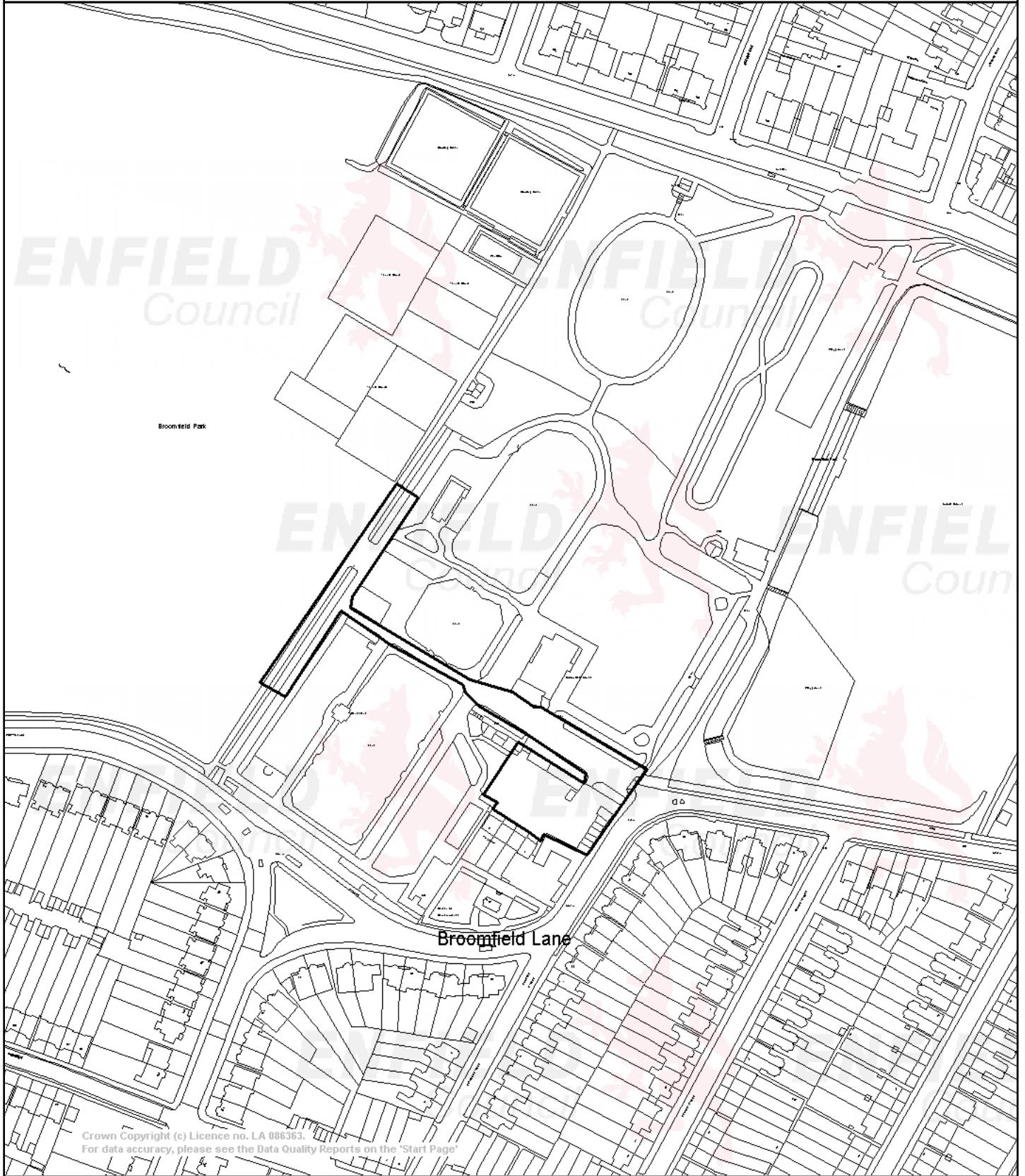


# PLANNING COMMITTEE - 20th October 2009



**Application Number:** LBC/09/0017  
**Date of Registration:** 21st July 2009

**Ward:** Southgate Green

**Contact:** Richard Laws 3605

**Location:** BROOMFIELD PARK, BROOMFIELD LANE, LONDON, N13 4HE

**Proposal:** Partial removal of herbaceous border wall and rebuild on new foundations to match existing together with replacement of 4 sections of low level railings with high railings.

**Applicant Name & Address:**

Mr Tony Corrigan, London Borough of Enfield  
Civic Centre  
Silver Street  
Enfield  
EN1 3ES

**Agent Name & Address:**

Mr Ian Robinson, LBE - Architectural Services  
THOMAS HARDY HOUSE  
39, LONDON ROAD  
ENFIELD  
EN1 6DS

**Recommendation:** That in accordance with Regulation 12 of the Planning (Listed Buildings and Conservation Area) Regulations 1990, the Head of Development Services be authorised to make an application to the Secretary of State for Communities and Local Government to seek consent for the proposed works subject to the following conditions:

1. Prior to any development commencing, details of all the materials to be used shall be submitted to and approved in writing by the Local Planning Authority and prior to any work commencing, a sample panel shall be constructed for inspection on site. Any works of repair / rebuilding of the section of wall and pier shall match exactly with regards material brick colour, texture profile and workmanship

Reason: To ensure a satisfactory appearance and to preserve the character and appearance of the wall and its contribution to the wider historic setting.

2. C53A Time Limit - Listed Building Consent

**Site and Surroundings**

Broomfield Park is bounded by Powys Lane to the west, Powys Lane and Broomfield Lane to the South, Broomfield Avenue to the east and Alderman's Hill to the north. It contains Broomfield House; a Grade II listed building which is also on English Heritage's Building at Risk register while the wider park area is designated Metropolitan Open Land and included on the National Register of Historic Parks and Gardens

The park walls have a direct association with the house, in terms of their character and heritage value. Consequently, their future maintenance is considered of great importance.

The Herbaceous border wall is listed in the “ Statutory List of Buildings of Special Architectural/ Historic Interest.

## **Proposal**

Consent is sought for general repairs to the herbaceous border wall, which involves the demolition and rebuilding of a section of the wall, together with the rebuilding of a pier.

It should be noted that the replacement railings originally proposed no longer form part of this current application.

## **Relevant Planning History**

None

## **Consultations**

### Public

Consultation letters were sent to 10 neighbouring properties. Notice was also published in the local press and displayed on site. The only letter received has been from the Friends of Broomfield Park who welcome the repairs to the wall and restoration of the southern external wall by Broomfield Lane.

### External

English Heritage comment that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

The Council for British Archaeology comment that with regard to the walls they would prefer to see repair and buttressing rather than rebuilding which they feel is not necessary. However, if it is to be accepted, they would require reassurance that the brickwork, bond and pointing would be replicated, that no vertical expansion joints would be needed and that archaeology would be properly investigated.

Internal:       None

### Conservation Advisory Group

The Group raise no objection

## **Relevant Policies**

### London Plan

- 4B.11    London’s built heritage
- 4B.12    Heritage Conservation

## Unitary Development Plan

- (I) C1 Preserve and enhance character and setting of historic interest
- (II) C15 Demolition of Listed Building
- (II) C18 Development with Curtilages of Listed Buildings

## 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 of the Borough. The core strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with emerging policy direction.

SO16 Preserve Local Distinctiveness

## Other Material Considerations

PPG15 Planning and the Historic Environment

### **Analysis**

The Herbaceous Border Wall to which the application relates is Grade 2 listed and presently, is leaning and in a potentially unstable condition.

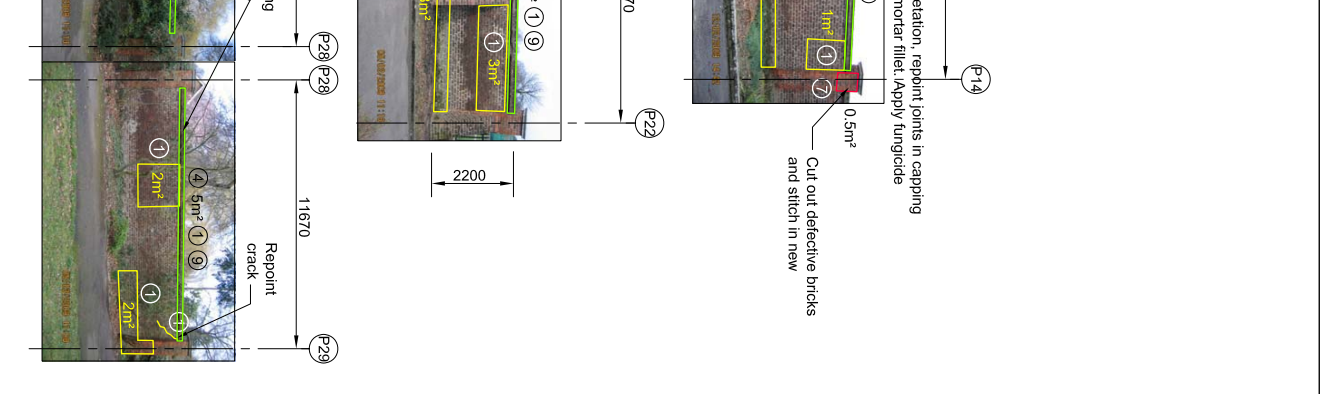
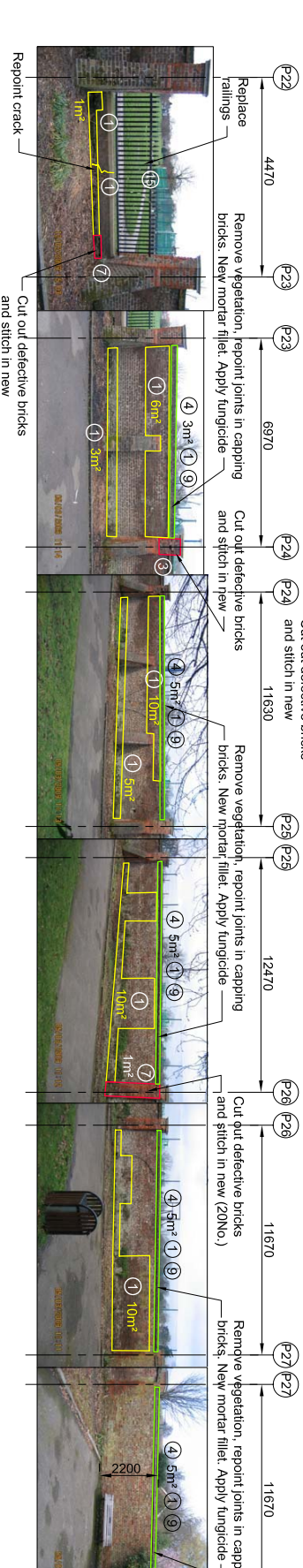
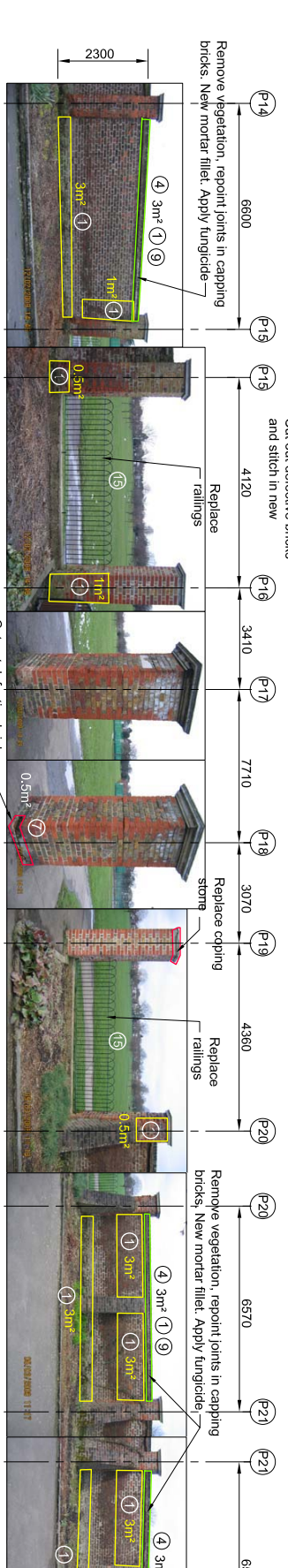
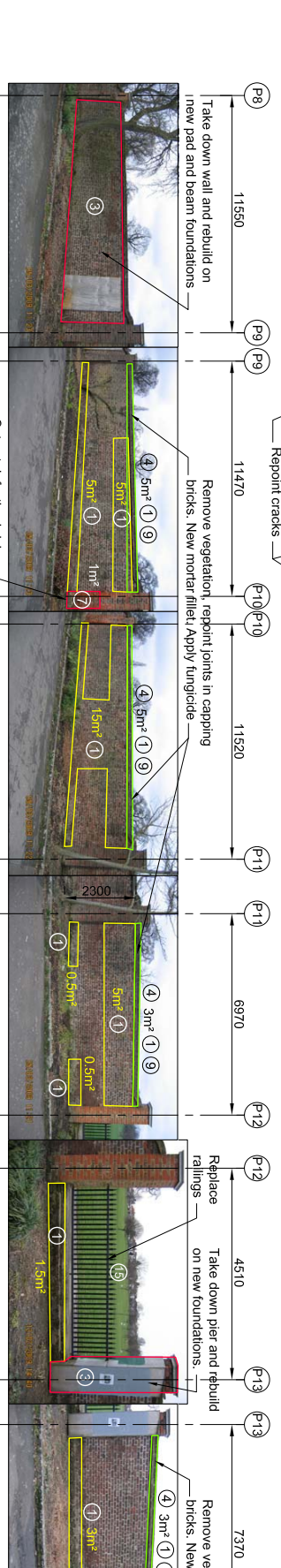
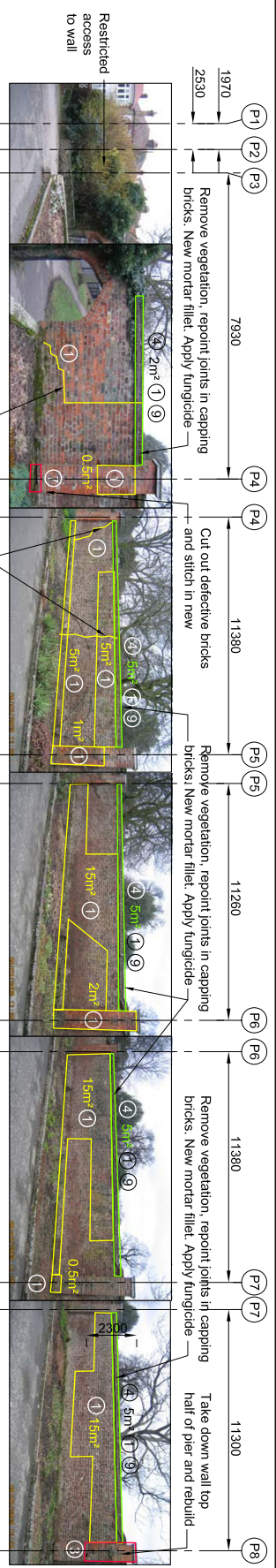
It is therefore proposed that the leaning section of the wall will be taken down and rebuilt in order to reduce any potential risk of collapse and to protect public safety.

