

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 27th July 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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3841

Ward:
Cockfosters

Application Number : TP/10/0715

Category: Dwellings

LOCATION: 65 & 67, Kingwell Road, Barnet, EN4 0HZ

PROPOSAL: Redevelopment of site to provided 3 x 2-storey houses with new access road and alteration to existing vehicular access to Kingwell Road (OUTLINE - access and layout)

Applicant Name & Address:

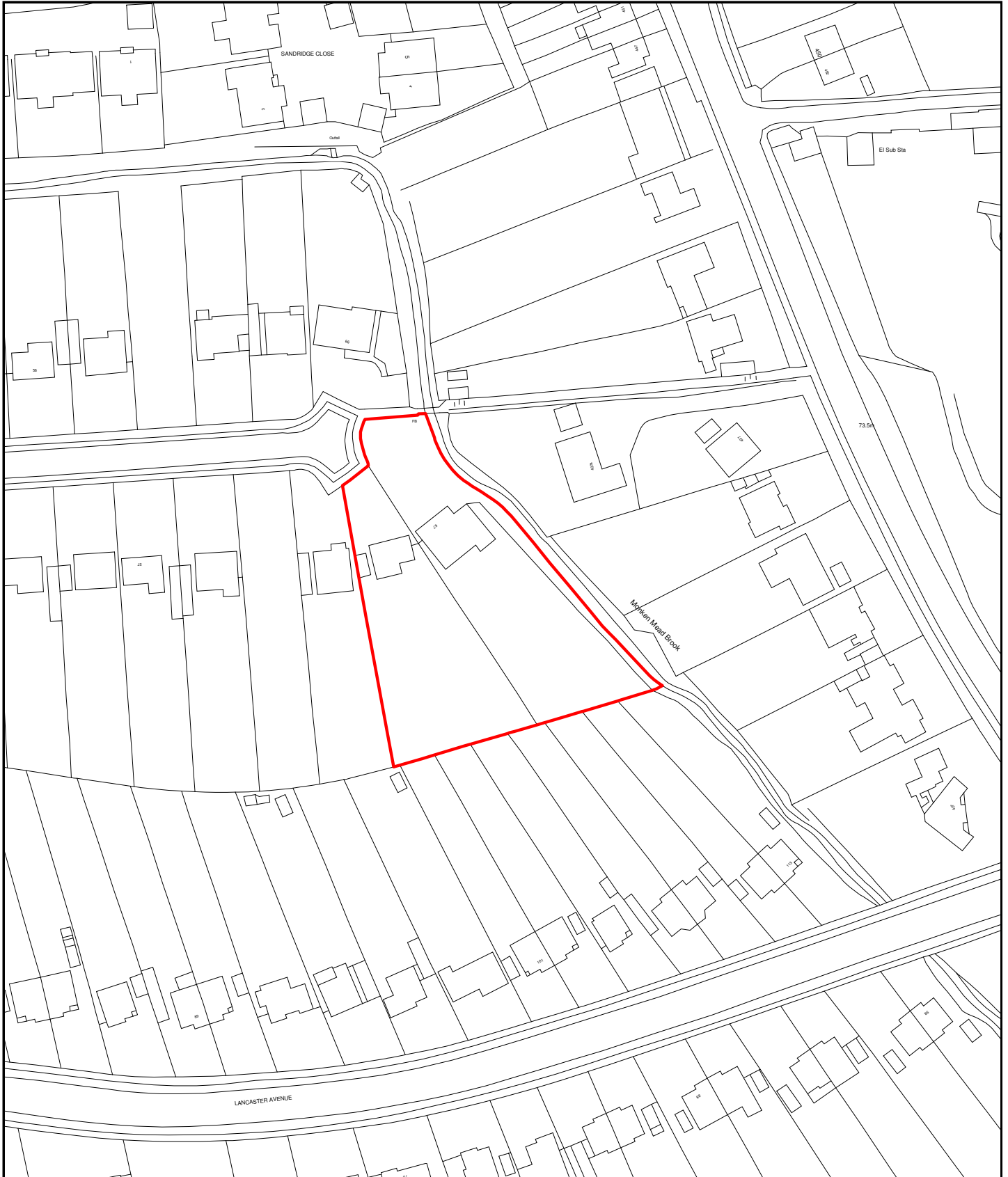
Red Seven Property
Wrotham Business Park,
1, Wrotham Park,
HERTFORDSHIRE,
Barnet,
EN5 4SL

Agent Name & Address:

