

A letter of objection from Friends of Hazelwood Rec has also been received stating concerns relating to:

- Principle of development
- Development would be an eyesore for park users, in contrast to the existing gardens of two storey houses that border the site
- Loss of secluded quiet nature of Hazelwood Rec, one of few available open and sporting areas
- Overlooking
- Over dominant
- Scale, particularly adjacent to the New River corridor will increase the detrimental environmental impact
- Loss of habitat
- Impact on future plans to open up the recreation ground to part of the New River
- Increased traffic and parking problems for residents
- There should be a limit on the number of repeat applications

External

Enfield Primary Care Trust supports the proposal in principle but states that GP practices in the local area are already experiencing difficulties meeting national targets for patient access. It goes on to state that a contribution from the developer towards the provision of health facilities would help to provide additional capacity.

London Fire & Emergency Planning Authority (LFEPA) is not satisfied with the proposals as they do not incorporate suitable access for fire appliances to block D, the roadway beyond the entrance to Block C is too narrow and a suitable turning facility is not provided for appliances driving beyond Block C.

Thames Water has no objections to the application, subject to directives regarding surface water drainage and protection of the New River.

Natural England has no objection subject to conditions regarding a lighting strategy, measures to enhance the natural environment and a bat survey of no. 34 New River Crescent.

Any other responses will be reported at the meeting.

Internal

Director of Education comments the potential average annual pupil product taken to the nearest whole numbers is the same as for the previous application: an average of 4 primary aged pupils and 1 secondary aged pupil a year. As there is inadequate spare capacity in local schools. A financial contribution of £72,222 has been secured.

Housing Strategy has not commented on this application, but responded to the previous scheme stating that a residual value of more than £1 million is generated when using the Established Use Value of £500k as in scheme B, which already includes an element of affordable housing. In this Scheme, Housing Strategy note that the a higher Established Use Value has been assumed of £1,772,000, thereby reducing the contribution to affordable housing. This potentially affects the benefits to the provision of affordable housing.

The Place Shaping Team has not commented on this application, but responded to the previous scheme stating they had no comments to make.

The Housing Enabling Team has no objection to the application as it reflects previous schemes.

Any response from the Head of Economic Development or Cleansing will be reported at the meeting.

Relevant Policies

London Plan (2008)

3A.1	Increasing Supply of Housing
3A.2	Borough Housing Targets
3A.3	Maximising the potential of sites
3A.5	Housing choice
3A.6	Quality of new housing provision
3A.8	Definition of affordable housing
3A.9	Affordable housing targets
3A.10	Negotiating affordable housing in individual private residential and mixed-use schemes
3A.11	Affordable housing thresholds
3A.17	Addressing the needs of London's diverse population
3C.21	Improving Conditions for Walking
3C.22	Improving Conditions for Cycling
3C.23	Parking Strategy
3D.14	Biodiversity and Nature Conservation
4A.3	Sustainable Design and Construction
4A.7	Renewable Energy
4A.14	Sustainable drainage
4B.2	Architectural design
4B.8	Respect the context of local communities
Annex 4	Parking standards.

Unitary Development Plan

(I)GD1	Regard to Surroundings / Integrated into Local Community
(I)GD2	Quality of Life and Visual Amenity
(II)GD3	Character / Design
(II)GD6	Traffic Generation
(II)GD8	Site Access and Servicing
(II)H6	Range of size and Tenure
(II)H8	Privacy and Overlooking
(II)H9	Amenity Space
(II)H16	Flat Conversions
(II)T13	Creation or improvement of accesses
(I)EN3	Nature conservation
(II)EN9	Development in sites of nature conservation importance
(II)EN11	Wildlife Corridors
(II)O6-O9	Green Chain Corridors
(II)O10	Regard to the contribution of open land.
SPG on Conversions of Single Dwellings into Flats	

Local Development Framework - Core Strategy Preferred Options

The Enfield Plan – Proposed Submission Stage Core Strategy document was published for public consultation on 14th December 2009. Following this stage of consultation, the Council will submit the Core Strategy to the Secretary of State who will appoint a Planning Inspector to consider

whether the Strategy meets legal requirements and that it passes the tests of soundness. The following policies from this document are of relevance to the consideration of this application.

SO1	Sustainability and Climate Change
SO2	Biodiversity
SO3	Protect and enhance Enfield's environmental quality;
SO6	High quality, sustainably constructed, new homes to meet the aspirations of local people
SO8	Affordable Housing, Family Homes and Social Mix
SO11	Safer and stronger communities
SO16	Preserve the local distinctiveness
SO17	Safeguard established communities and the quality of the local environment
SO21	Sustainable Transport

Other Material Considerations

PPS1	Delivering Sustainable Communities
PPS3	Housing
PPG13	Transport

Analysis

Principle

The principles associated with the residential development of this site including form, appearance and relationship to neighbouring properties together with vehicular access onto New River Crescent, have been established by previous planning decisions. In particular, the planning permission granted under ref. TP/06/2450 (Scheme B), which was allowed on appeal, accepted 34 units.

In addition, although a further application for 39 units was refused (ref. TP/08/0115 – 'Scheme C'), and an appeal against this decision dismissed, the Inspector concluded that 1) the increased height and massing of the connecting and end blocks would result in an unduly dominating and intrusive development; 2) this same increase would result in a loss of visual relief creating a more dominating and imposing development detrimental to the amenities of neighbouring residents, primarily in New River Crescent; and 3) the introduction of more actively used rooms in the upper floors of the west elevation and the overall increase of windows at a higher level would create additional overlooking resulting in an unacceptable loss of privacy. There was no mention of any objection to the density and number of residential units proposed.

Scheme D with 36 units (ref. TP/09/0667), involved a more limited increase in the connecting and link blocks than that within the dismissed 'Scheme C'. However, notwithstanding this reduction, it was concluded that the increased height of the connecting and end blocks remained unacceptable. This application is currently the subject of a further appeal, which will be heard on 3rd February 2010.

These previous planning applications and appeal decisions are key material considerations in determining acceptability and in particular, weight must be focused on whether the concerns of the Inspector in assessing 'Scheme C' and the reason for refusing 'Scheme D' have now been addressed and, moreover, whether any of the revisions to the scheme have materially worsened matters that were previously acceptable.

The current scheme has substantially the same external envelope as the approved 'Scheme B'. As a result the previous concerns regarding the increase in height of the connecting and end blocks are no longer relevant. The main considerations of this application will be whether the

increased number of units, revised mix and alterations to the scheme would result in an unacceptable impact on the character and appearance of the area, neighbouring amenities or highway safety in light of the previous decisions.

Character and Appearance of the area

Density

The site lies within 500 metres of Palmers Green district centre within an area characterised by a mixture of terraced and semi-detached houses but few high density developments. Notwithstanding the concerns raised on this point, for the purposes of the London Plan (2008) density matrix, it is considered and was previously accepted that the site lies within an urban area; albeit it is closer to suburban than central. Whilst the site is located within PTAL 1, the boundary of the site is located within only 10 metres of PTAL 2. Moreover, its proximity to Palmers Green district centre and associated public transport indicates in response to PPS3 and the need to apply development standards flexibly to increase housing supply it should be considered within the higher PTAL 2-3 bracket. 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. Taking into account the above, particularly the distance from Palmers Green district centre, as well as the sites location within Green Chain Corridor, Wildlife Corridor and Site of Nature Conservation Importance on the UDP proposals map, and the New River being a Site of Metropolitan Importance for Nature Conservation, it is considered that an acceptable density could be towards the middle of the 200 to 450 hrph range: around 325 hrph.