Whilst the desire to protect this historic asset is acknowledged, given its present condition and subject to an appropriate condition regarding the use of matching materials, bonding and pointing for the rebuilding of this section of the wall, it is considered that this would ensure its long-term retention and thus safeguard to special architectural and historic interest as well as maintaining the appearance of the park setting.

In terms of the “rebuilding” of one of the piers, this is also in poor condition and presently enclosed by plywood. Again subject to matching materials and detailing, the rebuilding of this pier is considered to be the preferred option which would still maintain its special architectural and historic interest.

### **Conclusion**

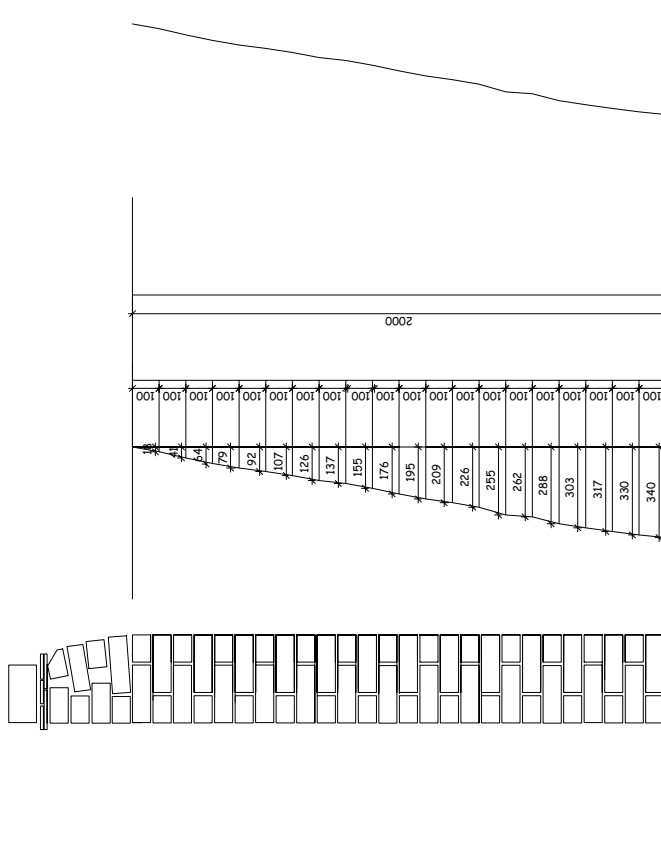
Having regard to the above, the proposed repairs to the Herbaceous border wall including the rebuilding of a section of the wall and pier would protect and maintain the long term importance of the wall having regard to policies (I) C1, (II) C15 and (II) C18 of the Unitary Development Plan as well as having regard to Planning Policy Guidance Note 15.



**KEY:**

- ① Reference to 'Repair Type' in specification
- Indicative area of work to be repointed (with approx. area shown)

Project		Drawing Title	
BROOMFIELD PARK Herbaceous Border Wall		Rear Elevation Recommended Repairs	
Scale N/S	Date Feb 2009	Drawn IDR	Revision
Architect S.O.	CAD File No.	M/L510/001831/SL(0)003	

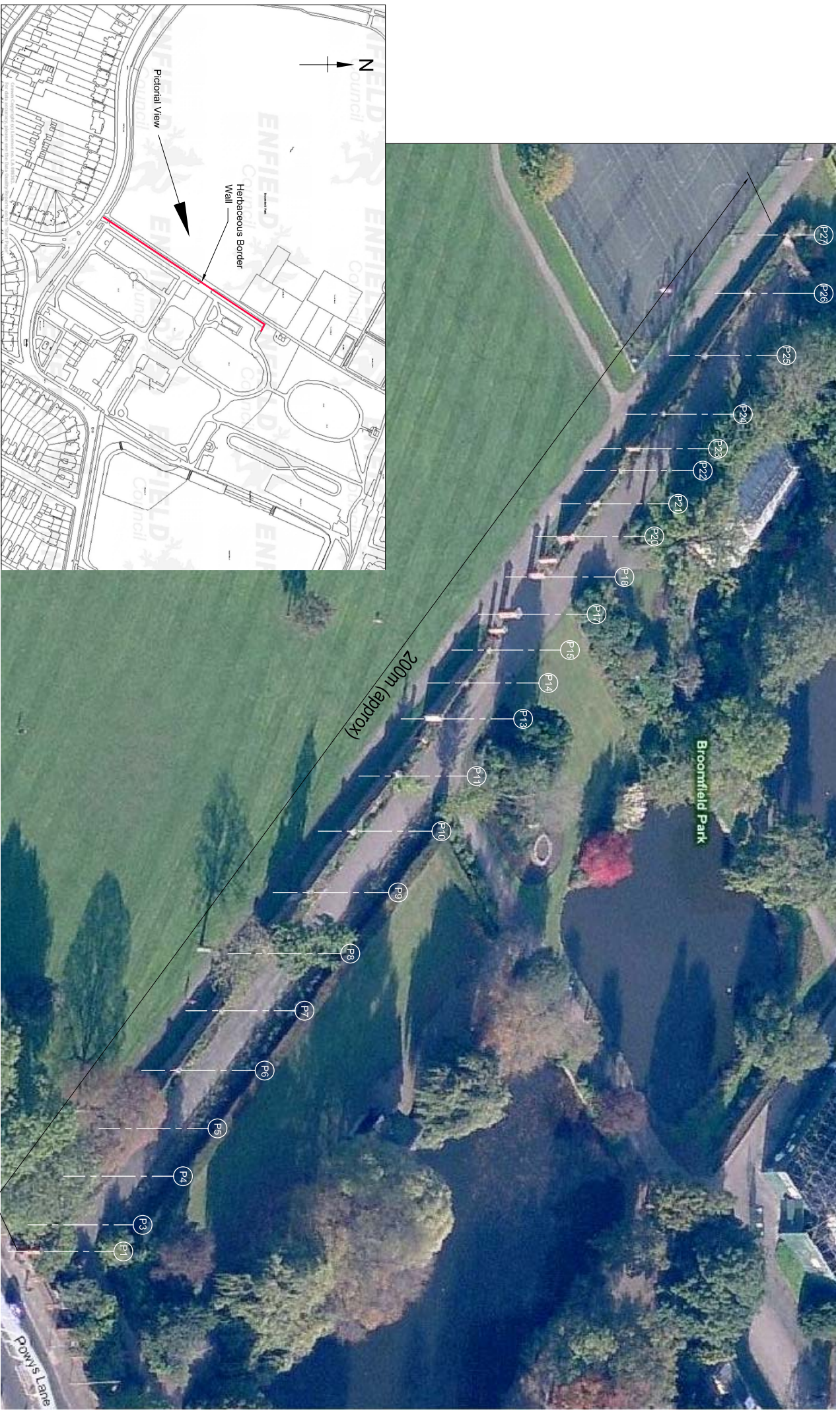


Details Through Wall

Approximate Location of the Work



Location Plan



Rev Date Notes

Project		BROOMFIELD PARK	
Herbaceous Border Wall		Scale	
Architect: S.O.	Date: Feb 2009	Drawn: IDR	
CAD File No.		TENDER	

Drawing Title		Location Plan and Pictorial View of Wall	
Drawing No.	M/L510/001831/SL(0)001	Revision	



LBE/09/0027



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Scale 1/1250 Date 6/10/2009

Centre = 529449 E 193343 N

**Application Number:** LBE/09/0027

**Ward:** Southgate Green

**Date of Registration:** 19th August 2009

**Contact:** Andy Higham 3848

**Location:** 118, WATERFALL ROAD, LONDON, N14 7JN

**Proposal:** Extension to existing vehicular access.

**Applicant Name & Address:**

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

**Agent Name & Address:**

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

1. C51A Time Limited Permission

**Site and Surroundings**

Waterfall Road is an adopted highway linking Southgate Green to Arnos Grove and New Southgate. The properties fronting the road on its southern side are semi-detached residential dwellings with existing vehicular crossovers. Nearby are the Walker Cricket Ground and Old Southgate Cemetery both of which lie within the Southgate Green Conservation Area, the boundary of which runs along the northern side of Waterfall Road.

**Proposal**

Permission is sought for the widening of the existing 3 metre wide vehicle crossing at Nos. 118 Waterfall Road by 1.8 metres. An existing tree will be removed and replaced as part of the wider programme of works.

**Relevant History**

Planning permission was granted in February 2009 for the widening of existing crossovers at Nos 104,106,134 and 144, Waterfall Road (ref: LBE/08/2223), at Nos. 124 & 132 Waterfall Road (ref: LBE/09/0010) and at 68, 123, 130, 137 & 139 Waterfall Road, N14 (LBE/09/0020-23)

**Consultations**

Public

Consultation letters were sent to 2 neighbouring properties. No objections have been received.

External: None

Internal: None

## **Relevant Policies**

### London Plan

4B.8            Respect local context and character

### Unitary Development Plan Policies

(I)GD1        Regard to surroundings  
(I)GD2        Development to improve the environment  
(II)GD3       Aesthetic and functional design  
(II)GD8       Access and Servicing  
(II)T13        Creation or improvement of an access onto the public highway  
(II)T17        Give high priority to the needs of pedestrians.  
(II)C30        Development adjacent to Conservation Areas

### Other Material Considerations

Revised Technical Standards for Footway Crossovers

## **Analysis**

### Impact on the Character and Appearance of the Surrounding Area

The widening of the existing crossover will form part of a comprehensive programme of street works being implemented by the Council's Highway Services which incorporate works previously approved. The resultant appearance of the enlarged crossover will be consistent with these approved works and thus, will be fully integrated into the street scene.

### Loss of Street Tree

The proposed widening of the crossover involves the loss of an existing street tree. The Council's arboriculturalist has advised that the tree (along with others on Waterfall Road) has outgrown its location. As part of the wider programme of works being implemented therefore, it is proposed to replace this street tree and overall, there will be an increase from 6 to 10 trees along this section of Waterfall Road.

On this basis, it is considered the proposed works would not affect the character or appearance of the street scene or the setting of the adjacent Conservation Area.

### Impact on Highway Safety

The widening of the existing crossover enables cars to better access the existing forecourt that are used to provide off street parking. No objections are therefore raised in terms of highway safety.

### Sustainable Design and Construction

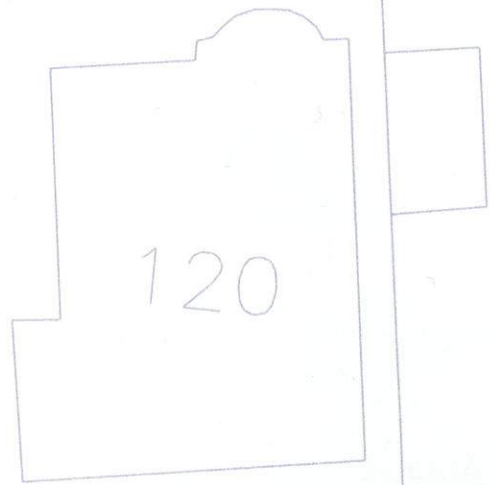
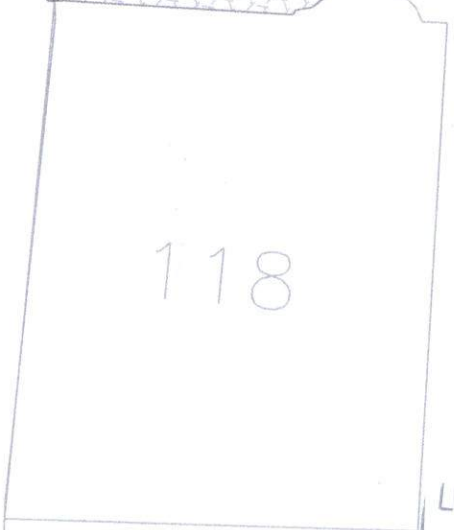
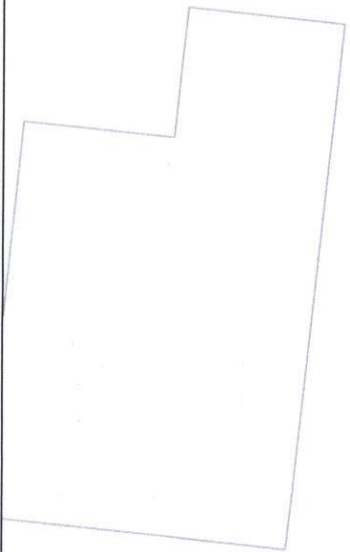
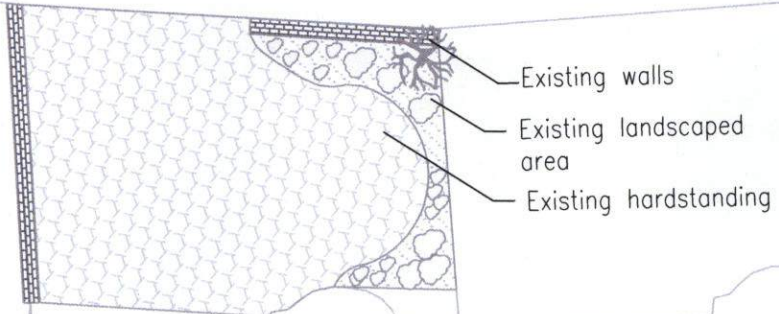
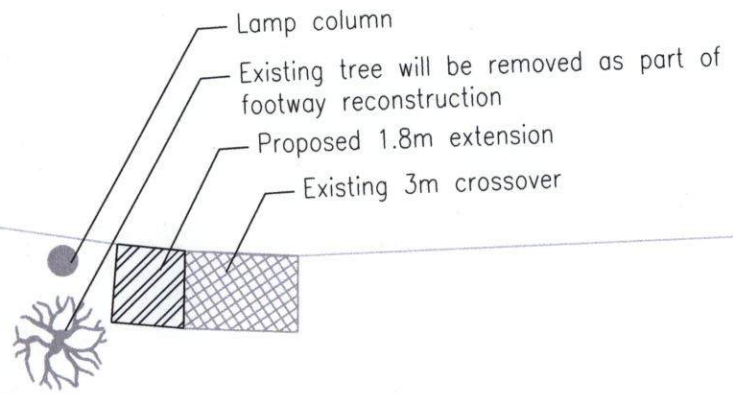
Whilst improvements to drainage through the use of porous materials and soakaways can often be sought in cases involving new vehicle access and off street parking, the proposal involves an existing forecourt and is already hard surfaced. As no alterations are proposed to the forecourt, no improvements can be secured in this instance.