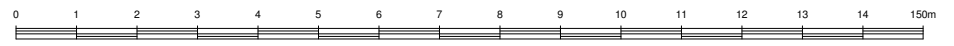
Costas Anatolitis,
Anatolitis Associates
28, Meadowcroft
Manor Road
Potters Bar
Herts
EN6 1DQ

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 11:40

Date of plot: 09/07/2010

1 Site and Surroundings

- 1.1 The application site comprises two existing two storey detached houses, 65 and 67 Kingwell Road together with their gardens and has a total area of approximately 0.3 hectares. It is located at the end of Kingwell Road, a cul-de-sac characterised primarily by detached houses. The site adjoins Monken Mead Brook along its eastern boundary. There are a number of trees on the site, primarily to the plot boundaries, none of which are the subject of a Tree Preservation Order.

2 Proposal

- 2.1 This is an outline application proposing the demolition of the existing houses on the site and the redevelopment of the site with the erection of 3 new detached houses. The application deals with details of access and layout only, with all other matters reserved for later consideration. However, indicative elevation drawings have been provided confirming that the houses would be two storeys in height.
- 2.2 One house would be sited to the site frontage with a further two houses towards the rear of the site. A new access driveway is proposed to serve the new houses to the rear of the site, running in proximity to the boundary with No.63 Kingwell Drive. Each house would have the benefit of a garage with further parking available to the frontage of each plot.
- 2.3 The houses, with the exception of Plot 1 to the site frontage, are positioned to respect an 8m buffer zone to Monken Mead Brook. Plot 1 encroaches on this buffer zone, but is a replacement for an existing dwelling in a similar position.

3 Relevant Planning Decisions

- 3.1 TP/08/0131 Planning permission refused for the redevelopment of the site, involving the demolition of the existing properties and the erection of 4 detached houses on grounds of :
- i) Cramped form of development that would be out of keeping with the character of the area, would detract from the existing open aspect to the rear of the site and thus detract from the character and amenities of the area;
 - ii) The siting, size and scale of the proposed dwellings together with the siting of the proposed access road, would result in a dominant and obtrusive form of development when viewed from No.63 Kingwell Road and will give rise to noise, disturbance and general activity detrimental to the amenities of the occupiers of this property; and
 - iii) failure to provide adequate turning and manoeuvring facilities for refuse collector vehicles and fire appliance vehicles to the detriment of the highway infrastructure and adequate servicing of the development; and
 - iv) the failure to provide an adequate buffer zone between the Monken Mead Brook and any proposed hard standings, buildings or structures
- 3.2 TP/08/0132 Planning permission refused for the redevelopment of the site involving the demolition of the existing properties and the erection of 8 houses on the same grounds as above.

- 3.3 An appeal was lodged against the Council's decision on both applications. Whilst the Inspector dismissed both appeals he made the following observations:

"I acknowledge that in closer views of the appeal site – at the eastern end of the cul-de-sac – there would be views of the additional housing, and so there would be more of an impression of development at depth. However, since I have found earlier that there is already an impression of continuous built development along the road, I consider this change in both appeals would not be harmful to the character of the wider area. The spacing between the proposed properties within the site in both appeals would be commensurate to the size of the houses proposed, so not leading to an unacceptably cramped layout or appearance within the proposed development."

"I saw at my site visit that there has been past infilling of housing to the rear of existing properties in the vicinity of the appeal site. This has been achieved without harm to the general spacious character of the area, Government guidance in PPS3: Housing (2006) seeks the effective and efficient use of land for housing. The appeal site lies within the defined settlement and, from my observations at the site visit and for the reasons given, I am satisfied that the land could be used more effectively for housing without harm to the character and appearance of Kingwell Road."

- 3.4 The Inspector similarly found that the development was acceptable in terms of access and highway safety. However, he agreed with the Council that the development would unacceptably harm "the current open outlook and good degree of privacy for existing adjoining neighbours". He also considered that the siting of the access road along the boundary with No.63 Kingwell Road, given its proximity to the boundary and its depth of projection into the site would cause unreasonable disturbance to the occupiers of No.63. The Inspector also noted that the development conflicted with the Environment Agency's requirements for an 8m buffer to Monken Hadley Brook and objected to the development on these grounds.

4 Consultations

4.1 Statutory and non statutory consultees

4.1.1 Environment Agency

Given the amendments to the siting of dwellings so that, with the exception of Plot 1, the 8m buffer zone to Monken Mead Brook is respected, the Environment Agency raises no objection to the development subject to conditions requiring that the development be carried out in accordance with the Flood Risk Assessment and that prior to the commencement of development details of a scheme for the provision and management of the 8m buffer zone to the Monken Mead Brook shall be submitted to and approved.