The application proposes 39 units (4 x 1 bed, 20 x 2 bed, 11 x 3 bed and 4 x 4 bed). This results in 132 habitable rooms giving a residential density of 322 hrph or 95 u/h. The proposed density therefore lies just below the desired mid point of the range identified above. However, it is an increase from the 257 hrph or 83 u/h in the approved 'Scheme B', although here the Inspector acknowledged the density to be at the lower end of the density range for flats in this area as set out in the London Plan.

As can be seen from the comparative table below, this results in the same number of units per hectare as 'Scheme C', but an increase of 5 hrph. 'Scheme C' was not refused due to a conflict with these density standards or on grounds of overdevelopment. Having regard to the limited increase from 317 to 322 habitable rooms per hectare, or 1.6%, and, moreover, that it remains below the 325 hrph density stated above, this density figure is considered acceptable.

	Scheme B TP/06/2450	Scheme C TP/08/0115	Scheme D TP/09/0667	Scheme F TP/09/1523
Density	257 hrph /83 u/h	317 hrph /95 u/h	302 hrph /88 u/h	322 hrph /95 u/h

The question of whether the proposed scheme represents an appropriate form of development and not an overdevelopment of the site, however, must involve more than a numerical assessment. It must take into account the relationship of the development to its surroundings and the streetscene, as well as its impact on residential amenity to establish acceptability.

As previously stated, the blocks A – D reflect the external envelope of approved 'Scheme B'. The proposed garage block also reflects that within 'Schemes C and D'. In addition, the layout has been amended to provide increased landscaping, in place of hard surfacing, around the buildings.

The only increase in scale over 'Scheme B', therefore, involves the garage block, which was previously found to be acceptable and was not highlighted as an issue by the previous Inspector.

Overall, the numerical assessment provides that the proposed density is acceptable, the scale of the buildings does not result in a form of development that would differ from 'Scheme B' or has been accepted within 'Schemes C and D'. Thus, the impact on the appearance and character of the area is considered acceptable.

Amenity Space

Before addressing the amenity space provision within the current scheme, it is necessary to correct an error within the report to committee in respect of 'Scheme C'. The previous report stated the amenity space provision for 'Scheme C' to be 52% of the GIA. It subsequently came to light that this calculation had not been consistent with that of previous proposals. The corrected figure is 49%, as shown in the comparative table below. As 'Scheme C' is currently the subject of an appeal the Planning Inspectorate has been advised of this error. Ultimately, it will be for an Inspector to decide whether this level of amenity space provision is acceptable.

The current scheme proposes approximately 1,525 square metres of amenity space, of which approximately 349 square metres is in the form of balconies and terraces. The GIA of the units is approximately 2,787 square metres and therefore, the amenity space required is 2,042 square metres. The proposal achieves only 55% of the overall GIA. In addition, 23% of the total amenity space is provided as balconies and terraces against a maximum UDP standard of 15%. A table providing a comparison with previous schemes is provided below.

	Scheme B TP/06/2450	Scheme C TP/08/0115	Scheme D TP/09/0667	Scheme F TP/09/1523
Amenity Space proposed	1,651	1,559	1,418	1,525
GIA of the buildings including communal areas (but excluding integral parking/refuse/cycle stores)	2,506	2,980	2,901	2,787
% of GIA of building including communal areas (but excluding integral parking/refuse/cycle stores)	66%	52%	49%	55%
% of required standard including communal areas @ 75% provision (ex. Parking/refuse/cycle)	92%	73%	67%	75%

The current scheme proposes proportionately more amenity space provision than 'Scheme C'. The Inspector for 'Scheme C' discussed the proposed increase in size of the buildings without any equivalent increase in surrounding space that provided their visual setting. However, he concluded that matters relating to height and massing were more relevant in reaching an

assessment on the relative merits of the scheme in visual terms. In addition, he noted that the Council did not allege the amount or type of amenity space would be insufficient for recreational purposes. As the current scheme proposes amenity space provision proportionately above that previously considered acceptable, it is not considered a reason for refusal could now be sustained on these grounds.

The Inspector for 'Scheme B' considered that a level below the UDP standard was acceptable, placing weight on the level of space around the buildings rather than a numerical standard. Weight was also given to the proportion of one bedroom units, the open setting to the east of the site and guidance within both the London Plan and PPS3 regarding more efficient use of land.

This current scheme proposes a similar level of external amenity space as 'Scheme B' and 'Scheme C' and substantially the same building envelope as the approved 'Scheme B'. As a result, whilst the number of units and habitable rooms have increased, the space around the buildings, as well as its scale, remain substantially the same. Whilst the scheme involves a larger proportion of family sized units than 'Scheme B', there are less than was the case with 'Scheme C'.

The level of balconies and terraces proposed exceeds the adopted standard of 15%. However, it is less than the 24% found to be acceptable within the approved 'Scheme B'.

Overall, whilst the current scheme proposes a material reduction in the proportionate amount of amenity space and includes more family sized units in relation to 'Scheme B', this has been previously found to be acceptable and the space around the buildings remains largely unchanged. In addition, the site remains within 150 walking distance of a large recreation ground, which includes a small children's play area. Furthermore, the proportion of amenity space is comparable with that found acceptable in 'Scheme C'. Having regard to the requirements of the London Plan and PPS3 regarding the efficient use of land, the proposed level of amenity space is considered acceptable and remains consistent with the principles previously established.

Design and Appearance

The overall architectural design of the scheme reflects that previously approved and is considered acceptable. As stated above, unlike 'Schemes C and D' the current proposal does not seek to increase the height of the connecting blocks. As such, the only material change in the design is the change to the garage block discussed below.

In relation to the garage conversion, the proposal seeks to retain a further 6.2 metres of the garage block and also includes an amended roof structure that is approximately 0.5 metres higher. The resulting building is 6.8 metres high and 18.2 metres wide, as was the case with 'Schemes C and D'. Whilst this will further increase the height of the existing garage buildings, as well as reading as a larger mass, it is not considered that this will unduly impact on the character and appearance of the surrounding area. Furthermore, as stated above, the Inspector did not include this element of the scheme as a matter of concern between the parties at the appeal. The alteration to this element is, therefore, considered acceptable.

The element of the scheme that was objected to in 'Schemes C and D', namely the increase in height of the connecting blocks, is not present within the current proposals. As a result, the reason for refusing these schemes does not apply here.

Overall, in light of the above, the proposed design and appearance are considered acceptable.

Housing Mix and Affordable Housing Provision

The current housing needs assessment, which focuses on the need for larger family sized accommodation. This provides for a preferred mix of 13% 1 bed, 37% 2 bed, 36% 3 bed and 14% 4 bed units. The mix of the current and previous schemes is included in the table below:

Housing Mix	Scheme B	Scheme C	Scheme D	Scheme F
	TP/06/2450	TP/08/0115	TP/09/0667	TP/09/1523
1 bed	12%	21%	17%	10%
2 bed	71%	44%	36%	51%
3 bed	18%	28%	36%	28%
4 bed	0%	8%	11%	10%

As shown above, the current application proposes a mix of 10% 1 bed, 51% 2 bed, 28% 3 bed and 10% 4 bed units. This results in 38% family sized units, compared with 18% within the approved 'Scheme B', where it must be acknowledged there has been a significant change in policy in respect of the need for family housing. The proposed level of family units reflects that previously found to be acceptable within 'Scheme C'. Whilst this results in a less satisfactory mix than was proposed within 'Scheme D', on balance, it remains acceptable.