## **Conclusion**

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

The proposed widening of the vehicle crossing will not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highway and will not detract from the character or appearance of the street scene or from the residential amenities of the neighbouring occupiers having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)GD6 and (II)T13 of the Unitary Development Plan and Policy 4B.8 of the London Plan

LBE/09/0027



LONDON BOROUGH OF ENFIELD  
19 AUG 2009  
DEVELOPMENT SERVICES

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CLIENT:- LONDON BOROUGH OF ENFIELD		STATUS:- PLANNING APPLICATION			<p>London Borough of Enfield Carterhatch Depot, 7 Milling Drive, Enfield EN1 4BS</p> <p>Tel: 020 8379 3480 Fax: 020 8379 3494 E Mail: highway.services@enfield.gov.uk</p>		
JOB TITLE:- 118 WATERFALL ROAD, N14		DRAWING TITLE:- EXTENSION TO VEHICLE CROSSOVER					
DESIGNED:- RM	DRAWN:- RM	DATE:- AUG 09	SCALE:- 1:200	PLOT SCALE:- 1:1	CHECKED:-	Drawing No.	2007/025/021

10 0 10 20 50 100mm NATURAL SCALE

LBE/09/0030



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Scale 1/1250 Date 6/10/2009

Centre = 535239 E 195730 N

**Application Number:** LBE/09/0030      **Ward:** Ponders End  
**Date of Registration:** 7th September 2009

**Contact:** Eloise Kiernan 3830

**Location:** 164A, HIGH STREET, ENFIELD, EN3 4EU

**Proposal:** Change of use of office accommodation with residential above to 2 x 2-bed single family dwellings.

**Applicant Name & Address:**

Mr Andrew Batty, London Borough of Enfield  
C/O Agent

**Agent Name & Address:**

Mr Ian Nunn, Pellings LLP  
NORTHSIDE HOUSE  
MOUNT PLEASANT  
BARNET  
EN4 0BX

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

1. C51A Time Limited Permissio

**Site and Surroundings**

The three storey property is situated on the western side of High Street and northern side of Derby Road within the Large Local Centre of Ponders End High Street. The building is currently used for a takeaway food outlet on the ground floor with residential accommodation and offices over.

**Proposal**

The application proposes the reinstatement of the first floor to residential use and the creation of two 2, 2 bedroom maisonettes on the first and second floors.

**Relevant Planning Decisions**

*None.*

**Consultation**

Public

24 surrounding properties have been consulted. Any replies received will be reported at the meeting.

**Relevant Policies**

Unitary Development Plan

- (I) GD1            Appropriate regard to surroundings  
(II)H4            Residential use of the upper floors of shops

### 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.

SO6                High quality sustainable new homes

### **Analysis**

It is considered that the reinstatement of the residential use of the upper floors and is an appropriate form of development within the context of in this context of the Local Centre.

The proposed units are of would be of a satisfactory size and layout. The original development on the site included residential units on the upper floor with no amenity space.

No parking is available, however, it is considered that the development would not generate vehicular movements in excess of the existing use of the building.

### **Conclusion**

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

1.        The proposed reinstatement of the upper floors to residential use and the use of the ground floor as offices is appropriate having to Policies (I) GD1 and (II)H4 of the Unitary Development Plan.



TP/09/0488



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Scale 1/1250 Date 7/10/2009

Centre = 532890 E 195829 N

**Application Number:** TP/09/0488 **Ward:** Grange

**Date of Registration:** 3rd April 2009

**Contact:** David Snell 3838

**Location:** 1-6, CLOCK PARADE, LONDON ROAD, ENFIELD, EN2 6JG

**Proposal:** Demolition of existing building and erection of a part 2, part 3-storey building comprising one retail unit (Class A1) and 22 self-contained residential units (4x 1-bed, 9x 2-bed, 9 x 3-bed) with front, side and rear balconies, roof terrace, car and cycle parking at surface and basement levels and access to London Road.

**Applicant Name & Address:**

Alburn Minos Developments  
5th Floor The Warehouse  
7, James Street South  
Belfast  
BT2 8DN

**Agent Name & Address:**

Mr Tim Edens, Planning Consultant  
29, CANFORD CLOSE  
ENFIELD  
EN2 8QN

**Recommendation:** That planning permission be **Refused**, for the following reason:

1. The application fails to satisfactorily demonstrate that the proposal is unable to contribute to affordable housing targets in accordance with Policies 3A.9, 3A.10 and 3A.11 of the London Plan.

**Site and surroundings**

The site is located at the junction of Private Road and London Road and is currently occupied by buildings that comprised which comprised a mixed development including retail activity, a car dealership and residential accommodation. The ground floor of the building is currently occupied by a number of uses. The site adjoins Private Road Conservation Area. The site is located within a predominantly residential area.

**Proposal**

This application seeks planning permission for the demolition of the existing building and the erection of a part 2, part 3 storey building comprising one retail unit of 418 sq. metres on the ground floor (Class A1) and 22 self contained residential units in a mix of 4 one bedroom units, 9 two bedroom units and 9 three bedroom units

The development would have front, side and rear balconies and a roof terrace.

Parking is proposed at surface and basement levels. Access to the surface parking (9 spaces including 1 space for the disabled) and deliveries for the retail unit would be off Private Road with egress to London Road. Access and egress to the residential surface and basement parking (29

spaces including 2 surface spaces for the disabled) would be off London Road. In addition 30 cycle parking spaces are proposed in the basement.

## **Relevant history**

Planning application TP/08/0959 proposing the demolition of the existing building and the erection of a part 2, part 3 storey building comprising one retail unit on the ground floor (Class A1) and 29 self contained residential units in a mix of 19 one bedroom units, 6 two bedroom units and 4 three bedroom units was refused on 27<sup>th</sup> December 2008 for the following reasons:

- Unsatisfactory access/egress and parking/servicing arrangements
- Overlooking of No.1 Castleigh Court and loss of privacy to the occupiers of that property due to the provision and siting of balconies
- The layout of the residential part of the development provided that larger units of accommodation that would be of a size that would accommodate families would be located at first and second floor levels, the layout of the accommodation provided would be cramped with limited access to amenity space. The layout would result in a poor standard of living environment for future occupiers of the residential accommodation proposed.
- The layout and housing mix of the residential part of the development provided for a high proportion of one-bedroom units

## **Consultations**

### Public

91 neighbouring and surrounding properties were consulted. 14 replies have been received raising the following concerns:

The following concerns are raised:

- Potential for overlooking of the rear gardens of No.1 and 3 Private Road
- Deficiency of a amenity space
- Potential risk to security at the boundary with No.1 Private Road
- Over-development
- Increased traffic generation and hazards
- Pollution
- Disabled parking spaces off Private Road could impede Pedestrians
- Access off Private Road
- Visitors and deliveries will park in Private Road
- Location of refuse bins will result in congestion in Private Road at collection times
- The development should contribute to the maintenance of Private Road
- Overbearing outlook from and overlooking of Nos.1 & 2 Castleleigh Court
- Noise and disturbance from the store and residential development at unsociable hours

Private Road Residents Association make the following comments:

- It seems a shame that the clock is lost since there is local history attached to the site
- Opposed to access off Private Road
- Increased traffic danger at the junction of Private Road and London Road

Bush Hill Park Conservation Study Group raise issues about the design of the building, in particular they regard the balconies as being ugly. They comment that the 1940's styling of the existing building and its clock will be missed.

### Internal

Environmental Health & Regulation raised no objection.

Place Shaping & Enterprise (Housing Strategy) advise that the applicant's 3 Dragons submissions and clarifications do not satisfactorily demonstrate that the scheme is unable to contribute to affordable housing targets.

### External

The NHS Primary Care Trust raised no objection in respect of impact on GP practices in the area.

The Environment Agency raised no objection, subject to conditions relating to contamination remediation.

English Heritage (Archaeology) waive any requirement for site investigation.

### Conservation Advisory Group

CAG raise no objection.

## **Relevant Policies**

### The London Plan

3A.1	Housing supply
3A.2	Maximising site potential
3A.5	Housing choice
3A.9,10, 11	Affordable housing
3A.5	Housing choice
4A.3	Sustainable design and construction
4A.4	Energy
4B.1	Design
3C.23	Parking

The London Plan Supplementary Planning Guidance – Housing

### The Unitary Development Plan

(I)GD1	New development appropriately located
(I)GD2	Surroundings and quality of life
(II)GD3	Character / design
(II)GD6	Traffic generation
(II)GD8	Site access and servicing
(II)H8	Privacy/overlooking

(II)H9            Amenity space  
(II)C30            Conservation

### 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.

CP1                Sustainable and Efficient Land Use  
CP12              Housing Mix  
CP15              Supporting people

### **National and Regional Policy**

PPS 1 Delivering Sustainable Communities  
PPS 3 Housing  
PPG 13 Transport

### **Analysis**

#### Impact upon character of the area

In principle the proposed mixed use development that includes residential and retail uses would be acceptable in this location. The site is historically the location of commercial activity and a shopping parade.

The bulk, massing, scale and design of the proposed building would be compatible with its surroundings.

#### Impact upon neighbouring properties

It is considered that development would have appropriate regard to the amenities of the occupiers of neighbouring properties. The issue regarding the previous scheme giving rise to overlooking of No.1 Castleigh Court due to the provision of balconies at first and second floor levels on the southwest elevation has been resolved as the balconies have been omitted.

The development provides satisfactory distancing to the boundary of No.1 Private Road and properties in Castleigh Court and it is considered that it would not materially impact on the outlook from or the privacy of those properties.

In the case of maintaining privacy to No.1 Private Road should planning permission be granted a condition would be required to require the retention of the existing boundary wall sited on the boundary with that property.

#### Retail impact

The site has historical use as a retail location and it was previously defined as a small local centre in the now redundant UDP Shopping Supplementary Planning Guidance. In this context the use of part of the ground floor of the new building for a single shop containing 418 sq. metres of Class 1 retail floor space is acceptable in this location.

### Housing density

The density of the residential part of the development is 225 hrph which is within the London Plan range of 150-250 hrph for a Ptal 2/3 area (application site Ptal 3).

### Housing mix

The application has been amended since its submission to reduce the number of residential units from 28 to 22, to reduce the number of one bed units from 16 to 4 and increase the number of two bed units from 8 to 9 and the number of three bed units from 4 to 9.

The proposed housing mix is acceptable.

### Affordable housing

The application proposes 100% market housing. A 3 Dragons toolkit submission has been submitted seeking to demonstrate that the scheme is unable to support a contribution to affordable housing targets. Further clarifications in respect of the submissions have been sought and submitted. However, it is considered that the submissions fails to satisfactorily demonstrate that the scheme is unable to support a contribution to affordable housing targets.

### Amenity space

Residential gross floor area = 1712 sq. metres  
Ground level amenity space = 1071 sq. metres  
Balconies = 126 sq. metres

Total = 1197 sq. metres

Amenity space provision amounts to 70% of the residential gross floor area. The development does not meet the 75% amenity space provision required by UDP Policy but all units have access to a patio or terrace and the larger ground floor units now have improved access to ground level amenity space. In addition Town Park is located within easy walking distance of the site. In these circumstances and given the mixed nature of the development and the improvement proposed to the Private Road frontage of the site the overall provision of amenity space is satisfactory.

### Sustainable design and construction

A sustainability assessment form has not been submitted with the current application although the assessment submitted with the previous application demonstrated the achievement of a good standard of sustainable design and construction. This issue can be satisfactorily addressed by the imposition of a condition.

### Traffic and transportation

The proposed level of parking provision accords with the requirements of the London Plan.

The location of the application site its restricted nature, the mixed use nature of the proposal and the provision of surface and basement could potentially give rise to conflicting vehicular and pedestrian movements.

In discussion with officers the access arrangements to the site have been substantially amended because the applicant's auto-track submission fails to confirm that the site can be safely access

by vehicles approaching from the south with the access point as previously shown off London Road. In addition this arrangement required an excessively wide vehicular crossing on the London Road frontage. The submission also shows that there would be conflict with the parking spaces, so there is no confidence that service trucks can always pass the parked cars to unload.

The revised arrangement with access off Private Road overcomes these issues and is considered to be satisfactory.

The applicant's have conformed in writing that the site enjoys a right of pedestrian and vehicular access along the length of its boundary with Private Road.

The applicant has agreed to a S.106 planning obligation in respect of the provision of parking restrictions on London Road and if possible following consultation with Private Road Residents Association on the top part of Private Road.