4.1.2 Duchy of Lancaster

The Surveyor of Lands for the Duchy of Lancaster does not have any specific observations to make concerning the proposed development

4.1.3 Biodiversity

The Biodiversity Officer agrees with the ecological report findings that protected species are unlikely to be adversely affected by the proposed development. As such there is no objection to the development on ecological grounds. It is recommended that new landscaping provided on the site, in association with the development should include native species and wildlife friendly planting.

4.1.4 Traffic and Transportation

Traffic and Transportation advises that the proposed scheme in introducing a new extended crossover to the kerb of the existing turning head at the end of Kingwell Road, would improve the situation for the refuse vehicle and fire appliance to turn and manoeuvre. The access road would be 4.1m in width. This is in accordance with the Manual for Streets guidance and would enable two cars to safely pass. The proposed layout will not however work if the bins are located along the flank wall of each property as suggested in the submitted 'Design and Access Statement' as this would either result in a necessity of refuse vehicles accessing the site and reversing more than 20m or would create a situation where bins would be wheeled out of the premises and displaced onto the public highway which is against the recommendation included in the Manual for Streets (paragraph 6.8.13). However, appropriate provision can be secured by a way of condition, where a bin enclosure will be required to be situated outside the proposed access gates.

Concern has been raised to the development on grounds of inadequacy of the access and turning area for the fire appliance within the proposed development. According to the Manual for Streets, fire tenders should not have to reverse more than 20m from the end of an access road which in this case cannot be achieved. The applicant has therefore been asked to discuss their proposals direct with the fire brigade to ensure measures are in place to meet the requirements of the Brigade and Building Regulations.

4.2 Public

Consultation letters have been sent to the occupiers of 21 adjoining and nearby occupiers. In addition a notice has been displayed on site. In response seven letters of objection have been received. The objections raised can be summarised as:

- garden grabbing
- makes no contribution to affordable housing
- loss of privacy
- concerns that landscape buffer alongside access road would not be maintained by future occupiers
- size and scale of proposed dwellings
- gated development out of character with the road
- not sustainable in terms of traffic, parking and access
- poor access for emergency, refuse and delivery vehicles, Such vehicles will have to park in the turning head obstructing it and or residents driveways representing a nuisance to residents
- noise and disturbance during construction
- noise and disturbance from new occupiers

- existing road base is weak and couldn't withstand heavy traffic required to construct development
- the turning head currently provides a place for children to play as use is light, construction of the development would prevent this
- loss of view
- over crowding of the area
- impact on ground water run off and flooding
- impact on existing sewerage pipe which runs across the site and sewerage infrastructure of additional households
- wasteful demolition of two good houses, unnecessary and a waste of resources
- This applicant is responsible for a number of other development projects in the area and these lie semi-abandoned and boarded up.
- Lack of school places and other social infrastructure

5 Relevant Policy

5.1 London Plan

- 3A.1 Increasing London's Housing Supply
- 3A.2 Borough Housing targets
- 3A.3 Maximising the potential of sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision
- 3C.23 Parking strategy
- 3D.14 Biodiversity and nature conservation
- 4A.3 Sustainable design and construction
- 4A.12 Flooding
- 4A.14 Sustainable drainage
- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B.8 Respect local context and communities

5.2 Unitary Development Plan

- (I)GD1 New development to have appropriate regard to its surroundings
- (I)GD2 New development to improve the environment
- (II)GD3 Design and character
- (II)GD6 Traffic implications
- (II)GD8 Access and servicing
- (II)GD12 Flooding
- (II)H8 Privacy and overlooking
- (II)H9 Amenity space
- (II)T13 Access onto the public highway
- (II)T16 Access for pedestrians
- (II)T19 Provision for cyclists

5.3 Local Development Framework

The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the 'soundness' of the plan. The

hearings sessions of the Examination have commenced. The following policies from this document are of relevance to the consideration of this application:

Core Policy 2	Housing supply and locations for new homes
Core Policy 4	Housing Quality
Core Policy 20	Sustainable Energy Use and Energy Infrastructure
Core Policy 21	Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 28	Managing flood risk through development
Core Policy 30	Maintaining and improving the quality of the built and open environment

5.4 Other relevant policy

PPS1	Delivering sustainable development
PPS3	Housing (June 2010)
PPG13	Transport

6 **Analysis**

6.1 Principle

6.1.1 The application site includes garden land. The recent changes to PPS3 explicitly remove garden land from the definition of 'previously-developed land' and therefore the policy presumption in favour of making a more effective and efficient use of such land does not now apply. However, the Council must continue to consider the application on its merits and assess whether the proposal to redevelop the site as proposed, including the introduction of two dwellings within what presently constitutes the rear garden of the existing properties, would harm the character or appearance of the area or would have a detrimental impact on the amenities of the occupiers of adjoining properties. Accordingly, the changes to PPS3, do not introduce an objection in principle to the development of garden land but remove the weight to be attached to achieving a more efficient and effective use of such land.