The scheme includes 9 affordable units, comprising 1 x 1 bed and 2 x 2 bed intermediate units and 5 x 3 bed and 1 x 4 bed social rented units. This forms 23% of the overall scheme on a unit basis or 25% on a habitable rooms basis, which reflects the approved appeal 'Scheme B'. The mix of these units has, however, with reference to the housing needs of the Borough, has significantly improved with more 3 and 4 bedroom units.

The current application was accompanied by a Three Dragon Toolkit Appraisal which sought to establish the level of affordable housing that can be viably provided on the site having regard to the relevant costs involved. Based on current prices the appraisals provided for the approved 'Scheme B' and the current proposal show a loss £161,000 and additional profit of £39,000 against site acquisition costs, respectively. These include an increased education contribution.

Housing Strategy raised concerns within 'Scheme D' that the existing use value should not include the additional value of the land created by the approval of 'Scheme B'. The applicant contends that this is the proper approach having regard to the guidance notes. Housing Strategy's concern is that when compared with what they consider should be the existing use value (EUV) there is a surplus of approximately some £1,000,000 within the appraisal available for contribution towards affordable housing. However, this surplus would only be present if the land were to be available for development at a price that excluded any 'hope value', or indeed now development value created by the extant permission of 'Scheme B'. In this instance, the developer has provided details of the site acquisition costs and these show that a limited additional profit that would be unlikely to justify additional affordable housing provision.

Housing Strategy has suggested that the developer be required to reduce the rate at which they are selling the units to the Registered Social Landlord (RSL) to reduce the reliance on Housing Corporation grant funding. However, the previously accepted Unilateral Undertakings sought only to secure the provision of affordable housing and not the price at which units could be sold to an RSL.

The current application seeks to provide an additional 5 units and a revised mix. This was also the case with 'Scheme C', which was not objected to on the grounds of insufficient affordable housing. One further affordable unit is being provided and there is an increase in family sized affordable units. Overall, the scheme provides a comparable respective amount of affordable housing to that agreed in 'Scheme B, C and D' and as there has been no material change in policy it would be difficult to justify additional provision without clear evidence that there was a

true surplus available within the relevant development appraisal. In this instance, it is considered, on balance, that an acceptable level of affordable housing is proposed.

Having regard to all of the above matters, the proposed mix and affordable housing provision is, therefore, considered acceptable.

Impact on Neighbouring Properties

Outlook and Privacy

The proposal involves materially the same siting and building external envelope as the approved 'Scheme B'. As a result it is not considered the proposal would have an unacceptable impact on the outlook of residents of either, New River Crescent or Lynbridge Gardens.

In relation to privacy, the 'Scheme C' Inspector considered the addition of velux style rooflights and more actively used rooms to the second floor facing west towards the properties fronting New River Crescent resulted in an unacceptable loss of privacy. The current scheme does not propose velux style rooflights to western elevation and returns the second floor plan to provide only bedrooms with west facing windows. As such, it is considered these elements of the proposal reflect 'Scheme B', and would not result in material increase in overlooking.

The scheme includes minor changes to the fenestration at first floor level of the link blocks on both the east and west elevations, as well as some alterations to the configuration of the windows at third floor level to the north and south ends of each block. However, these largely serve bedrooms and, moreover, it is not considered these changes would result in a material increase in overlooking from the development. Four velux style rooflights to each block are now proposed to the east elevation. However, the views from these rooflights would be comparable with, if not more limited than, those available from the inset balconies that reflect those previously approved with 'Scheme B' and their limited number, as well as the separation distances and angles involved, would serve to prevent an unacceptable loss of privacy or the perception of being overlooked.

The proposed balconies and roof terraces reflect the positions approved within 'Scheme B'. They will largely overlook the recreation ground, which is a matter supported by the principles of Secure By Design. The potential for overlooking from these balconies to the rear of Lynbridge Gardens was a matter that the Inspector noted with slight concern but ultimately found to be acceptable. A separation distance of at least approximately 23.5 metres to the end of the garden to no. 40 Lynbridge Gardens and 39 metres to the rear of the property itself are retained. However, notwithstanding the above, the developer has agreed to provide a 1.8 metre high screen to the southernmost block that will ensure any views from this terrace will be to the south. Having regard to the Inspectors decision in relation to 'Scheme B', it is considered any views in the direction of the rear of Lynbridge Gardens from the remaining terraces, would be sufficiently distant and/or oblique to prevent an unacceptable level of overlooking.

The accuracy of the submitted ground levels has also been raised as a concern. However, these reflect those submitted and agreed at both appeals and appear to reflect those present when visiting the site.

Overall, having regard to all of the above matters and findings Inspectors findings, it is considered that the current proposal would not result in an unacceptable loss of outlook or privacy to the surrounding residents.

General noise and disturbance

The impact on no. 36 New River Crescent in respect of noise and disturbance from the proposed access was considered acceptable in the approved scheme. It is not considered that the extra 5 units with a revised overall mix would result in additional traffic movements that would materially increase this level of noise and disturbance.

Whilst the proposal includes 4 parking spaces along the boundary with no. 36 New River Crescent, it is not considered this would result in an unacceptable impact on the amenities of this property. Moreover, an acoustic fence to reduce the passage of sound to the rear garden area can be secured by condition.

The proposal would involve materially the same terraces that are present within the approved 'Scheme B', which are, therefore, considered acceptable.

Whilst the 5 additional units and revised mix would result in a greater intensity of use, it is considered that the increased activity on the site, given the residential nature of the proposal, would not unduly detract from the residential amenities of neighbouring occupiers. Furthermore 'Scheme C' involved the same number of units and only 5 less habitable rooms, where these matters were found to be acceptable.

Standard of Accommodation

The current application seeks to maximise the number of units within the same external building envelope of Blocks A – D of the approved 'Scheme B' along with changes to the garage block that have been present in 'Schemes C and D'. It is necessary to ensure, therefore, as it was with previous schemes, that the proposed units are of a suitable size to provide an adequate level of residential amenity for future residents. In this respect Policy 3A.6 of the London Plan (2008) relates to the quality of new housing provision and Policy (II)H16 through the SPG on Conversions of Single Dwellings into Flats provides minimum sizes for flats. Whilst it must be acknowledged that this Unitary Development Plan policy and SPG are primarily aimed at flat conversions, they provide relevant minimum size standards for flats.

It must also be acknowledged that the Draft replacement London Plan published in October 2009 proposes Policy 3.5 entitled 'Quality and design of housing developments'. It states that new dwellings should "meet the dwelling space standards set out in Table 3.3, have adequately sized rooms and convenient and efficient room layouts". The standards set out in Table 3.3 substantially exceed those within the Council's adopted SPG. Whilst this Policy is only at consultation stage and therefore can be afforded very little weight, it does provide an indication of the direction of travel in respect of space standards and, moreover, confirms that the standards within the SPG are relevant minimum standards upon which current developments can be assessed.

The standards within the SPG are that units should have the following net internal area for each of the following unit sizes: 1 bed; 45 square metres, 2 bed; 57 square metres and 3 bed; 80 square metres. All previous schemes to date have met and generally exceeded these standards by some way. Whilst there is no standard for 4 bedroom units, the previous schemes have proposed units of approximately 86 to 88 square metres, which were found, on balance, to be acceptable.

The current scheme proposes a range of unit sizes. There are a number of units, however, that fall significantly below the above standards. These are the 2 bedroom units 8 and 9 and the three bedroom units 6 and 7 in each of the Blocks A to D, which have deficiencies of 5.2 and 9.6 square metres, or 9% and 12% of the adopted standard, respectively.

In addition, units 8 and 9 in each block will be further constrained by the headroom available into the slopes of the roof.

