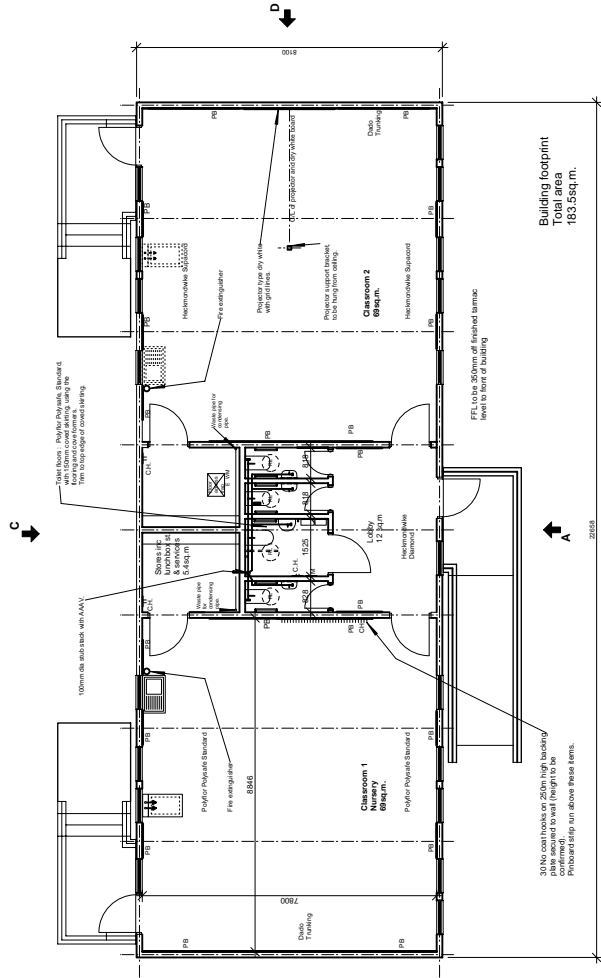
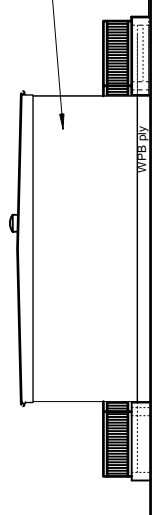
North Elevation_B



External wall colour to match existing school building brickwork.

WPPB ply

South Elevation_D



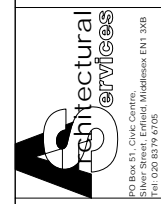
Building footprint
Total area
183.5sq.m.

Rev Date Notes

PLAN

For requirements regarding the building externally and internally, please refer to the Schedule of work and drawings AL(0)01, 02 and 03.

Project	Honilands Primary School
Location	Lovell Road, Enfield, EN1 4RE
Drawing Title	Double Temporary Classroom - Summer 2009
Drawn	JED
Checked	JED
Approved	JED
Project No.	D/E245/001790/AL(0)04



PO Box 51, Civic Centre,
100, Watlington Road, Watlington, Oxford, OX1 3JG
Tel: 020 8379 6725



CAD File No.
Copy Path From Windows Explorer

LBC/08/0024



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Scale 1/1250 Date 12/6/2009

Centre = 531033 E 192415 N

Application Number: LBC/08/0024

Ward: Palmers Green

Date of Registration: 6th April 2009

Contact: David Warden 3931

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

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

Applicant Name & Address:

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

Agent Name & Address:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site and Surroundings

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

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

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

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

Proposal

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

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

Relevant Planning Decisions

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

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

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

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

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

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

Condition of Listed Building

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

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

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

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

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

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

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

Consultation

Public

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

However, the following concerns have been raised:

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

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

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

External

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

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

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

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

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

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

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

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

Internal

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

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

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

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

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

Conservation Advisory Group

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

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

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

Comments on each block are provided below

Davis House

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

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

Oakthorpe House

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

Coach House

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

Truro House

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

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

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

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

Relevant Policies

London Plan (2008)

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

Unitary Development Plan

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

Local Development Framework - Core Strategy Preferred Options

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

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

Other Material Considerations

- | | |
|-------|---------------------------------------|
| PPG15 | Planning and the Historic Environment |
|-------|---------------------------------------|

Analysis

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

Principle of Development within the Curtilage of the Listed Building

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

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

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

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

Enabling Development

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

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

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

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

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

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

Density

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

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

Layout and Scale

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

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

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

The Coach House

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

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

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

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

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

Oakthorpe House

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

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

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

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

Davis House

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

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

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

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

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

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

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

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

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

Truro House

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

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

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

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

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

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

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

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

Development Appraisal

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

Site Cost

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

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

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

Development Summaries and Net Floor Space

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

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

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

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

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

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

Conclusion on development appraisal

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

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

Conclusion on enabling development

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

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

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

Trees

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

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

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

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

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

Other Matters

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

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

Conclusion

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

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