6.1.2 The concern raised by residents about the wasteful demolition of two good houses is noted. However, as they are not listed, nor located within a Conservation Areas, there is no objection in principle to the loss of the properties.

6.2 Impact on the character of the area

6.2.1 The impact of the development on the character of the area was an issue the Inspector had to give due consideration to when considering the earlier appeals. Whilst that Inspector at that time clearly gave some weight to the previous version of PPS3, which included garden land within the definition of 'previously-developed land', he did conclude that overall the introduction of new dwellings at the rear of the site would not harm the character of the area. He also considered that the dwellings and the spacing between them was commensurate to their size and therefore the development would not appear cramped.

6.2.2 This application, reduces the total number of units to the rear of the site, albeit that the individual houses themselves are larger than previously proposed. Nevertheless, the scale of backland development was previously considered acceptable and such that it would not harm the character of the area. As there has been no material change in the character of the area since the appeal decisions, it is considered it would be difficult to justify a different conclusion. The spacing between the dwellings to the rear of the site is similar to the earlier scheme. The plot sizes for each dwelling is slightly larger, reflecting the reduction in the number of units now proposed. The dwellings would be provided with amenity space in excess of the Council's amenity space standards. Accordingly, no objection is raised to the impact of the development on the character of the area.

6.2.3 Concern has been raised about the provision of a gated development. Whilst large gated communities are not to be encouraged, this proposal would effectively gate a private driveway that serves only two dwellings. These dwellings, being located to the rear of the site would not enjoy the same level of natural surveillance that existing properties to the Kingwell Road frontage benefit from. Moreover, as only two dwellings are proposed to the rear, there is a greater opportunity that both properties could be unoccupied at the same time. Accordingly, in this instance, no objection is raised to the principle of gating the rear dwellings. The gates would be sited to align with the front main wall of the frontage dwellings, thus set well back from the frontage and subject to their detailed designed, would not be dominant or obtrusive within the street scene.

6.3 Impact on adjoining residents

6.3.1 The Inspector in considering the earlier appeals was of the view that the proposal would have an unacceptable impact on the amenities of the occupiers of No 63 Kingwell Road on two particular grounds:

- i) on the basis of the information before him, he did not have details of the scale or design of the proposed houses and therefore considered the development would cause harm to the open outlook and privacy; and
- ii) the siting of the access road in proximity to the boundary with No.63 and the minimal landscaping indicated meant that it could lead to an unreasonable degree of disturbance.

6.3.2 This application remains an outline planning application with details of layout and access only provided. However, indicative elevation drawings have been provided which confirm that the proposed houses would be two storeys in height surmounted by a pitched roof. The two-storey element of the proposed house nearest No.63 would be positioned between 7m and 10.2m from the site boundary. A single storey garage is proposed to the side which would be sited between 2m and 4.8m from the site boundary. This differs from the earlier schemes in that dwelling was a minimum of either 1.2m (TP/08/0131) or 1.8m (TP/08/0132) away from the boundary and as there was no detail of scale, the Inspector found this unacceptable. The nearest dwelling is therefore sited further away from the boundary than previously proposed. Moreover, the indicative elevations confirm that the element nearest the boundary is single storey in height. On this basis, the relationship with No.63 is considered acceptable although conditions are recommended to ensure

that the height of the dwellings and the garage element does not exceed those shown on the indicative plans.