It should be noted that in recent appeal decisions Inspectors have afforded significant weight to the quality of accommodation for future occupants and have dismissed appeals based upon inadequate unit sizes.

Consideration was also given to whether this matter could be addressed by reducing the deficient 3 bed units to 2 bed units and 2 bed units to 1 bed units. However, this would have resulted in a reduction in the number of family sized units to only 18%, which, having regard to the current Housing Needs Assessment, increased importance given to the provision of family accommodation and policy within this area, would not be acceptable. Moreover, that is not the scheme that has been submitted for determination.

Overall, it is considered the substandard size of units proposed, including the two bedroom units 8 and 9 and the three bedroom units 6 and 7 in each of the Blocks A to D (units A6 to A9, B6 to B9, C6 to C9 and D6 to D9), would result in an unacceptable standard of residential accommodation for future occupants contrary to policy (I)GD1, (I)GD2, (II)GD3 and (II)H16 of the Unitary Development Plan and Policy 3A.6 of the London Plan (2008).

Parking and Access

The current proposal includes a total of 46 car parking spaces, 4 of which are 'unallocated' along the access way and 4 of which are disabled spaces, along with 44 cycle spaces. The previously approved scheme included 42 spaces for 34 units, resulting in a ratio of 1.2 spaces per dwelling. In the current scheme, the ratio remains 1.2 spaces per unit. A ratio of 1.15 spaces per unit was also found to be acceptable within 'Scheme C', which involved 45 car parking spaces for 39 flats. The ratio proposed reflects that within the approved 'Scheme B' and exceeds that found acceptable within 'Scheme C'. As a result the proposed parking level is considered acceptable.

Traffic and Transportation have raised concerns regarding the excessive reversing distance for fire appliances and refuse freighters although this has not changed from the previous schemes, where it was concluded this was acceptable. London Fire and Emergency Planning Authority have now raised objections to the proposal. However, this is a matter that will need to be addressed through building regulations, which may need to include the provision of hydrants or sprinkler systems for the affected units. A directive is proposed advising the applicant of this issue.

This scheme involves a slightly revised access, which provides access to the site alongside the existing garage access. This will then be demarked with metal studs on a new road surface. The access road proposed also involves shared surfacing, rather than a separate pedestrian pavement. Traffic and Transportation have not raised objections to this revision and, having regard to the scale of development, such a shared surface is considered acceptable.

As this application is submitted alongside a details application (TP/06/2450/DP1) for 'Scheme B' it includes more detail than previous schemes in the aim to avoid the requirement for the submission of details by condition. Whilst some concerns have been raised by Traffic and Transportation regarding enclosure, landscaping and lighting are raised, these could be resolved by condition.

The proposal includes an additional 5 units over approved 'Scheme B' with a revised mix of units as discussed above. However, it is considered that this limited increase in traffic movements could be accommodated on New River Crescent and adjoining highways and would not result in an unacceptable risk to highway safety.

Overall, it is considered that, subject to standard conditions, the proposed access and parking arrangements are acceptable.

Sustainable Design and Construction

The proposal incorporates green roofs on the flat tops of the 3-storey blocks and permeable and green paving for areas of hard surfacing. The proposal scored 75% in the sustainability assessment. It is considered that the proposal is in accordance with the objectives of policy 4A.3 'Sustainable Design and Construction' of the London Plan.

Legal Agreements

A unilateral undertaking, that reflects the previously agreed wording, has been received. This includes the requisite contribution for education and secures the affordable housing discussed above.

