

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Southgate
Green

Application Number : P12-00883PLA

Category: Dwellings

LOCATION: LAND CORNER OF MILTON GROVE AND CHAUCER CLOSE,
LONDON, N11 1AU

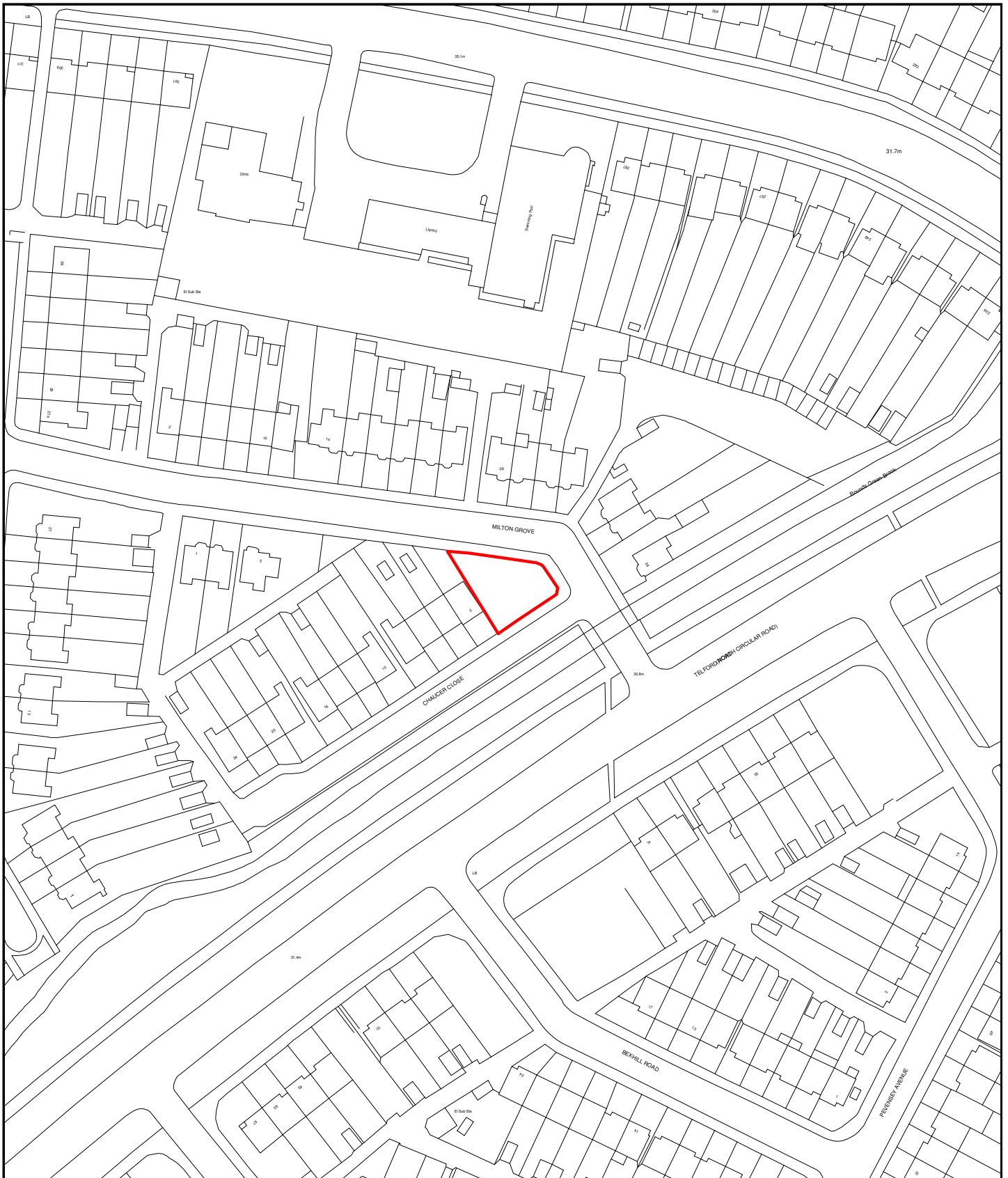
PROPOSAL: Erection of a 4-bed detached single family dwelling house with a rear dormer window and off street parking at front.

Applicant Name & Address:
Notting Hill
Home Ownership c/o agent

Agent Name & Address:
Matthew Brewer,
CGMS Ltd
140, London Wall
London
EC2Y 5DN

RECOMMENDATION:

That subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of development Management be authorised to **GRANT** planning permission subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 14:06

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 The site is a wedge shaped plot (approximately 280 sq metres) at the corner of Milton Grove and Chaucer Close, west of the Telford Road section of the North Circular Road. The site is bounded on one side by a 2 storey terrace of residential houses with the other side flanking Milton Grove. Bounds Green Brook runs past the site on the opposite side of Chaucer Close.
- 1.2 The surrounding area is pre-dominantly residential in nature primarily composed of semi detached and terraced two storey properties.