- 6.3.3 The dwelling nearest No.63 is orientated so that its main front elevation faces into the application site and therefore the provision of windows within this elevation at ground and first floor level would not give rise to undue overlooking. The flank elevation is orientated to face the garden of No.63. Conditions are recommended to ensure that any windows installed in this flank elevation, which would more than likely be to non-habitable rooms, would be obscure glazed and fixed to a height of 1.7m above the floor level of the relevant room. This would safeguard the privacy of the occupier of No.63.
- 6.3.4 The Inspector's other concern related to the proximity of the access road to the site boundary and the minimal amount of landscaping indicated; a landscape strip of 1m in width for the entirety of the length of the access road. This application pulls the proposed access road away from the site boundary at the point where it lines up with the front elevation of No.63. The landscaping ranges in depth from 1m towards the site frontage, to 6.5m at its deepest point, providing the opportunity to incorporate sufficient trees/shrubs to mitigate the impact of the proposed access road. A condition is recommended requiring the submission of details of the landscaping scheme. Moreover, the application reduces the number of dwellings proposed to the rear of the site and thus the level of activity that would be associated with them. Accordingly, it is considered that this objection to development has now been addressed and the amenities of the occupiers of No.63 would not be unduly prejudiced.
- 6.3.5 The two dwellings to the rear of the site are located slightly closer to the sites rear boundary than was previously the case. At the pinch points the houses would be sited closer to the boundary (minimum 9.4m) than the Council's distancing standards would normally require i.e. 11m. However, the purpose of these distancing standards is largely to safeguard the privacy of adjoining occupiers. In this instance the proposed dwellings would be sited in the order of 58m away from the houses in Lancaster Avenue that back onto the site and therefore it is considered that the development would not unduly prejudice the amenities of the occupiers in terms of loss of privacy.

6.4 Access and parking

- 6.4.1 The development provides an acceptable form of access to serve the number of dwellings proposed and each dwelling would have adequate parking. Previous objections to the development based on the inadequacy of the existing turning head at the end of Kingwell Road were not supported on appeal and therefore have not been raised here. The Fire Brigade have confirmed that they are satisfied with the proposal subject to the removal of a small section of landscaping to the front of Plot 3. This can be removed without compromising the development or the amenities of the occupiers of adjoining properties.
- 6.4.2 Concerns raised during consultation about construction traffic damaging Kingwell Road are noted . However, this is not a matter that can be dealt with through the planning process.

6.5 Impact on trees

6.5.1 The site contains a number of trees none of which are the subject of a Preservation Order. An Arboricultural Report has been submitted as part of the application. This categorises the trees on site according to their amenity value. Of the 28 trees surveyed, nine are considered category 'A' or 'B' and these are to be retained. The other trees are almost entirely category 'C' and are generally ornamentals located along what is presently the common boundary between the existing plots of No's 65 and 67. These would be removed and no objection is raised to this. A group of trees/shrubs presently exist to the common boundary with No.63. The Arboricultural Report confirms that these would be retained and supplemented with new planting. An informal line of Cypress trees to the rear boundary are also shown for retention. Conditions are recommended requiring trees to be protected during construction.

6.6 Biodiversity

6.6.1 Earlier applications were refused following objections from the Environment Agency (EA) to the fact that development would take place within 8m of Monken Mead Brook and therefore would not provide a buffer zone important for providing native landscaping and for wildlife. The EA are now satisfied with the development and raise no objections subject to conditions.

6.6.2 The application is supported by an Ecological Report and this confirms that the development would be unlikely to have an impact on any protected species. The development provides opportunity to provide some new landscaping and it is recommended that this includes native species and is wildlife friendly. A condition is recommended requiring the submission of landscaping details.

6.7 Sustainable Design and Construction

6.7.1 The applicant's design and access statement confirms that the dwellings will be designed to meet Code 3 for sustainable homes and to meet Lifetime Homes Standards. A condition requiring this is recommended.

6.8 Other Issues

6.8.1 The concern raised by residents that this development does not contribute to the provision of affordable housing is noted. However, as the development involves a net gain of only two dwellings, there is no requirement in adopted policy to make provision for affordable housing.

6.8.2 Concern has also been expressed about noise and disturbance during the construction phase. This is an inevitable, albeit temporary, consequence of development and is not grounds for withholding planning permission.

7 **Conclusion**

Having regard to the Inspector's decision on the previous appeal, it is considered that the development now proposed would have no greater impact on the character of the area than the appeal schemes which on this ground, he found acceptable. Moreover, it is considered that the amendments to the scheme since the earlier decisions, including the repositioning of the access road and the dwellings at the rear, together with the clarification on scale of the dwellings, address

the concerns identified regarding impact on the amenities of the occupiers of No.63. The scheme is therefore considered acceptable

8 Recommendation

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

- 1 The development shall not commence until detailed drawings showing the design of buildings, including existing and proposed levels, have been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the approved details before the development is occupied.

Reason: To ensure a design which complies with Unitary Development Plan Policies.

- 2 The development shall not commence until details of the external appearance of the development, including the materials to be used for external surfaces of buildings and other hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details before it is occupied.

Reason: To ensure an appearance which complies with Unitary Development Plan Policies.

- 3 The development shall not commence until details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

- 4 The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

- 5 The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

- 6 That development shall not commence on site until details of the design and appearance of the proposed entrance gates and associated piers proposed to the access driveway serving PLOTS 2 and 3 have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to occupation.