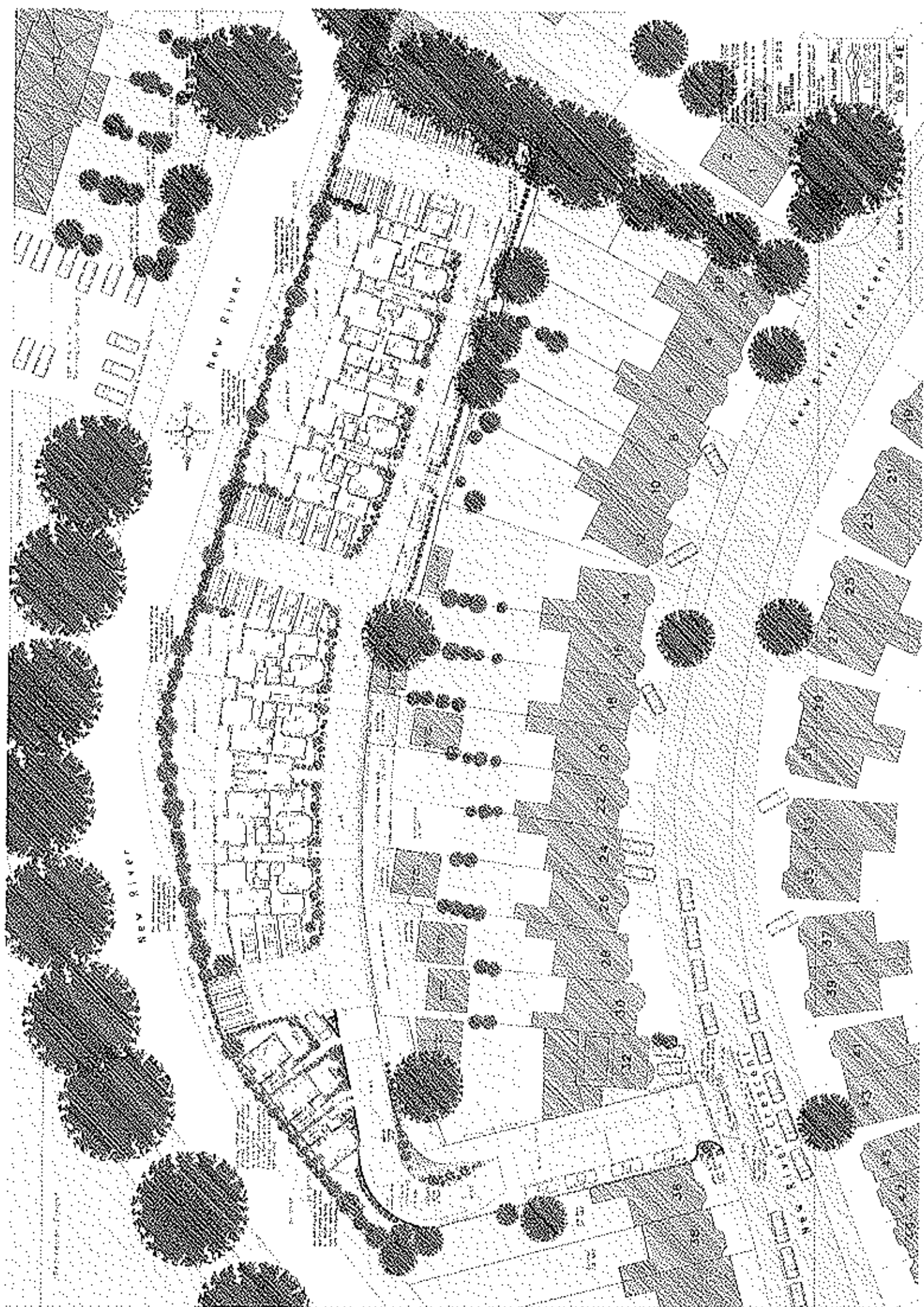
Other matters

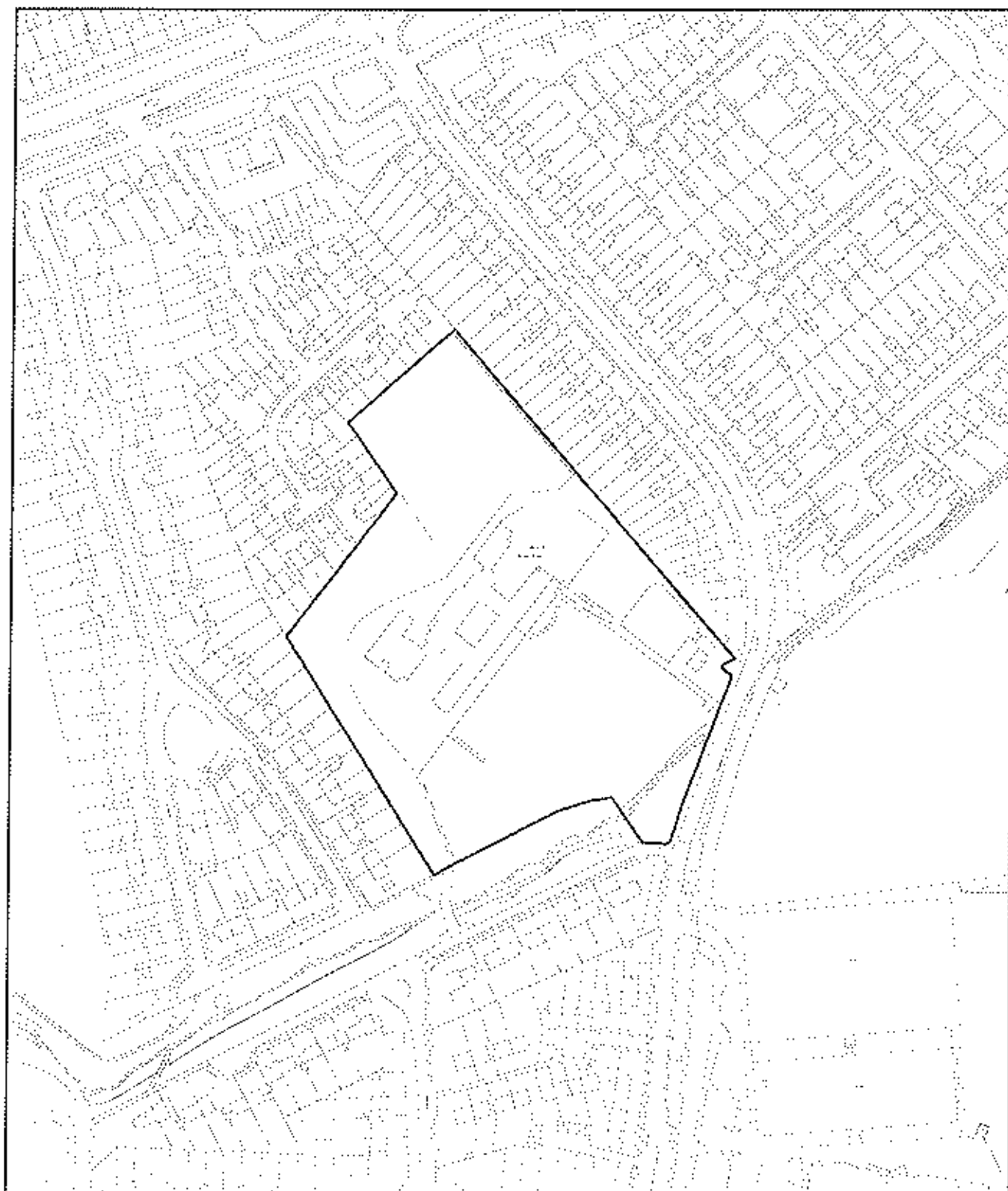
It has previously been demonstrated through an Archaeological Desk-Based Assessment, confirmed by English Heritage, that it is unlikely that archaeological remains will be disturbed during construction of the development. As such, a condition relating to archaeology will not be necessary.

Concerns have been raised regarding the impact of the proposals on the environment, disruption during construction process, the impact on house prices, the lack of need for new housing and that the developer is seeking to 'wear residents down' with repeat applications. Taking each in turn, it is not considered that this proposal will result in materially greater impacts on the environment than the approved scheme and reasonable disruption during the construction process as well as any impact on house prices are not material planning considerations. It is not considered that the provision of 5 additional units along with a revised mix would give rise to detailed considerations of the level of housing required within the Borough, which tends to be material only with larger schemes. Whilst this current application is the fifth in a sequence extending over the last 3 years, each application has been for a revised scheme responding to issues in the light of an accepted principle of development and each must be assessed on its own merits.

Conclusion

In the light of the above assessment, it is considered that planning permission should be refused due to the inadequate size of many of the proposed units. It is considered, having particular regard to the previous planning history of the site, including Inspectors decisions, that all other matters have been adequately addressed.





Development Control

Scale : 1:2500
Time of plot: 11:58

Date of plot: 05/01/2010

Application Number: TP/09/1631 **Ward:** Highlands

Date of Registration: 9th November 2009

Contact: Jane Tebbutt 3849

Location: MERRYHILLS PRIMARY SCHOOL, BINCOTE ROAD, ENFIELD, EN2 7RE

Proposal: Installation of an all weather multi-use games area to south side of school field.

Applicant Name & Address:

Mrs Linda Brockhurst
MERRYHILLS PRIMARY SCHOOL
BINCOTE ROAD
ENFIELD
EN2 7RE

Agent Name & Address:

Note to Members

This application is reported to Committee, as it is a Council maintained school.

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

1. C51A Time Limited Permission

Site and Surroundings

Merryhills School covers an area of 3.6 hectares sited adjacent to both Bincote Road and Worlds End Lane and comprises a mix of two-storey and single storey buildings situated towards the centre of the site. Adjacent to the north, east and west boundaries are residential properties along Foxmead Close, Bincote Road and Cotswold Way. Nos. 54 -64 (even) Cotswold Way is situated in relatively close proximity to the proposed development. The surrounding area is residential in character.

Proposal

Permission is sought for the provision of an all-weather multi-use games area (MUGA) positioned to the south west corner of the site adjacent to the pedestrian access path from Glenbrook South. The site coverage would be 10.3 metres in width, 22.5 metres in length and would be enclosed by a galvanised polyester painted dark green fence 1 metre in height rising to a maximum of 3.9 metres behind the goal areas at either end. The floor area to be constructed of black tarmac.

Relevant Planning Decisions

None

Consultation

Public

Consultation letters were sent to 16 neighbouring properties. Any responses will be reported at the meeting.

External

None

Internal

None

Relevant Policies

London Plan (2008)

Policy 3A.24 Education facilities

Unitary Development Plan

(I) CS1	Provision of community services
(II) CS2	Siting and design of buildings
(II) CS3	Community facilities
(I) GD1	Regard to surroundings
(II) GD1	Appropriate location
(II) GD3	Aesthetics and functional design

Local Development Framework

The Enfield Plan – Proposed Submission Stage Core Strategy document was published for public consultation on 14th December 2009. Following this stage of consultation, the Council will submit the Core Strategy to the Secretary of State who will appoint a Planning Inspector to consider whether the Strategy meets legal requirements and that it passes the tests of soundness. The following policies from this document are of relevance to the consideration of this application.

SO5 Housing and people

Other Material Considerations

None

Analysis

Principle

The proposed development provides improved facilities for the school. No additional students or staff are proposed. The principle therefore, subject to the detailed considerations below, is considered acceptable.

Impact on character of surrounding area

The proposed MUGA would be situated in the school playing field to the south west of the main school buildings. The pitch will be enclosed by a 1m high fence on its west and east boundary and 3.9 metres on its north and south boundary behind the goal areas. The structure is open in nature and would not be detrimental to the character and appearance of the surrounding area when viewed from Glenbrook South.