### **Conclusion**

It is recommended that planning permission be refused on the basis that it fails to satisfactorily demonstrate that the scheme cannot support affordable housing.

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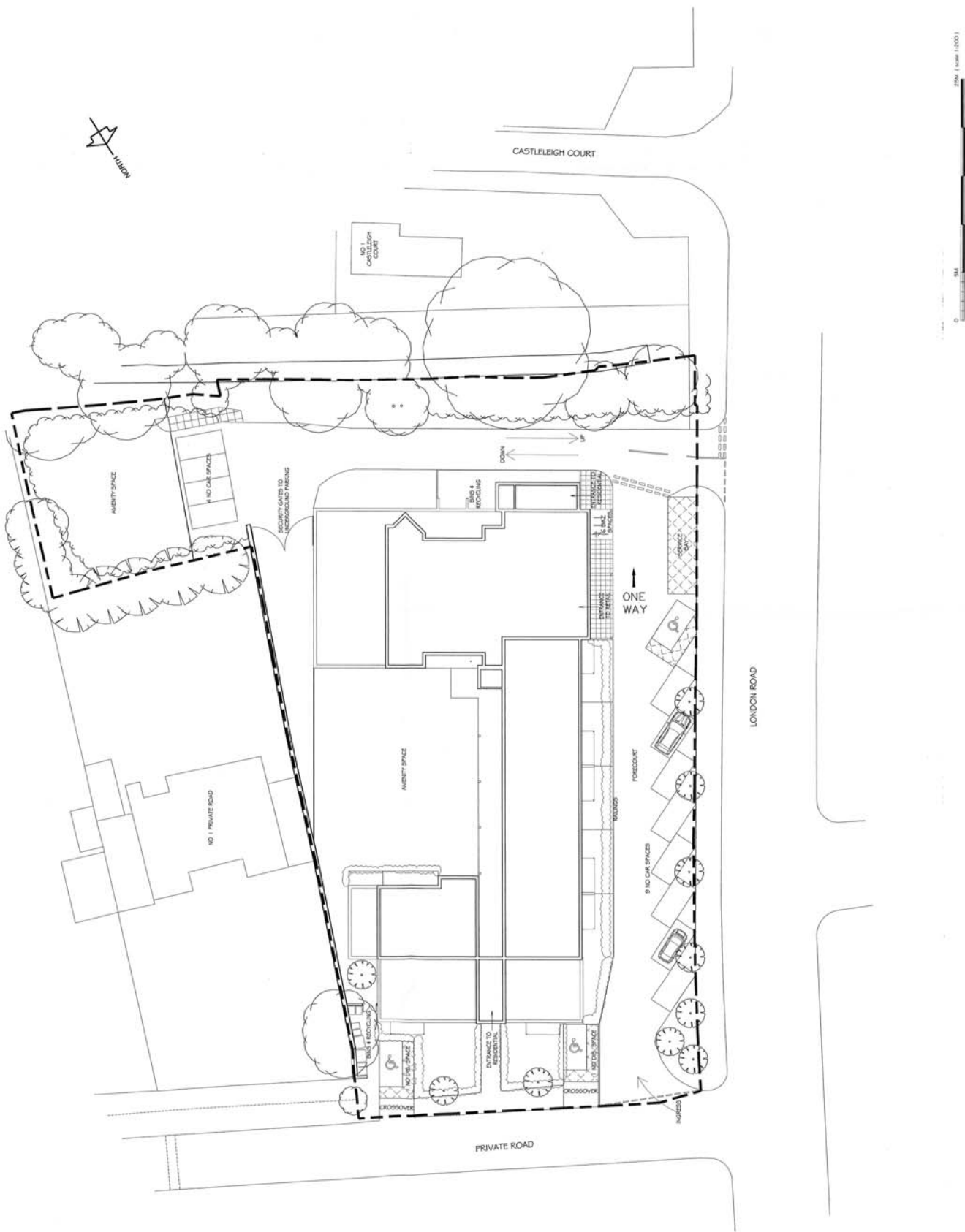
DATE: 27 AUG 2009  
 LONDON BOROUGH OF ENFIELD  
 DEVELOPER: SERVICES

**G M K**  
 ARCHITECTS  
 CHARTERED ARCHITECTS

CLIENT: ALBURN MINOS DEVELOPMENTS LTD.  
 ADDRESS: CLOCK PARADE, LONDON ROAD, ENFIELD, EN2 6JG

DATE	2012
BY	J.T.
SCALE	1:200 @ A1
PROJECT NO.	99

1ST FLOOR CLEARANCE COURT  
 WASHINGTON ROAD, ENFIELD, EN2 6JG  
 TEL: 01449 731583  
 FAX: 01449 731583  
 E: info@gmka.com



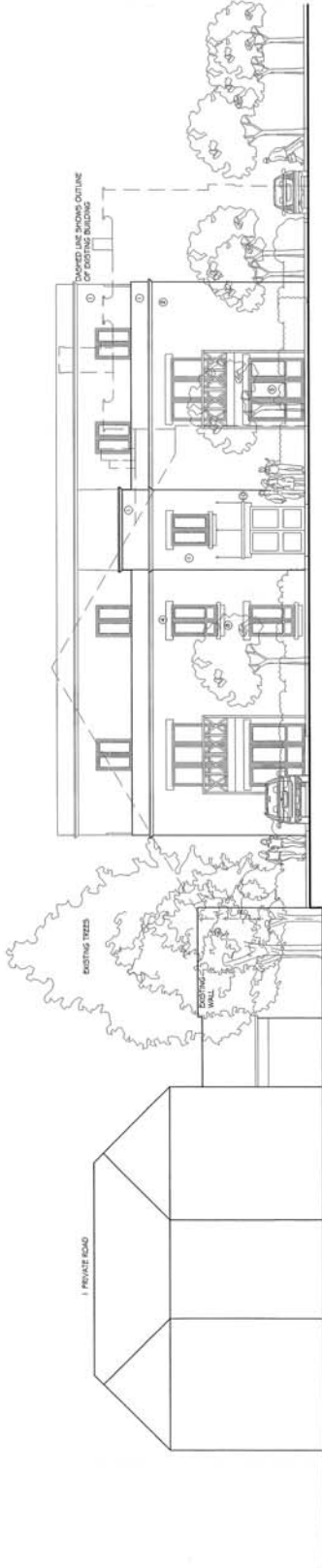


Drawings to be read in conjunction with the Bill of Materials and the Specification for the building. All dimensions are in millimeters unless otherwise stated.

NOTES

**EXTERNAL MATERIALS**

- ① FENCIBLE PAINTED WHITE
- ② BRICKWORK, RED FACINGS
- ③ ALUMINIUM FRAMED WINDOWS AND DOORS, WHITE
- ④ RECONSTITUTED STONE, NATURAL
- ⑤ TIMBER WINDOWS AND DOORS, WHITE
- ⑥ RECONSTITUTED STONE STRING COURSE
- ⑦ STAINED TIMBER BALUSTADING, COFFEE
- ⑧ RECONSTITUTED STONE, CULL
- ⑨ METAL FINISHES PAINTED BLACK
- ⑩ GALVANIZED STEEL CANOPY
- ⑪ BLIND WINDOWS



SIDE (NORTH EAST) ELEVATION

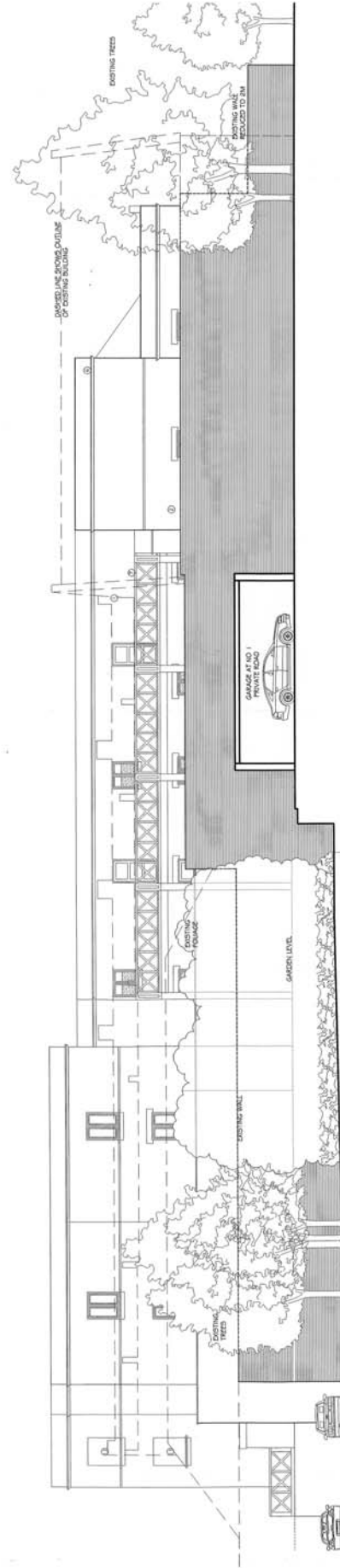
LONDON BOROUGH OF ENFIELD  
27 AUG 2009  
DEVELOPMENT SERVICES



CLIENT: ALBURN MINOS DEVELOPMENTS LTD.  
SITE: CLOCK PARADE, LONDON ROAD, ENFIELD, ENG. E6 6JG  
DRAWING: PROPOSED NORTH EAST AND SOUTH EAST ELEVATIONS

DATE	1-1-09@AI	DATE	AUG 09	SCALE	J.F.
REV. No.	2012	REV. No.	102	REVISED	

105 PARK ROAD, 4/F, 2ND FLOOR  
105 PARK ROAD, 4/F, 2ND FLOOR  
ENFIELD, ENGLAND E6 6JG  
TEL: 01832 792974  
FAX: 01832 792974  
E: info@alburnminos.com



REAR (SOUTH EAST) ELEVATION

Drawings to be interpreted in the context of the contract documents. Any amendments to the drawings shall be in accordance with the contract documents.

NOTES

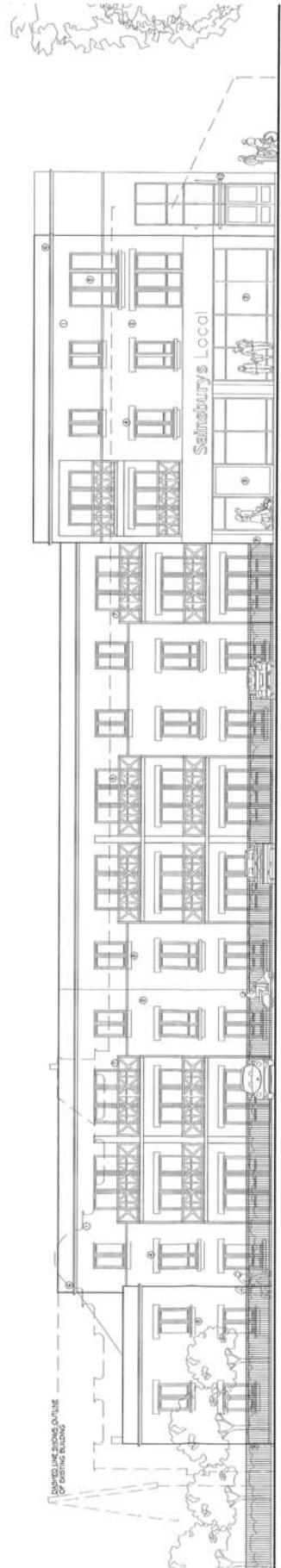
**EXTERNAL MATERIALS**

- ① FINISH PAINTED WHITE
- ② BRICKWORK, RED FACINGS
- ③ ALUMINIUM FRAMED WINDOWS AND DOORS WHITE
- ④ RECONSTITUTED STONE UNPAVED
- ⑤ THICK WINDOWS AND DOORS WHITE
- ⑥ RECONSTITUTED STONE STRIP COURSE
- ⑦ STAINED TIMBER BALUSTRADE CORNER
- ⑧ RECONSTITUTED STONE CURB
- ⑨ METAL BALUSTRADE PAINTED BLACK
- ⑩ GALVANIZED STEEL CANOPY
- ⑪ BUSH WINDOWS



ELEVATION TO LONDON ROAD

REV DATE



FRONT ELEVATION

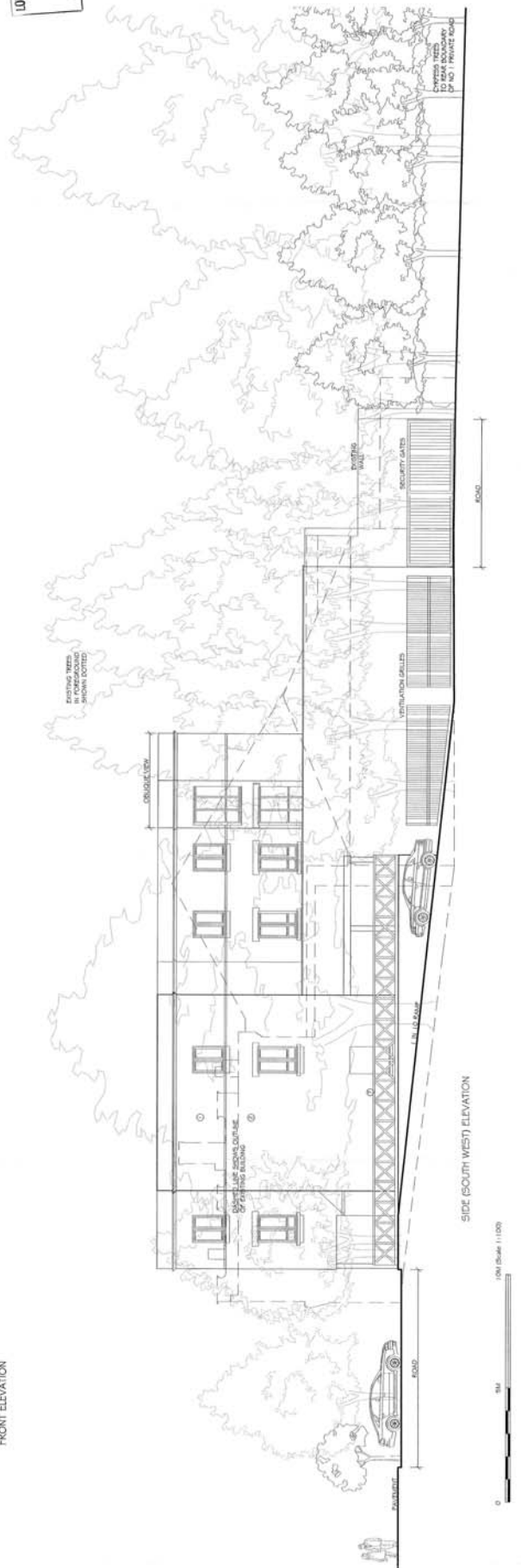
LONDON BOROUGH OF ENFIELD  
27 AUG 2008  
DEVELOPMENT SERVICES



CLIENT: ALBURN WINNOS DEVELOPMENTS LTD.  
SITE: CLOCK PARADE, LONDON ROAD, ENFIELD, PK2 6GG  
DRAWING: PROPOSED FRONT ELEVATION, SOUTH WEST ELEVATION AND STREET SCENE

SCALE	DATE	BY	CHKD
1:100@A1	AUG 09	J.F.	J.F.
1:200@A1			
NO. 2012	101		

1ST FLOOR PLANT ROOM  
1ST FLOOR STORE  
2ND FLOOR OFFICE  
3RD FLOOR OFFICE  
4TH FLOOR OFFICE  
5TH FLOOR OFFICE  
6TH FLOOR OFFICE  
7TH FLOOR OFFICE  
8TH FLOOR OFFICE  
9TH FLOOR OFFICE  
10TH FLOOR OFFICE



SIDE (SOUTH WEST) ELEVATION

DRAWING IS THE PROPERTY OF THE ARCHITECT.  
 ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE ARCHITECT'S PERMISSION IS PROHIBITED.