Reason: In the interests of amenity.

- 7 The development shall not commence until details of the construction of any access roads and junctions and any other highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.

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

- 8 That all garages forming part of this development shall only be used for the accommodation of private motor vehicles and for purposes incidental to the residential occupation of the property but excluding use for habitable accommodation.

Reason: To ensure that the development complies with Unitary Development Plan Policies and to prevent the introduction of activity which would be detrimental to visual and residential amenity.

- 9 For the duration of the construction period all trees and shrubs shown on the approved plans and application as being retained shall be protected by fencing a minimum height of 1.2 metres at a minimum distance of 3 metres from the existing planting. No building activity shall take place within the protected area. Any tree or shrub which dies or is damaged during the construction period shall be replaced.

Reason: To protect existing planting during construction.

- 10 The development shall not commence until details of facilities for the storage of refuse bins on collection day for the benefit of Plots 2 and 3, within the curtilage of PLOT 1 have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied.

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

- 11 The development shall not commence until details of facilities and methodology for cleaning the wheels of construction vehicles leaving

the site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To prevent the transfer of site material onto the public highway in the interests of safety and amenity.

- 12 The any glazing to be installed in the flank elevations of the proposed houses indicated shall be in obscured glass and fixed to a height of 1.7m above the floor level of the room to which they relate. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

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

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

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of any single storey element of the dwellings hereby approved. No roof of any part of the dwellings shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

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

Reason: To safeguard the amenities of the occupiers of adjoining properties and the ensure development does not encroach into the buffer zone to the Monken Mead Brook.

- 16 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated May 2010 and drawings: site layout plan no 275-3 (May 2010), existing site layout and location plan 275-2 (May 2010) and topographical survey 275-1 (AUGust 2006), and the following mitigation measures detailed within the supporting documents:

1 No additional building footprint to encroach within 8m of the top of bank of Monken Mead Brook compared to the existing built footprint.

2 Finished floor levels set no lower than 300mm above the 1 in 100 year flood level, taking the effects of climate change into account.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to reduce the impact on the ecological environment and maintain essential access to Monken Mead Brook.

- 17 Prior to the commencement of development a scheme for the provision and management of an 8 metre buffer zone measured from the top of the bank of the Monken Mead Brook, excluding the proposed encroachment of building 1 as shown on drawing 275-3 dated May 2010, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include:

- 1 Plans showing the extent and layout of the buffer zone.
- 2 Details of the planting scheme
- 3 Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term.
- 4 Details of any fencing and lighting.

Reason: Development that is adjacent to the Monken Mead Brook has a potentially severe impact on its ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside the Monken Mead Brook is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

- 18 Before the development hereby permitted commences an initial design stage assessment shall be carried out by an accredited assessor for the Code for Sustainable Homes and an interim certificate confirming compliance with at least level 3 of the Code shall be submitted to and acknowledged in writing by the Local Planning Authority. The dwellings shall not be occupied until a final Code certificate of compliance has been issued.

Reason: To ensure that the development is built in accordance with the Code for Sustainable Homes.

- 19 That the plot 3 dwelling house hereby approved shall be sited in accordance with drawing number 275-3A and the front corner of two storey element of the dwelling shall be sited a minimum of 10.2m and the rear corner 7m from the common boundary of the site with No.63 Kingwell Road and the eaves of the two storey element shall not exceed 5.6m in height and the ridge 8.8m in height unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of NO.63 Kingwell Road

- 20 That the single storey garage attached to Plot 3 shall not exceed 3.3m in height and shall be sited in accordance with drawing number 275-3A so that its front corner is a minimum of 4.8m and its rear corner a minimum of 2m from the common boundary of the site with No.63 Kingwell Road, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of No.63 Kingwell Road.

- 21 Application for the approval of any reserved matters must be made to the Local Planning Authority not later than (i) the expiration of three years beginning with the date of this decision notice and (ii) the development to which this permission relates must be begun not later than the expiration of two years from the final approval of the last reserve matter to be approved.

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

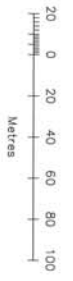
8.2 The reasons for granting planning permission are

- 1 Having regard to the earlier appeal decision, the introduction of new dwellings within this setting is considered to have no undue impact on the character and appearance of the area. In this respect the development has appropriate regard to Policies (I)GD1, (II)GD3 and (II)H9 of the Unitary Development Plan.
- 2 The development, by virtue of its form, layout, height, bulk, scale and massing and provision for landscaping has appropriate regard to the amenities of the occupiers of adjoining properties. In this respect the development complies with Policies (I)GD1, (II)GD3, (II)H8 of the Unitary Development Plan.
- 3 The development is provided with appropriate means of vehicle, cycle and pedestrian access and makes appropriate provision for car parking, having regard to the London Plan standards. In this respect the development complies with Policies (II)GD6, (II)GD8, (II)T13, (II)T15, (II)T16 and (II)T19 of the Unitary Development Plan and London Plan policy 3C.23.