Impact on Neighbouring Properties

The proposed development is on the south west side of the school. The rear elevations of the nearest residential dwellings on Cotswold Way are approximately 15 metres away. The MUGA would be sited on the school playing field which is already used by the children as a play area apart from in the winter months when the grass becomes too wet. The MUGA is sited approximately the same distance from the rear of the neighbouring residential properties as the existing hard surface play area. The hours of use would be restricted to 09.00 am to 17.30 pm during term time. It is acknowledged that there is already a level of noise due to the use of the play ground and playing fields. Whilst the MUGA is likely to give rise to a slightly more intensified use in this section of the school grounds it is not considered that this would not be out of character with the use of the area and would not adversely affect the residential amenities of nearby properties.

Highway safety

No issues.

Conclusion

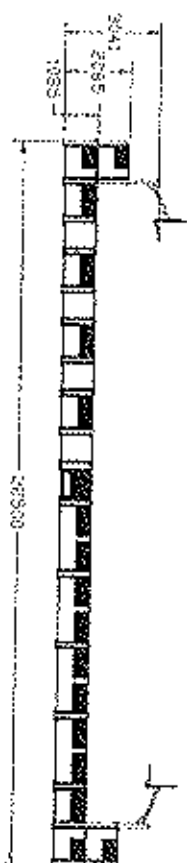
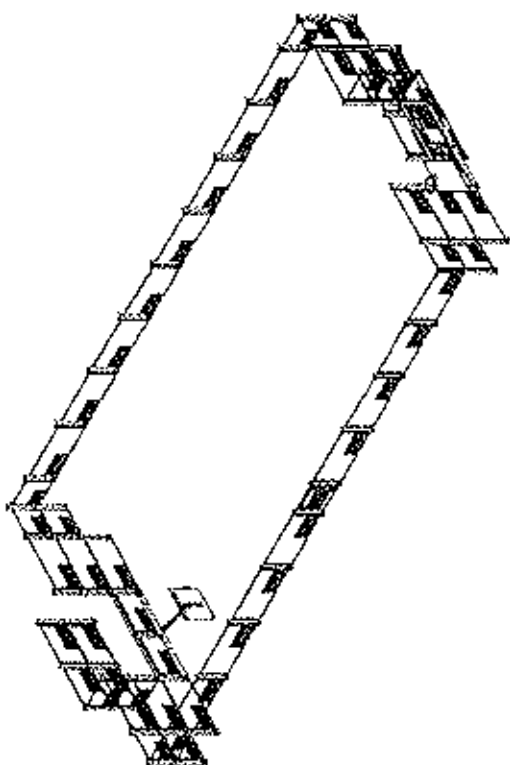
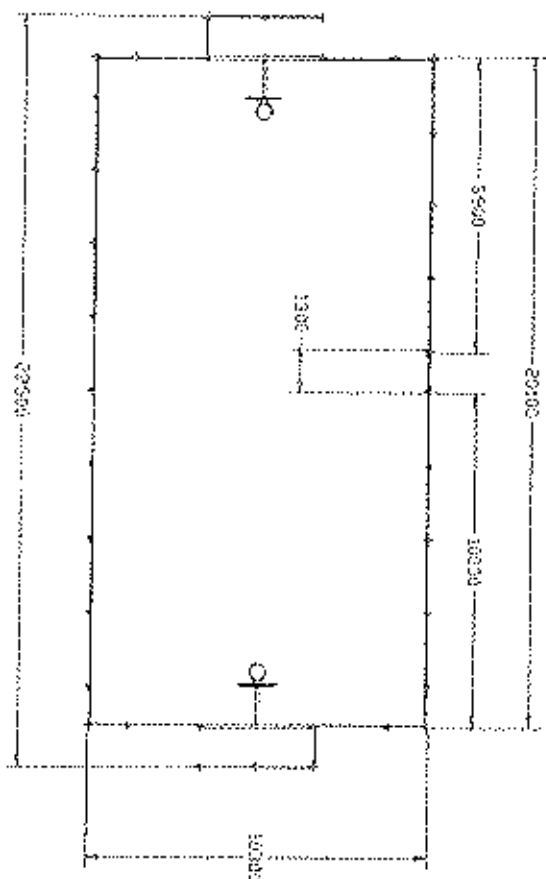
In the light of the above assessment it is considered that the proposed MUGA will provide additional and enhanced play facilities for the school. It is not considered that the proposal will cause undue loss of residential amenities to the occupiers of surrounding residential properties or detract from the appearance of the area. It is therefore recommended that planning permission be granted for the following reason.

The siting of the proposed Multi-Use Games Area, together with its enclosure represents appropriate development on this school site and has appropriate regard to its surroundings. In this respect the proposal complies with Policies (I) GD1 and (II) GD1 of the Unitary Development Plan.