**NOTES**  
 1. SITE AREA: 0.35 HA (0.86 ACRES)  
 2. GROUND FLOOR:  
 1 X RETAIL @ 4500 SQ FT  
 1 X 2 BED FLAT  
 4 X 3 BED FLATS  
 3. FIRST FLOOR:  
 2 X 1 BED FLATS  
 3 X 2 BED FLATS  
 4 X 3 BED FLATS  
 4. SECOND FLOOR:  
 2 X 1 BED FLATS  
 5 X 2 BED FLATS  
 1 X 3 BED FLAT  
 5. TOTAL:  
 1 X RETAIL @ 4500 SQ FT  
 4 X 1 BED FLATS  
 9 X 2 BED FLATS  
 9 X 3 BED FLATS  
 = 22 FLATS

REF: 20-0-09  
 PATIO AND BALCONY ACCESS SHOWN, OVER WINDOWS ADJOINED TO SOUTH WEST ELEVATION

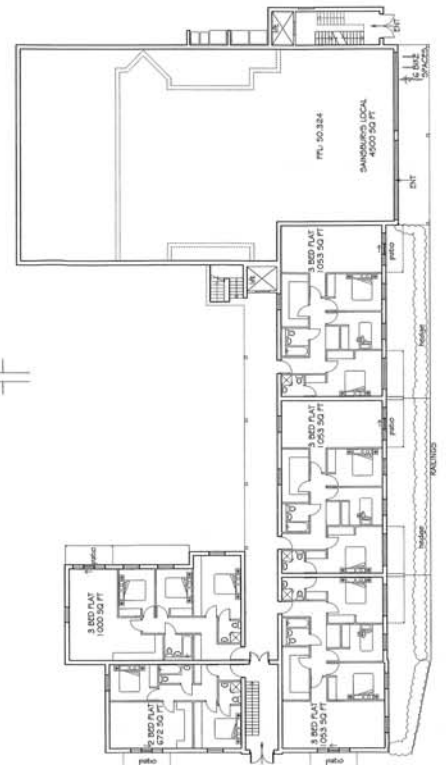
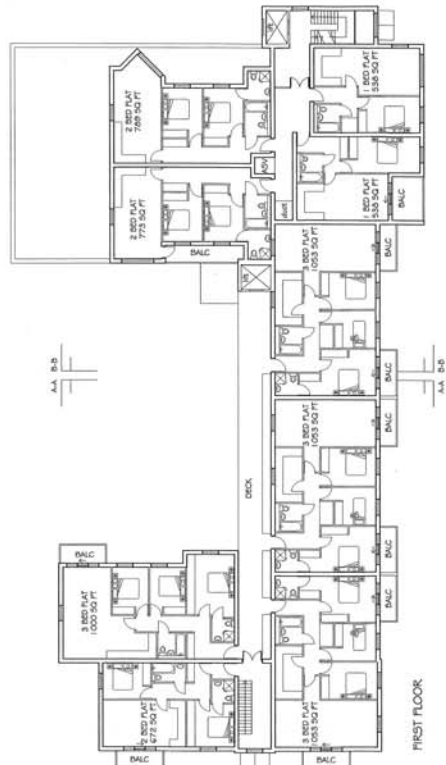
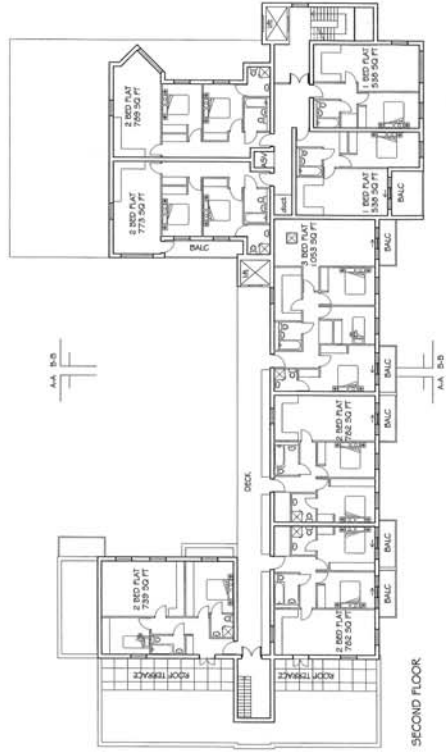


CLIENT: ALBURN MINOS DEVELOPMENTS LTD.  
 ADDRESS: CLOCK PARADE, LONDON ROAD, ENFIELD, DG2 6JG  
 DRAWING: PROPOSED GROUND, FIRST AND SECOND FLOOR PLANS

SCALE	DATE	ISSUED BY	SCALE
1:200@A	AUG 09	J.T.	
REF No	100	REVISED	A

100% PLANS (SCALE 1:200)  
 WINDING UPBERY 0201 081  
 100% PLANS (SCALE 1:200)  
 WINDING UPBERY 0201 081  
 100% PLANS (SCALE 1:200)  
 WINDING UPBERY 0201 081  
 100% PLANS (SCALE 1:200)  
 WINDING UPBERY 0201 081

LONDON BOROUGH OF ENFIELD  
 21 AUG 2009  
 DEVELOPMENT SERVICES



Drawing is the copyright of the Architect.  
 Architect to be notified of any discrepancies in drawing  
 Any queries relating to this drawing please notify the architect immediately.

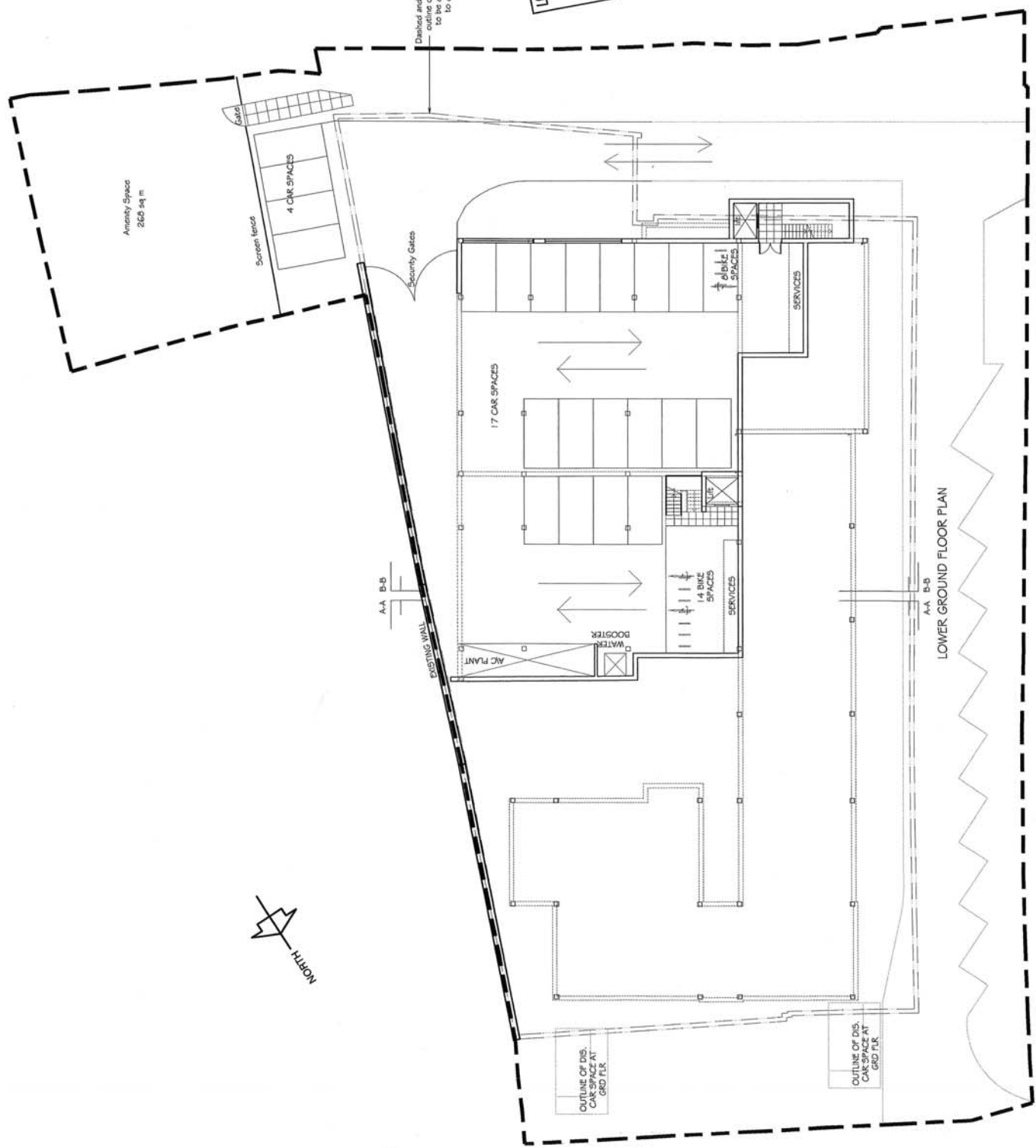
NOTES

RESIDENTIAL PARKING:  
 LOWER GROUND FLOOR: 21 NO SPACES  
 GROUND FLOOR: 2 NO DISABLED SPACES  
 TOTAL: 23 NO SPACES

KEY	DATE		
		CLIENT	ALBURN MINOS DEVELOPMENTS LTD.
		JOB	CLOCK PARADE, LONDON ROAD, ENFIELD, EN2 6JG
		DRAWING	PROPOSED LOWER GROUND FLOOR PLAN
SCALE	DATE	DRAWN	J.F.
1-200@A2	AUG 09	DWG No	
JOB No		REVISION	
2012		99	
1ST FLOOR, CLEARY COURT 169 CHURCH STREET EAST WOKING, SURREY GU21 6BU (01483) 753333 FAX: (01483) 753388 E-Mail: info@gmk.danfost.co.uk			

LONDON BOROUGH OF ENFIELD  
 27 AUG 2009  
 DEVELOPMENT SERVICES

Dashed and dotted line denotes  
 outline of existing building  
 to be demolished prior  
 to development.



LOWER GROUND FLOOR PLAN

Being to the benefit of the subject  
 and the same being to the benefit of the subject  
 and the same being to the benefit of the subject

10/22

10/22

LONDON BOROUGH OF ENFIELD  
 27 AUG 2009  
 DEVELOPMENT SERVICES

G M K  
 ASSOCIATES  
 CHARTERED ARCHITECTS

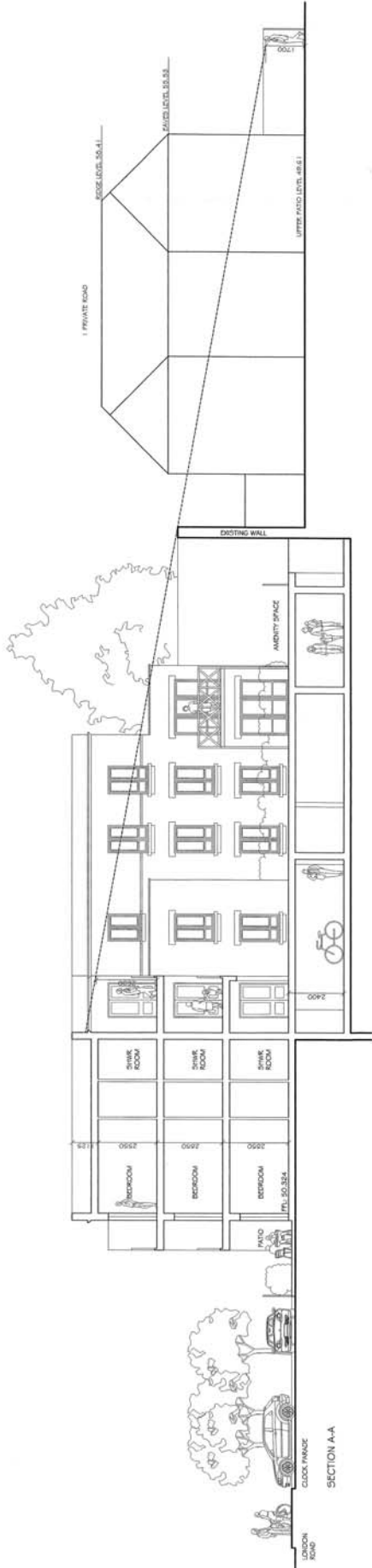
ALBURN WINDS DEVELOPMENTS LTD.