7/10/0715

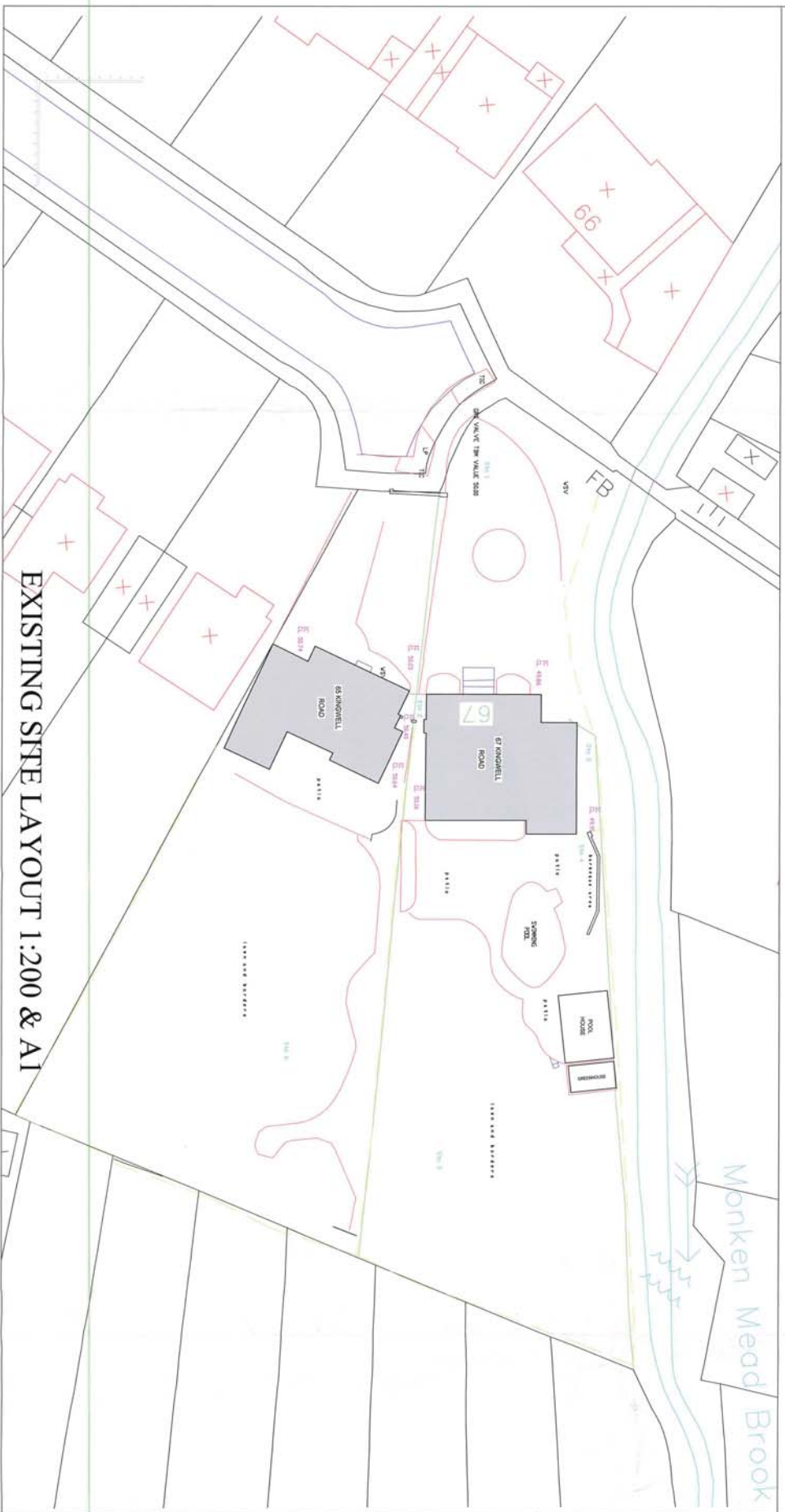
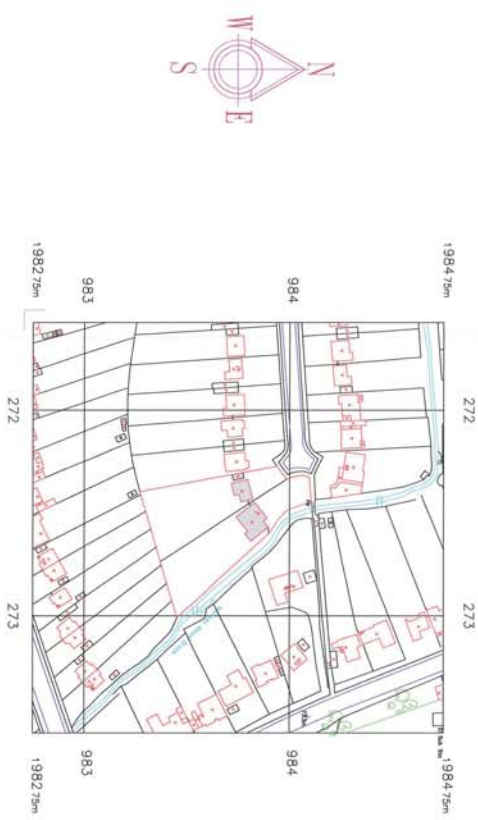
NOTES
 All dimensions are to be checked on site
 and noted from the drawings