MERTHILLS PRIMARY SCHOOL

Plan 1

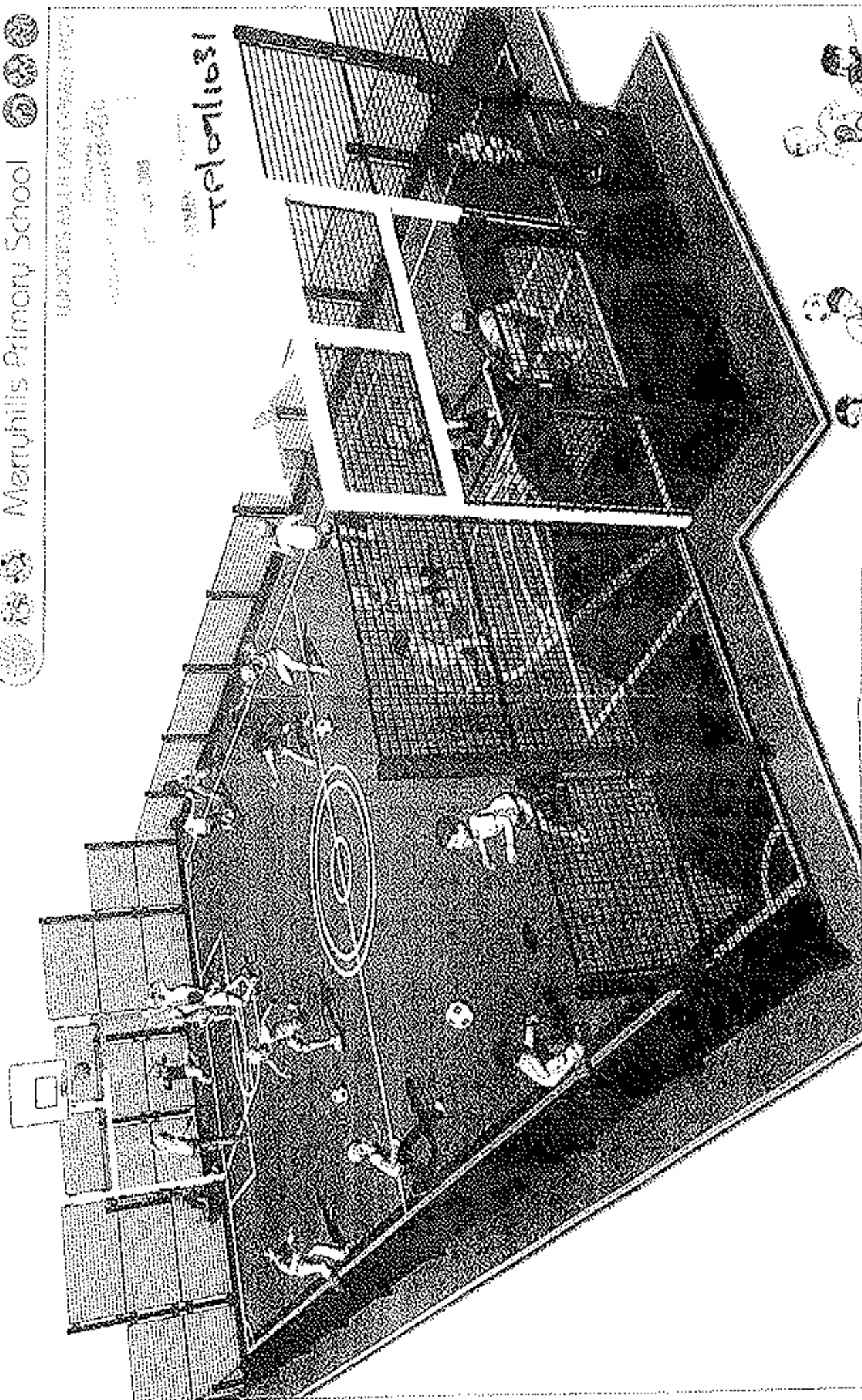
2010/11/23



DEVELOPMENT SERVICES

09 JULY 2009

30 RUMBLE OF CROSSLAND



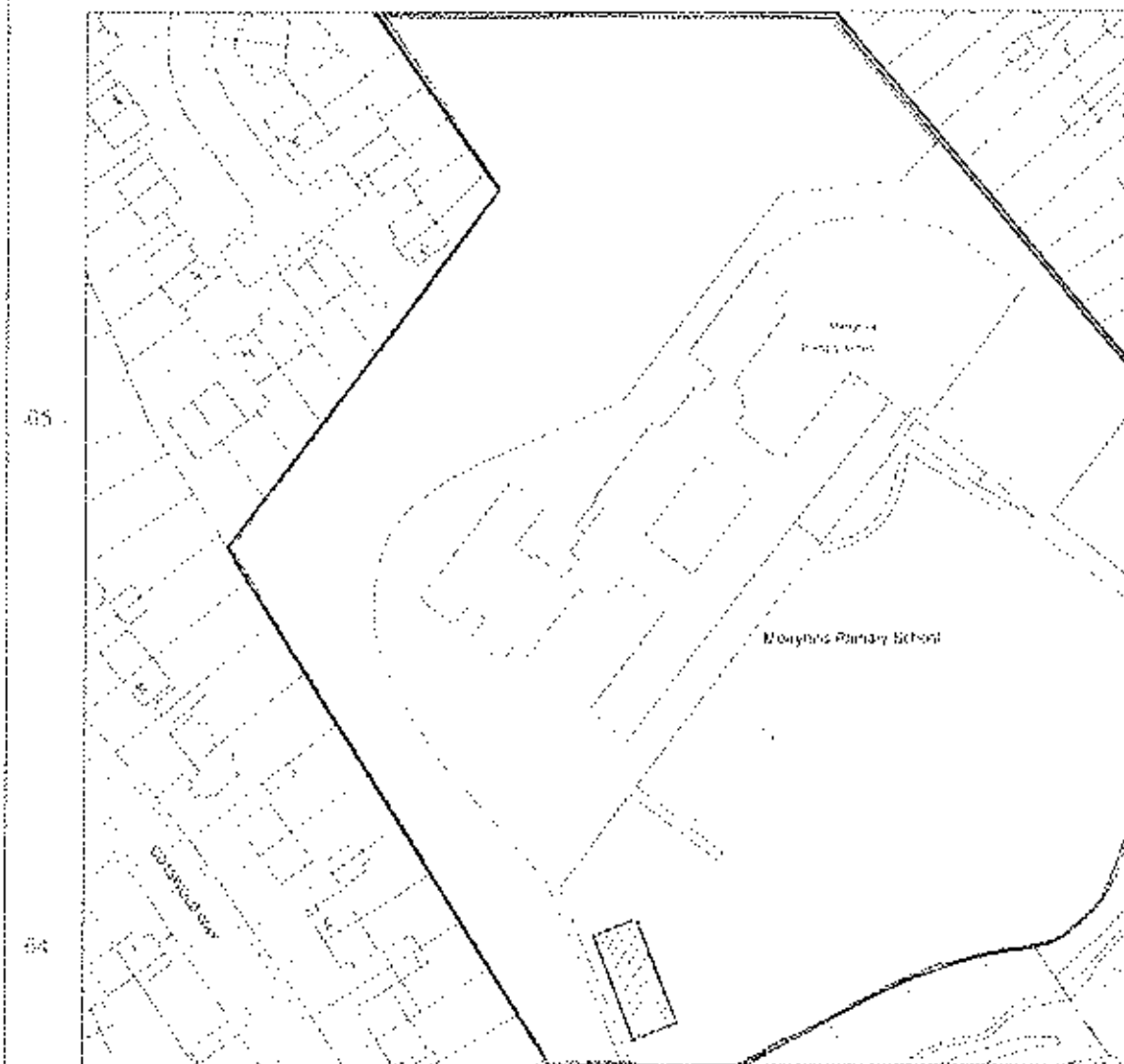
SCHOOL PLAY AREA

WILSTEED



MERRYHILLS PRIMARY SCHOOL

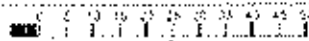
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LONDON BOROUGH OF ENFIELD

09 NOV 2009

DEVELOPMENT SERVICES



MERRYHILLS PRIMARY
SCHOOL, BINCOTE
ROAD, HIGHLANDS, ENFIELD
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TP109/1631

EN2 aster map
26 November 2002
with contour map

1:1250 scale print at A4

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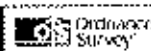
Proposed
Merryhills
play area