CLOCK PARADE, LONDON ROAD,  
 ENFIELD, EN6 6GS

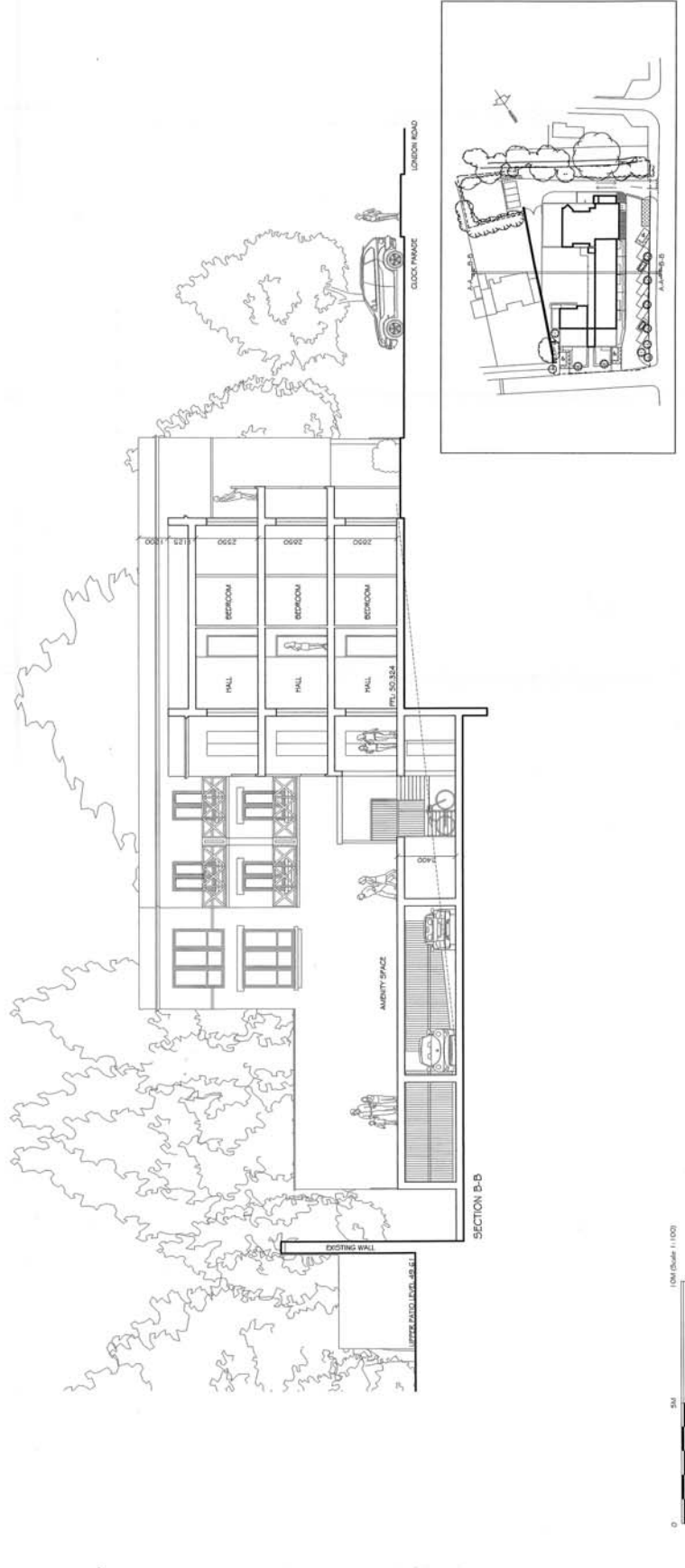
PROPOSED SECTIONS A-A AND B-B

SCALE	DATE	BY	REVISED
1:100@A1	AUG 09	J.F.	
2012	103		

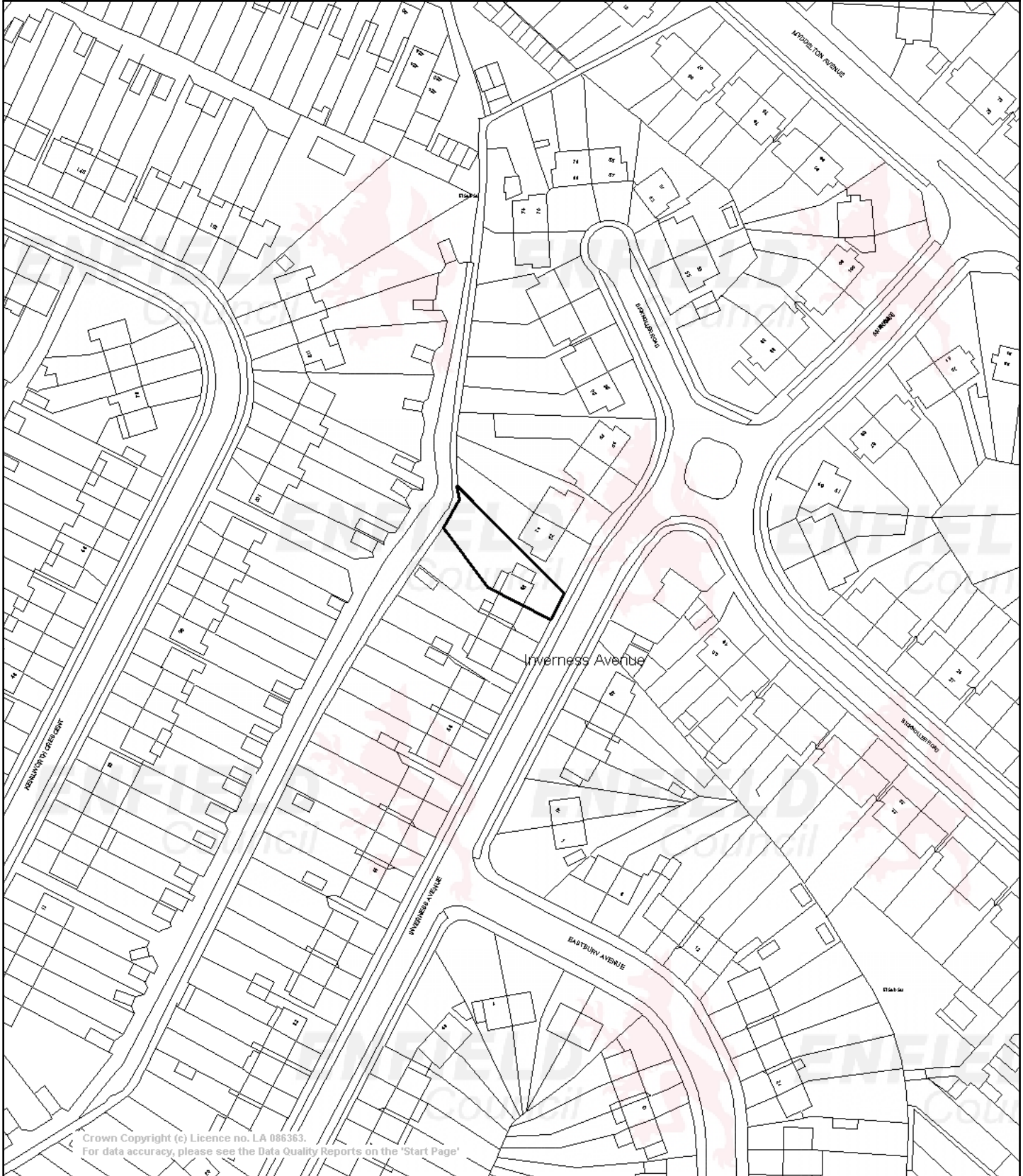
107 CLOVE, 11 EAST COCKET  
 WINDING, WIMBORNE, DT12 0DU  
 TEL: 01843 721500  
 FAX: 01843 721503  
 E: mail: info@gmka.com



SECTION A-A



SECTION B-B



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For data accuracy, please see the Data Quality Reports on the 'Start Page'



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License No LA086363, 2003

Scale 1/1250 Date 6/10/2009

Centre = 533463 E 197896 N

**Application Number:** TP/09/1174 **Ward:** Town  
**Date of Registration:** 27th August 2009

**Contact:** Jane Tebbutt 3849

**Location:** 68, INVERNESS AVENUE, ENFIELD, EN1 3NU

**Proposal:** Sub-division of single family dwelling into 2 self contained units of accommodation (1 x 1-bed and 1 x 3-bed) involving conversion of garage to a habitable room.

**Applicant Name & Address:**

Mr Dan Livermore  
68, INVERNESS AVENUE  
ENFIELD  
EN1 3NU

**Agent Name & Address:**

Mr David Jackson  
31, King James Avenue  
Cuffley  
Herts  
EN6 4LN

**Note for Members**

This application is being reported to Planning Committee at the request of Councillor Jukes.

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

1. C16 Private Vehicles Only - Parking Areas
2. The development shall not commence until detailed drawings showing the means of access to the development including the exact width of the proposed crossover have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied.

Reason: In the interest of maintaining the street scene.

3. C25 No additional Fenestration
4. C51A Time Limited Permission

**Site and surroundings**

The property is an extended two storey end of terrace 4-bed dwelling house on a site of approximately 334m<sup>2</sup> on the western side of Inverness Avenue. The area is characterised by a mixture of semi-detached and terraced single family dwellings and adjacent maisonettes to the northern end of Inverness Avenue and along Bicknoller Road.

## **Proposal**

Sub-division of single family dwelling into 2 self contained units of accommodation (1 x 1-bed and 1 x 3-bed), involving conversion of garage to a habitable room.

The only change to the appearance of the dwelling is the removal of existing garage door and replacement with a window.

The internal floor space of the proposed units is as follows:

1-bedroom unit approximately 49 m<sup>2</sup>  
3-bedroom unit approximately 89. m<sup>2</sup>

## **Relevant planning history**

TP/88/0670- Erection of a part 2 storey, part single storey extension. Granted 01-03-89

## **Consultation**

Consultation period: 14<sup>th</sup> September 2009 to 7<sup>th</sup> October 2009

### Public

7 neighbouring properties were consulted and a site notice was posted. No replies were received.

Councillor Jukes objects to the proposal on the grounds that the conversion would set an unfortunate precedent with regard to the rest of the semi-detached, terraced properties in the immediate location. It is adjacent to the maisonettes at the far end of Inverness and Bicknoller where issue of off street parking is vital and the conversion of a garage is totally unacceptable.

### Internal

Traffic and Transportation Service raise no objections.

### Policy

#### The London Plan

3A.1	Increasing London's supply of housing
3A.3	Maximising the potential of sites
3C.23	Parking strategy

#### Unitary Development Plan

(I) GD1	New development appropriately located
(I) GD2	Surroundings and quality of life
(II) GD6	Traffic generation
(II) GD8	Site access and servicing
(II)H9	Amenity space
(II) H16	Conversion of single dwellings into flats

#### Local Development Framework



## Local Development Framework- Core Strategy - Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough. In response to consultation in respect of Issues and Options, which identified key areas, the Council is now consulting on the Preferred Options for the Core Strategy. As a policy document, the Core Strategy is at an early stage in its process to adoption and thus, presently, can only be afforded limited weight as a material consideration. As the process continues the weight to be attributed to the Core Strategy will grow and the relevant policies are reported to demonstrate the degree to which development proposals are consistent with the emerging policy direction for the Borough.

SO5 Housing and people

### **Analysis**

#### Principle of development:

Inverness Avenue is comprised of single family dwelling houses and purpose built maisonettes at its northern end and along Bicknoller Road. The application property is sited at the boundary between the two types of properties. There is no record of any other conversions in the street.

The proposal creates an additional unit of accommodation but it retains a 3 bedroom unit of accommodation. Therefore the proposal retains one unit of family sized accommodation. It is considered that the introduction of the additional 1 bedroom unit of accommodation on the site would not undermine the character of the area or the ability of the Borough to ensure an adequate range of house types are available to meet a recognized demand for family housing. It is therefore considered that the conversion of the existing dwelling would not lead to an unacceptable change in the character of this established residential area.

#### Standard of accommodation

The proposed floor areas of the units exceed the Council's minimum internal floor space guidelines and provide a satisfactory layout and standard of accommodation.

#### Amenity space

The existing garden will be sub divided to provide amenity space to each unit. The rear garden is approximately 250 sq m in area and the separate garden areas provided for both units are in excess of UDP requirements.

#### Parking

The proposal involves conversion of the existing garage space to provide a living room for the 1 bedroom dwelling. The proposal will also involve the provision of a window to the front elevation. This would not impact on the amenities of neighbouring occupiers and does not detract from the appearance of the property within the street scene.

The property currently benefits from a hard standing to the frontage and two vehicles can park independently on the frontage. This level of off-street parking provision is considered acceptable.

### **Conclusion**

The application is recommended for approval for the following reasons:

The proposed sub division of the property into 1 x one bedroom unit and 1 x three bedroom unit due to the size of the units, and the amount of conversions on Inverness Avenue, will not unduly affect the amenities of adjoining or nearby residential properties having regard to Policies (I) GD1, (II) H9 and (II) H16 of the Unitary Development Plan.

The proposed development would not give rise to unacceptable on street parking conditions prejudicial to the free flow and safety of traffic on the adjoining highways, having regard to Policies (II) GD6 and (II) GD8 and Policy 3C.23 of the London Plan.

09/1174

**NOTES:**

1. Copyright: The contents of this drawing may not be reproduced in whole or in part without the written consent of D.L. Jackson.
2. No site dimensions to be scaled from this drawing, and all dimensions to be verified on site.
3. All dimensions, levels and data lines to be checked on site prior to construction and any discrepancies notified directly to the surveyor.
4. All work to be carried out in accordance with the bye-laws and regulations of the local authority.
5. All work to comply with the latest code of practice and British Standards specifications.

6. **FOUNDATIONS:** To be taken down to a suitable level to local authority requirements. Foundations to be constructed below site level where necessary. Foundations to be constructed in accordance with BS 5275:2001. Foundations to be constructed in accordance with BS 5275:2001. Foundations to be constructed in accordance with BS 5275:2001.
7. **DRAINAGE:** All drains to be 100mm diameter (rigid lead to fall 1:100). Drains to be 100mm diameter (rigid lead to fall 1:100). Drains to be 100mm diameter (rigid lead to fall 1:100).