Ordnance Survey
 OS Sitemap[®]



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LOCATION PLAN, SCALE 1:1250, @ A1
 65 & 67 KINGWELL ROAD HADLEY WOOD EN4 0HZ



EXISTING SITE LAYOUT 1:200 & A1

<p>anatolitis associates 28 MANOR ROAD, ROTTERS BAK HEATHRODASHIRE EN6 1DQ TEL: 01707 639357 FAX: 01707 831059</p>	
<p>LONDON BOROUGH OF HENRY 27 MILL HOP</p>	<p>Check REID J PROBERTY</p>
<p>Job Title RESIDENTIAL DEVELOPMENT 65 & 67 KINGWELL ROAD EN4 0HZ</p>	
<p>Drawing Title EXISTING SITE LAYOUT & LOCATION PLAN</p>	
<p>Scale 1:200 & 1:1250 @ A1</p>	
<p>Date MAY 2010</p>	<p>Drawn By C/A</p>
<p>Dwg No 275 - 2</p>	<p>Rev.</p>

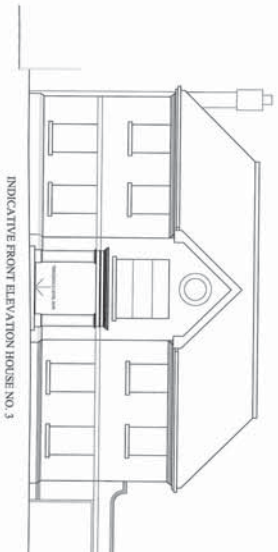
TP/10/0715

NOTES

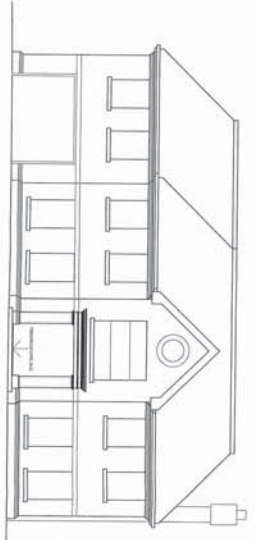
Level datum is based upon site TBM selected as gas valve on path in front drive. Please refer to topographical drawing No 275.2



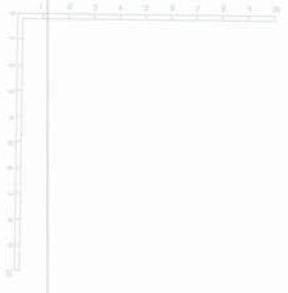
INDICATIVE FRONT ELEVATION HOUSE NO. 2



INDICATIVE FRONT ELEVATION HOUSE NO. 3



INDICATIVE FRONT ELEVATION HOUSE NO. 1



18/10/2012

21/01/07

LONDON BOROUGH OF ENFIELD
21 MAY 2010
DEVELOPMENTS

INDICATIVE FRONT ELEVATIONS

anatolitis associates
28 MANOR ROAD, POTTERS BAR
HERTFORDSHIRE ENG 109
TEL: 01707 69337
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Client
RED 7 PROPERTY

Job Title
RESIDENTIAL DEVELOPMENT
65-67 KINGMILL ROAD EN4 0HZ

Drawing Title
INDICATIVE FRONT ELEVATIONS

Scale
1:100 @ A1

Date
MAY 2010
Drawn By
CIA

Day No
275 - 4
Rev.

REV A.-