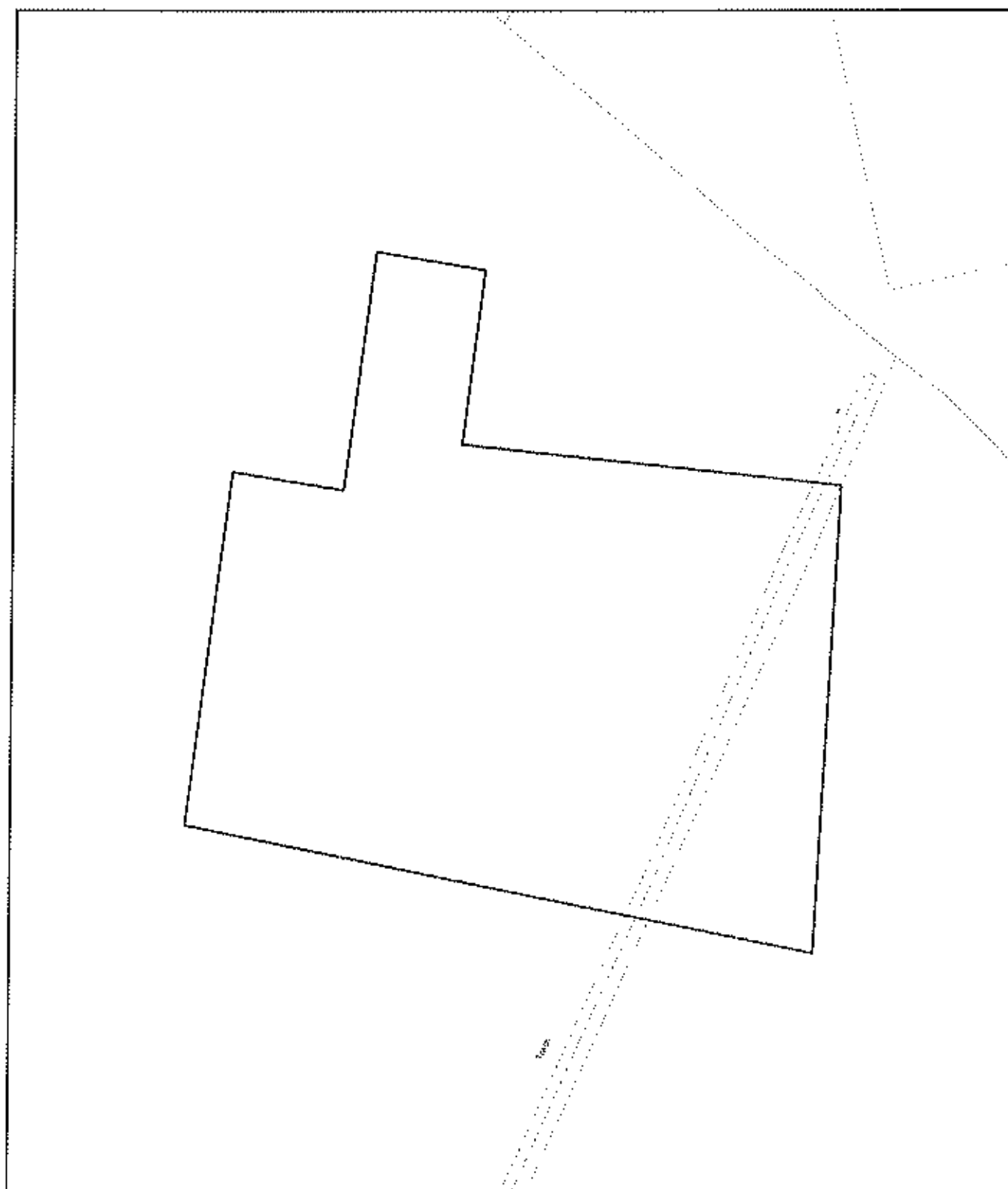


ENFIELD
Council



LONDON BOROUGH OF ENFIELD
COUNCIL
COUNCIL CHAMBERS, 100 HIGH STREET, ENFIELD, MIDDLESEX EN2 6PL
TEL: 020 899 6000
WWW.ENFIELD.COUNCIL.NHS





Development Control

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15m
Scale bar showing distances in meters and feet.

Scale : 1:1250
Time of plot: 12:22

Date of plot: 05/01/2010

Application Number: TP/09/1658 **Ward:** Chase
Date of Registration: 27th November 2009

Contact: David Snell 3838

Location: Land south side of Whitewebbs Lane, Incorporating Rolenmill Sports Ground, And Land Rear Of Myddelton House, Bulls Cross, Enfield, Middx, EN2 9HA

Proposal: Construction of a football training centre comprising a building incorporating training and associated facilities. (Amended design of approved scheme under Ref:TP/07/1623)

Applicant Name & Address:

Tottenham Hotspur FC & AC Ltd
c/o Agent

Agent Name & Address:

Mr Peter Dixon, Savills
Ground Floor, City Point
29, King Street
Leeds
LS1 2HL

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

1. The development hereby approved shall be carried out in accordance with the conditions and approved details of planning permission reference TP/07/1623 dated 11th February 2008.

Reason: To ensure that the revised design is implemented in accordance with the applicable approved details.

Site and surroundings

The Football Training Centre would be accommodated on 27.20 ha of land comprising existing sports fields and agricultural land.

The site is bounded to the north by a cricket ground and Whitewebbs Lane, to the east by properties fronting Bulls Cross and Myddelton House (a grade II listed building) and an office building, to the south by woodland (Archers Wood) and Forty Hall (a grade I listed building and its associated parkland) and to the west by woodland, agricultural land and Keepers Cottage.

This site lies within the Metropolitan Green Belt, a designated Area of Special Character and partly within the Forty Hill Conservation Area.

Background

Following consideration of planning application TP/07/1623 by Planning Committee on 12th November 2007 and completion of a S.106 Agreement planning permission was granted for a Football Training Centre on 11th April 2008.

The scheme involves the erection of a building to provide football academy facilities with indoor football pitch, together with a total of 11 ½ external pitches (1 x floodlit grass, 1 ½ x floodlit

artificial, 9 x grass), grass training areas, installation of mesh fencing and associated pathways, together with erection of groundsman's store and entry lodge with barrier.

The majority of details pursuant to conditions of the planning permission have been submitted and approved since that date. Construction has commenced.

Proposal

This application proposes amendments to the siting and layout of the main football academy building that forms part of the original approved scheme as follows:

- The inclusion of a sub-basement plant room
- The re-arrangement of some of the internal facilities
- A reduction in floor area by 260 sq.metres
- The width of the first team wing of the building reduced by approximately 1.5 metres and moved 3 metres northwards
- The entire facility moved 1.5 metres to the west
- The provision of a central staircase
- The introduction of balcony space

Consultation

Public

Consultation on the application has been undertaken in the form of approximately, 485 letters to the public, notices in the press and notices posted in the vicinity of the site on Whitewebbs Lane and Bulls Cross.

One response has been received raising the following issues:

- Strong opposition to the original application

External

The following consultees raise no objection or no comment:.

Natural England
English Heritage
Lee Valley Park Authority
London Fire and Emergency Planning Authority

National Grid reiterate their previous advice in respect of the high pressure gas main that crosses the site.

Internal

None.

Relevant policy

London Plan

4B.1 Design
4B.8 Respect local context

Unitary Development Plan

- (I)GD1 Appropriate regard to surroundings
- (II)GD3 Design

Analysis

The process of considering and determining planning application TP/07/1623 included a thorough examination of the key planning issues arising including:

- The principle of the development having regard to its Green Belt location
- The impact of the development on the open character and the appearance of the Green Belt
- Whether the development is justified by *very special circumstances* under which the harm caused by reason of inappropriateness and any other harm is clearly outweighed by other considerations
- Conservation issues
- Traffic and highway safety issues
- Impact on adjoining occupiers
- The layout of the development and design of the buildings
- Building design and sustainability issues
- Ecological impact and biodiversity
- Lighting impact
- Noise impact
- Energy

The principle of the development having regard to local, regional and national planning policy in respect of the above issues was accepted by the approval of the application. Members need not consider these matters further.

Since the consideration of application TP/07/1623 an extension to Forty Hill and Bulls Cross Conservation Area has been approved. Previously a small part of the site on its Bulls Cross side was within the conservation area but the alteration provides that a substantial part of the land is now within the conservation area, including the area occupied by the main training centre building. Whilst this change is a material the consideration the impact of the main building in conservation, heritage and historic building terms was robust due to its proximity to the then conservation area boundary, the Forty Hill Estate and listed buildings and planning permission has been granted. Therefore the designation of a greater part of the site as a conservation area does not impact on its acceptability in these terms.

The design concept and visual appearance of the building remains substantially as approved. The amendments proposed do not significantly impact on the siting or design of the building as approved other than to slightly reduce its overall footprint and propose minor changes to its massing and layout.

Conclusion

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

1. The principle of the development has been assessed having regard to the Unitary Development Plan, The London Plan and National Planning Policy Statements and Policy and planning permission was granted for the reasons set out in the decision notice of planning permission TP/07/1623 dated 11th April 2008.

2. The proposed amendments to the main building do not significantly alter the siting or design of the building as approved other than to slightly reduce its overall footprint and propose relatively minor changes to its massing and layout. The amendments do not materially alter the impact of the building and are acceptable having regard to the Unitary Development Plan, The London Plan and National Planning Policy Statements.

08/1852

UNIT
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