8. **WALLS:** External walls to be 225mm brickwork with 100mm cavity. Internal walls to be 100mm brickwork. Walls to be 225mm brickwork with 100mm cavity. Walls to be 100mm brickwork.
9. **FLOORS:** Solid floors of 65mm cement sand screed finish with 100mm concrete. Solid floors of 65mm cement sand screed finish with 100mm concrete. Solid floors of 65mm cement sand screed finish with 100mm concrete.

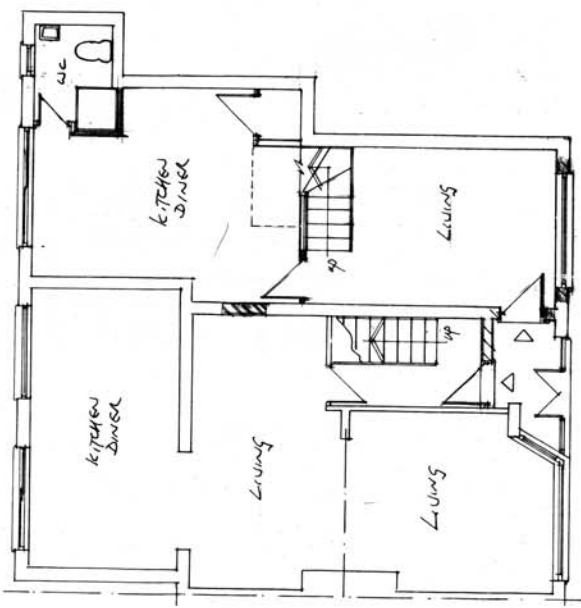
10. **ROOFS:** Pitched roofs to be 25 x 38mm softwood rafters with 100 x 75mm joists. Pitched roofs to be 25 x 38mm softwood rafters with 100 x 75mm joists. Pitched roofs to be 25 x 38mm softwood rafters with 100 x 75mm joists.
11. **GLAZING:** Windows to be 1200 x 1200mm. Windows to be 1200 x 1200mm. Windows to be 1200 x 1200mm.

12. **VENTILATION:** All rooms to be provided with 1200 x 1200mm floor area in opening windows and all windows to be double glazed. All rooms to be provided with 1200 x 1200mm floor area in opening windows and all windows to be double glazed.
13. **DOORS:** All doors to be 1900 x 800mm. All doors to be 1900 x 800mm. All doors to be 1900 x 800mm.

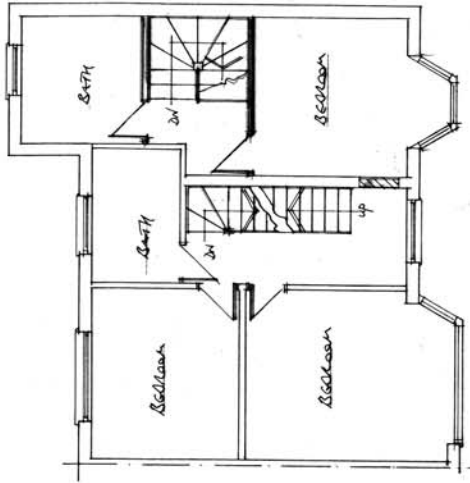
14. **PLUMBING:** To be installed in accordance with BS 5534. To be installed in accordance with BS 5534. To be installed in accordance with BS 5534.
15. **ELECTRICAL:** To be installed in accordance with BS 7671. To be installed in accordance with BS 7671. To be installed in accordance with BS 7671.

16. **PAINTS:** All internal walls to be painted with BS 2666. All internal walls to be painted with BS 2666. All internal walls to be painted with BS 2666.
17. **CEILING:** All internal ceilings to be plastered and skimmed. All internal ceilings to be plastered and skimmed. All internal ceilings to be plastered and skimmed.

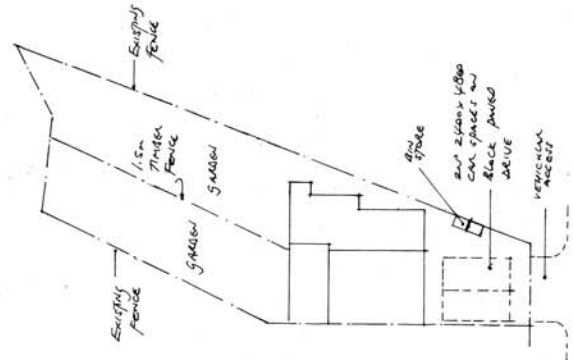
Amendments	19/02/09 08
Project	PROPOSED APPOINTMENTS AT 68, NIVENNESS AVENUE, ENFIELD, EN1 3JW
Client	MR LIVERMORE
Drawn	JULY 2009 ZA/O1
Scales	1:50 1:100 1:250
<b>D. L. JACKSON</b>	
M.C.I.O.B. M.B. Eng. M.R.S.P.H.	
BUILDING SURVEYOR AND ARCHITECTURAL DESIGNER	
31 KING JAMES AVENUE, CUFFLEY, HERTS. EN6 4LN	
Tel: 01707 888948 Mobile: 07836 345 878	



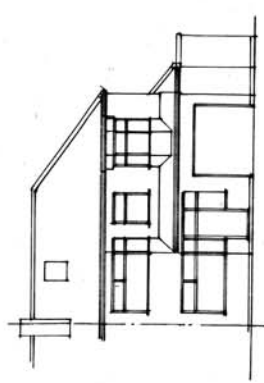
Proposed Ground Floor



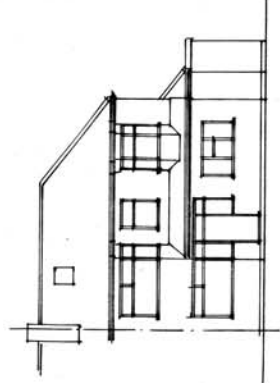
Proposed First Floor



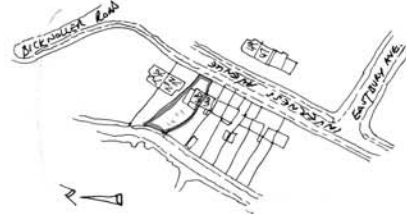
Proposed Site Layout



Existing Front Elevation



Proposed Front Elevation



Location Plan

LONDON BOROUGH OF ENFIELD  
27 AUG 2009  
DEVELOPMENT SERVICES

TP/09/1216



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Scale 1/1250 Date 6/10/2009

Centre = 531355 E 195162 N

**Application Number:** TP/09/1216 **Ward:** Grange  
**Date of Registration:** 19th August 2009

**Contact:** Sean Newton 3851

**Location:** 1, HADLEY WAY, LONDON, N21 1AL

**Proposal:** Conversion of a single family dwelling house into 3 self contained flats (comprising 1 x 3-bed, 1 x 2-bed and 1 x 1-bed) together with off street parking at rear.

**Applicant Name & Address:**

Mr Andrew Spitaliotis  
1, HADLEY WAY  
LONDON  
N21 1AL

**Agent Name & Address:**

Mr Robert Piacentini  
8, BETSTYLE ROAD  
LONDON  
N11 1JB

**Note to Members**

The application would normally be determined under my delegated powers, however Councillor Neville has requested that it be referred to Committee.

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

1. C09 Details of Hard Surfacing
2. C10 Details of Levels
3. C16 Private Vehicles Only - Parking Areas
4. C19 Details of Refuse Storage & Recycling Facilities
5. C59 Cycle parking spaces - Finishing materials
6. C51A Time Limited Permission

**Site and surroundings**

The application site comprises of a two-storey semi-detached dwelling house located on the junction with Wades Hill and Houndsden Road.

The dwelling has been extended through the erection of a part 2-storey, part single storey side, rear and front extension including front bay window and rear dormer window.

The conversion of the property is currently underway into four units, following the withdrawal of the application to convert into five units.

## **Proposal**

Permission is sought for the conversion of a single-family dwelling house into 3 self-contained flats (comprising 1 x 3-bed, 1 x 2-bed and 1 x 1-bed) together with off street parking at rear.

## **Relevant planning history:**

TP/09/0663 - Conversion of a single-family dwelling house into 5 self contained flats (comprising 4 x 1-bed and 1 x studio) together with 4 off street parking spaces at rear. – withdrawn.

TP/09/0138 - Erection of part 2 storey, part single storey side, rear and front extension including front bay window and rear dormer window. - granted with conditions - 27/03/2009.

TP/08/2094 - Part 2-storey side and rear extension and rear gable end and dormer. – withdrawn.

## **Consultation**

### Public

Letters were sent to the occupiers of 12 neighbouring properties in addition to the posting of a site notice. Eight letters of objection have been received, including one from the Winchmore Hill Residents' Association, raising some or all of the following points:

### Impact on amenity:

- Increase in noise and disturbance.
- Outlook to neighbouring properties should not be of a large car parking area.
- Loss of light to patio area of No.3 Hadley Way.
- Bathroom and toilet facilities are shown adjoining party wall with No.3 Wades Hill, leading to disruption.

### Impact on character of area:

- Over intensive use of the property.
- This area of Winchmore Hill comprises of semi-detached and detached family homes, therefore the proposal is out of keeping and character and raises the floodgates for future development.

### Traffic/ vehicular issues:

- Vehicular entrance is on the corner of the road.
- No rear entrance to garden in case of emergencies.
- Existing problems with the number of vehicles in the street.
- The planned parking arrangements are inadequate and will lead to further road safety issues and congestion.
- Insufficient parking provision for residents and visitors.
- Since the creation of the CPZ nearer to The Green, more commuters are parking in this unrestricted area, making it difficult for buses and lorries to negotiate the roundabout.

### Other matters:

- A house has already been built to the side.
- Devaluation of existing properties.

- Work is still being undertaken although a decision has not been made.
- Facilities provided in the attic flat will compound matters and raises further questions about the competency of the sewer system, which was built for a small dwelling house.
- Cramped conditions raise questions over fire safety.
- The proposed parking area will require the need for a substantial concrete slab that could affect rainwater flow, possibly damaging the foundations of 1 & 2 Hadley Way.

In addition, as a result of the nature of the proposal changing from 4 self-contained flats (comprising 1 x 2-bed and 3 x 1-bed) to 3 self-contained flats, a further 14-day notification period has been provided to neighbours. Any additional comments will be reported at Committee.

#### Internal

The Head of Traffic & Transportation advise that there are no objections.

Any comments received from School Organisation & Development will be reported to Committee.

#### External

Thames Water advises that with regards to sewerage and water infrastructure, there are no objections. They also advise that no building works are permitted within 3m of the public sewers without the prior approval of Thames Water.

#### Relevant Policy

##### The London Plan

Policy 2A.1	Sustainability criteria
Policy 3A.1	Increasing London's supply of housing
Policy 3A.2	Borough housing targets
Policy 3C.22	Improving conditions for cycling
Policy 3C.23	Parking strategy
Policy 4B.1	Design principles for a compact city
Policy 4B.8	Respect local context and communities

##### Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Surroundings and quality of life
(II)GD1	New developments appropriately located
(II)GD6	Traffic
(II)GD8	Site access and servicing
(I)H2	Resist in general loss of existing housing stock
(II)H6	Appropriate, range, size and tenure of dwellings
(II)H8	Privacy
(II)H9	Amenity Space
(II)H16	Conversions of single dwellings into flats

##### Other Policy considerations

PPS1:	Delivering Sustainable Development
PPS3:	Housing
PPG13:	Transport

Housing Needs Survey (2005)

### Local Development Framework – Core Strategy Preferred Options

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

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

CP1: Sustainable and efficient land use.

CP5: Air, water, noise and light pollution.

CP9: Protecting and improving the housing stock.

CP12: Housing mix.

### **Analysis**

#### Principle

The principle of the side extension has been established through the granting of planning permission in 2008. There is no change to the size and scale of the extension from that previously approved.

#### Limitation of conversions / residential character

In order to maintain the character of an area, there is a presumption against permitting additional conversions along a given street where the number of buildings with such permission has reached or exceeded 20% of the total number of dwellings.

A visual survey of the entire length of Hadley Way did not reveal any other obvious conversions along this stretch of the road. A search of Council records also confirms that there are no existing conversions.

#### Standard of accommodation:

The conversion of single family dwellings into flats is primarily assessed against Policy (II)H16 and Appendix A1.9 of the Unitary Development Plan and in the Supplementary Planning Guidance (SPG) of March 1996.

The units meet the criteria for self-containment, in that each will have its own access off a common hallway, its own kitchen and bathroom facilities. In addition, the general layout and stacking of rooms is considered acceptable.

With regards to floor space, the Unitary Development Plan advises that 1-bed flats should provide a minimum of 45sqm of floor area, 2-beds should be 57sqm, and 3-bed units should be 80sqm. As proposed, the 1-bed unit will be 38sqm, the 2-bed unit will be 63sqm, and the 3-bed unit will be 100sqm.



With regard to amenity provision, 216sqm of amenity space provision is proposed at the rear. The 3-bed ground floor unit will have direct access to this. This element of the scheme is considered acceptable.

#### Housing need:

Council's Housing Needs Survey (2005) identified a shortage of all sizes of homes in the Borough. In particular, there is a need for family-sized accommodation, defined as 2 or more bedrooms. The proposal would provide for two family sized units of differing sizes, in addition to a 1-bed unit.

#### Impact on amenity / character of area

In terms of noise travelling between properties through the party wall and between floors, building regulations ensure that there is sufficient soundproofing to minimize any potential impact.

The parking and turning area will be positioned towards the rear of the garden, with the nearest element 22m distant from the rear of No.3 Hadley Way (the nearest of the two existing garages serving No.1 is 29m distant). There is sufficient depth between the neighbouring dwelling and the proposed parking area to not unduly harm the existing amenities of that neighbouring occupier in terms of additional noise and disturbance. With regards to the overlooking from neighbouring properties onto the parking area, there is no additional harm between this and looking out onto the existing garages. Some of the views to this parking area will be screened from existing plantings along that boundary.

The proposed scheme does not lead to, as suggested by one objector, to a loss of light to their rear patio, as all of the works are internal. The relative merits of the extensions that have been undertaken were all considered under the relevant planning application where it was considered to not unduly impact on the neighbouring occupier.

Whilst the question of setting a precedent has been raised, this is not a reason to resist a proposal, as each application must be assessed on its own merits. Moreover, family sized units are proposed, in keeping with the general character of this area of family homes and in line with the identified housing needs of the Borough.

#### Traffic/ vehicular issues:

The existing shared crossover with 119 Wades Hill will be retained and reutilised, thus not impacting any further on existing vehicular and safety conditions. A parking area will be created for x4 vehicles with a turning area replacing the two garage structures currently serving the property. The London Plan (Annex 4) suggests a maximum of 1 to less than 1 space for 1-2 bed units, and 1 to 1.5 spaces for 3-bed units. The proposed four spaces is therefore acceptable, having regard to Policy (II)GD6 of the Unitary Development Plan and with Policy 3C.23 of the London Plan. In addition, the dimensions of the parking spaces meet with the minimum standards, as does the depth of the turning area.

Cycle parking for four bicycles is to be provided at the side of the property. This level of provision is considered acceptable. Details of the appearance of the cycle store will be subject to a suitably worded condition.

Refuse/ recycling is to be provided at the side of the property, with access via a side entrance gate. Provision will be made in accordance with Council's guidance on Waste and Recycling Storage.

### Other matters:

Property values are not a planning consideration.

Any conversion works already undertaken without the benefit of planning permission is purely at the risk of the applicant. If permission were to be refused, the application would be referred to planning enforcement.

### **Conclusion**

Whilst the proposed 1-bed unit is slightly deficient in terms of floor area, this must be weighed against the fact that all other elements of the proposal either meets with or exceeds current Development Plan policy. In addition, the scheme provides for a range of housing mix that is in accordance with the Housing Needs Survey. On balance, the proposal is considered acceptable and should be granted for the following reasons:

1. The conversion of the property into one 3-bed, one 2-bed and one 1-bed self-contained units, having regard to the floor space, and the number of existing conversions, does not detract from the prevailing residential character and amenities of the surrounding area, provides for an acceptable standard of living accommodation, and helps to meet with the housing needs of the Borough. This would comply with Policies (I)GD1, (I)H2 (II)H9 and (II)H16 of the Unitary Development Plan, and with Policies 3A.1, 3A.2 and 4B.8 of The London Plan.
2. The proposal will not result in an unacceptable level of harm to the existing residential amenities of the adjoining occupiers having regard to Policies (II)GD1 and (II)H8 of the Unitary Development Plan.
3. The proposal would not give rise to unacceptable on street parking conditions prejudicial to the free flow and safety of traffic on the adjoining highways, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 3C.23 of The London Plan and with PPG13.

37.3m



NORTH



LONDON BOROUGH OF ENFIELD  
30 SEP 2009  
DEVELOPMENT SERVICES

WADE'S HILL

existing cross-over

Existing garages

fence

new verge

6000mm

demolish existing garages 2N°

grass verge

7000mm

existing handstanding area

existing cross-over line

existing grass verge

fence

new grass verge

existing tree

existing lamp column

grass

close bit fence

new planting

existing fence

Dustbin 3N° area under trees (wheeler bins)

new patio

existing fence

IP

Revised/Additional Drawing  
Received. 30/9/2009.....  
Under cover of Hand.delivered.  
Dated. covered cycle parking area with 4N° bikes

re-cycling bins

existing gate

covered cycle parking area with 4N° bikes

existing tree

New Extension

1

3

new path

new steps

grass

new path

existing grass verge

existing bin enclosure to N° 3

HADLEY WAY

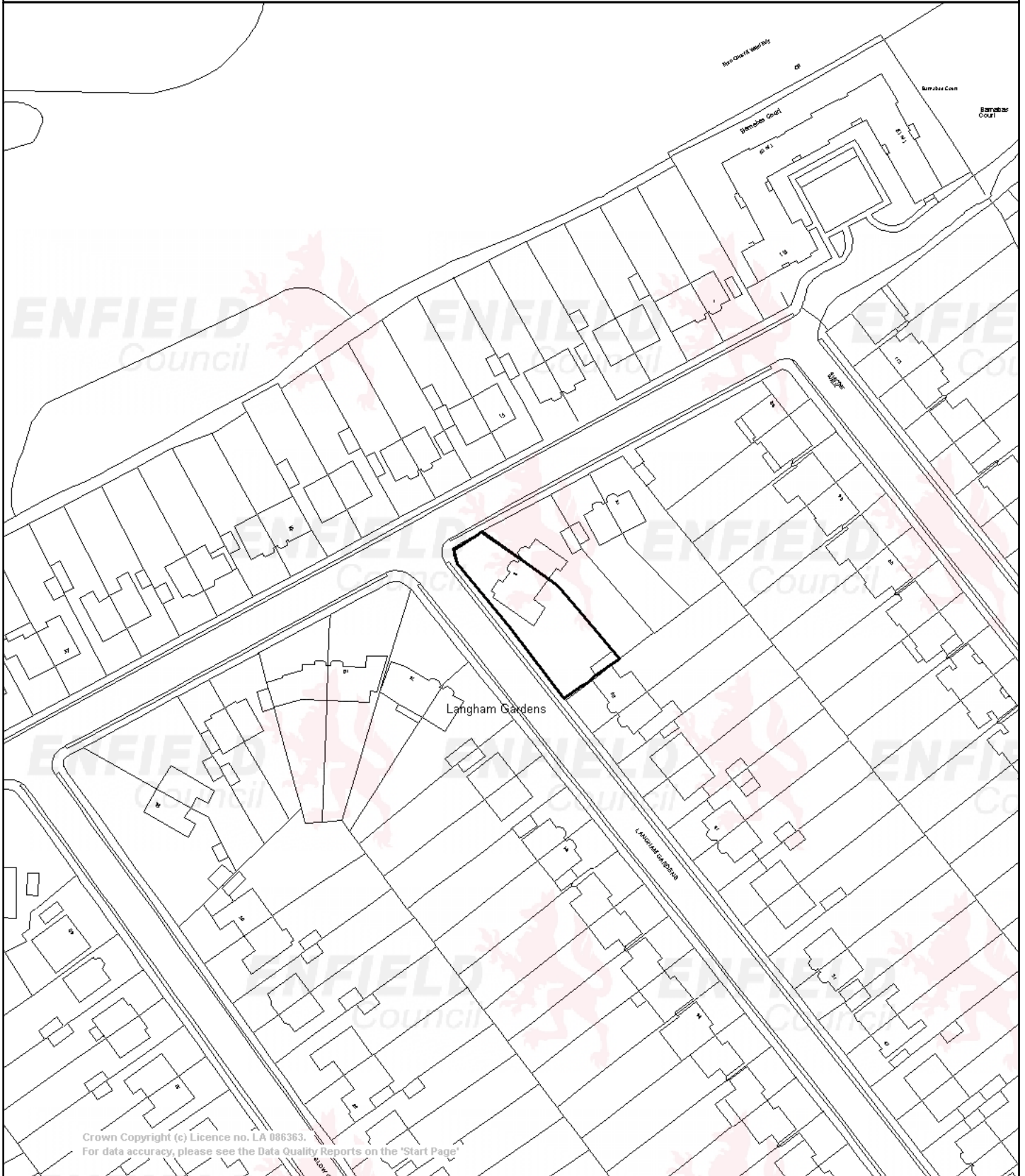


32.6m

114

B Sept 2009 Re-cycling bins/wheeler bins area moved to side gate to rear

N°1 HADLEY WAY  
WINCHMORE HILL  
LONDON N.21  
SITE PLAN SCALE 1:200  
DRGN° MAY 2009 RAP/09/62.B



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Scale 1/1250 Date 7/10/2009

Centre = 531419 E 195884 N

**Application Number:** TP/96/0971/5  
**Date of Registration:** 11th August 2009

**Ward:** Grange

**Contact:** Robert Lancaster 4019

**Location:** 8, Uplands Way, London, N21

**Proposal:** Variation of condition 4 to allow an increase in numbers of children attending to a maximum of 20.

**Applicant Name & Address:**

Mr & Mrs John Coutinho  
8, UPLANDS WAY  
LONDON  
Middx  
N21 1DG

**Agent Name & Address:**

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

1. That for the purpose hereby approved the children's nursery and its ancillary accommodation shall be used only between the hours of 0800 to 1830 Mondays to Fridays and not at all on weekends or public holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that the proposed development does not unduly prejudice the amenities of nearby occupiers of adjoining and nearby residential properties.

2. That the garden area shall be used for outdoor recreation in connection with the use of the ground floor of the premises as a children's nursery only between the hours of 1030 to 1100 and 1500 to 1530 and that no more than five children may use the garden area at any one time unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that the proposed development does not unduly prejudice the amenities of nearby occupiers of adjoining and nearby residential properties.

3. That the two rooms on the ground floor of the premises hereby approved shall be used as a children's day nursery for a maximum of 20 children, and for no other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 without the prior written consent of the Local Planning Authority, or shall be used for purposes ancillary to the remainder of the residential use.

Reason: to prevent an unacceptable escalation or intensification of the permitted use or establishment an alternative D1 use detrimental to the amenities of nearby residential occupiers and/or free flow or safety of traffic on the adjoining highways.

4. C16 Private Vehicles Only - Parking Areas

## **Site and surroundings**

The property is a semi-detached property on the southern side of Uplands Way. The surroundings area has a residential character.

## **Proposal**

Permission is sought for the variation of Condition 4 of TP96/0971/2 to allow an increase in the number of children attending the nursery from 15 to 20.

The current lawful use permits the use of two rooms on the ground floor as a nursery caring for up to 15 children. It operates from 08.00 hours to 18.30 Monday to Friday. Children's play time is between the hours of 10.30 to 11.00 and 15.00 hours to 15.30 with no more than a group of 5 children in the garden at any one time.

With regard to the two rooms, the main room runs the length of the house and is utilised for the care of children. A second smaller room used as a staff rest room. The remainder of the property remains in residential use.

Parking provision is available within the front curtilage and there is also a double garage with parking provision in front of the garage, accessed off Langham Gardens.

## **Relevant History**

TP/96/0971/2 – Variation of Condition 4 of approval under Ref: TP/96/0971/1 to allow increase in the number of children attending nursery from 10 – 15 – Granted

TP/96/0971/3 - Variation of Condition 4 of approval under Ref: TP/96/0971/2 to allow increase in the number of children attending nursery from 15 – 20 – Refused

## **Consultation**

### Public

Consultation letters were sent to 61 neighbouring properties. In addition, notice was also displayed at the site. In total, 19 replies were received of which 8 raised all or some of the following objections

- Scale inappropriate for quiet residential area
- Too many pick-ups and drops-offs, slamming doors, car radios, chatting on road- side leads to undue noise and disturbance
- Increased congestion to the detriment of road safety
- Already a learner driver junction, danger exacerbated if this proposal were to be allowed.
- Limited parking on-street.
- Already illegal/dangerous parking by parents.
- Pollution and global warming.
- Current conditions not adhered to. For instance times resulting in disturbance to neighbours
- Screaming children in the rear garden of nursery
- Security light causes light nuisance

A further 10 letters were received wither raising no specific objections

One letter was received expressing support for the proposal

External: None

Internal:

Transportation raises no objections.

### **Relevant Policies**

London Plan

3C.23 – Parking Strategy

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)CS1	Community services
(II)CS4	Day nurseries
(II)GD6	Traffic
(II)GD8	Transportation

Local Development Framework - Core Strategy Preferred Options

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

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

Other Material Considerations

PPS1	Delivering Sustainable Communities
PPG13	Transport

### **Analysis**

The principle of a children's day nursery operating from the property on the ground floor of the house has already been established. The main issue is whether an additional 5 children would result in an unacceptable intensification, resulting in adverse noise and disturbance to adjoining residential properties or highway and parking problems.

The proposed increase in children attending the nursery will have an unavoidable associated increase in activity through pick ups and drop offs. When considering a proposal for the same number of children, planning permission was refused (ref: TP/96/0971/4). Although there has been no material change in circumstances since this application, it is considered that the present use of the property has not generated any recent complaints. Moreover, the additional information

submitted by the applicant, highlighting the well-run nature of the nursery, the staggered arrival and leaving times of parents dropping off/ picking up their children and the extant conditions, it is considered that weight can be given to the acceptable nature of the present use as a basis for accepting a small increase.

A key factor in mitigating the noise and general disturbance associated with the property and any proposed increase relates to the use of the rear garden. A condition already limits children's break time in the rear garden between 10.30 to 1100 hours and 15.00 to 15.30 with no more than 5 children using the garden area at any one time. There has been no evidence to suggest that this condition has not been complied with and there is no request to vary this condition. As a result, it is considered that as the use of the rear garden in terms of number of children and break time periods remain the same, the proposal is unlikely to give rise to conditions detrimental to the amenities of adjoining neighbours in terms of noise and disturbance from the garden use.

Another key issue is the effect the increase may have on the free flow and safety of vehicles using the adjoining highway. Given the availability of kerbside parking space, the carriageway width of nearby roads, the off-street parking provision of the site, the short duration of on-street parking and the general level of traffic movements, it is considered that the additional 10 vehicular movements a day would not give rise to significant harm in terms of noise and disturbance to neighbouring occupiers or be to the detriment of highway safety or congestion.

## **Conclusion**

In the light of the above, the application is recommended for approval for the following reasons:

1. The proposed increase in child numbers from 15 to 20 would not result in an over-intensive use of the property as a nursery school or unduly detract from the residential amenities of adjoining and neighbouring occupiers, having regard to the likely increase in comings and goings, traffic generation and noise and disturbance. The proposal is considered to be in accordance with Policies (I)GD1 and (II)CS4 of the Unitary Development Plan.
2. The proposed increase in numbers would not prejudice the provision of on-street parking nor would it give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 3C.23 of the London Plan and PPG13.