2. Proposal

- 2.1 Planning permission is sought for the construction of one self contained 4 bedroom house with associated private garden space and associated parking via a front driveway.
- 2.2 The proposed house would be 7.8 metres wide and approximately 8.8 metres deep with an overall height of 9.8 metres. The proposal would have a hipped roof format with a rear dormer element. It would be finished externally by a mixture of rendered white and brick facades with aluminium framed windows to the front elevation, rear elevation and on one side elevation.
- 2.3 It is proposed to set the building in by 1 metres from the side boundary with the neighbouring property Number 2 Chaucer Close and by 1 metre from the pinch point with the public highway boundary of Milton Grove at the rear of the property.

3. Relevant Planning Decisions

- 3.1 None Relevant

4. Consultations

4.1 Statutory and Non Statutory Consultees

- 4.1.1 Traffic and Transportation, Tree Officer, Biodiversity Officer and the Sustainability Officer raise no objections subject to conditions

4.2 Public

- 4.2.1 Consultation letters were sent to 15 neighbouring properties. In addition, notice was displayed at the site and advertised in a local newspaper. A 14 day re-consultation period was carried out ending on the 10th of August following additional information showing amendments to the scheme. No comments or representations were received to either consultation.

5. Relevant Policy

5.1 Local Plan – Core Strategy

- CP3 Affordable Housing
- CP4 Housing Quality

- CP5 Housing Types
- CP9 Supporting Community Cohesion
- CP20 Sustainable Energy Use and Energy Infrastructure
- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP32 Pollution
- CP46 Infrastructure contributions

5.2 Saved UDP Policies

- (II) GD3 Aesthetic and functional design
- (II) GD6 Traffic generation
- (II) GD8 Site access and servicing
- (II) H6 Size and tenure of new developments
- (II) H8 Privacy
- (II) H9 Amenity space
- (II) H12 Residential Amenity
- (II) H13 Return Frontage
- (II) H15 Roof Extensions
- (II) C39 Replacement Trees

5.3 The London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing
- 3.13 Affordable housing thresholds
- 3.14 Co-ordination of housing development and infrastructure
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Water self-sufficiency
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

5.4 Other Relevant Policy

National Planning Policy Framework

S106 Supplementary Planning Document (Adopted November 2011)

6. Analysis

6.1 The principle issues for consideration under this application are the design and scale of the proposed house in its surroundings, visual and residential amenity, standard of private amenity space, highway issues, arboriculture and ecology, sustainable design and construction, affordable housing and education contributions.

6.2 Effect on Character and Appearance of Locality

6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 As earlier referred to the application proposes one 4 bedroom family house on the plot. The proposed house would be 7.8 metres wide and approximately 8.8 metres deep with an overall height of 9.8 metres to the ridgeline of the hipped roof. It is proposed to set the property in 1 metre from the boundary with Number 2 Chaucer Close and 1 metre from the boundary with the public highway on Milton Grove, however due to the tapered nature of the site this increases significantly towards the front of the site.

6.2.3 From the perspective of scale and siting the proposed dwelling is deemed acceptable and is a significant improvement from the cramped development of 2 family houses that was originally proposed. Moreover, the footprint of the house is proportionate to the plot and its setting. Policy (II) H13 of the UDP normally requests a 3 metre set back of the entire property from the public highway boundary on a return frontage. In this case this can not be completely achieved, however it must be noted that the majority of the property is significantly set in from the side boundary with the exception of a small section to the rear. On balance, it is considered the proposed development would not appear overly intrusive on the street scene due to its relationship with the return frontage.

6.2.4 It is proposed to set the house flush with the front and rear elevation of the neighbouring property Number 2 which is acceptable. Although the proposed property is larger and wider than the majority of the other properties on the street, it is deemed acceptable and does not detract from the rhythm of the properties.

6.2.5 The proposed dual hipped roof and rear dormer element proposed are considered to be acceptable. The hipped roof would match the neighbouring properties in height and form and the rear dormer would be proportionate in size to the rear roof plain having regard to (II) H15 of the UDP.

- 6.2.6 From assessing the proposed elevations the applicant proposes to use a mix of white render and red brick in an attempt to blend in with the neighbouring properties on the street and also on Milton Grove. The applicant also proposes to use slate tile roof and PPC aluminium windows which are considered to be acceptable materials. However a pre-commencement condition will be imposed on the application to request precise details of materials.
- 6.2.7 The proposed boundary level treatment via the low level boundary wall to match existing materials is acceptable. In addition the front driveway parking is considered to be acceptable from a design perspective.
- 6.2.8 Overall from the perspective of design, scale and siting the scheme is considered acceptable and in accordance with relevant policies (II) GD3, (II)H13, (II)H15 of the UDP, CP30 of the Local Plan and 7.4 of the London Plan.

6.3 Visual Impact and Residential Amenity

- 6.3.1 Policy (II) H8 and (II) H12 seek to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 6.3.2 From the perspective of visual impact and residential amenity it is considered Number 2 Chaucer Close is the primary neighbouring property that relates to the proposal. The proposed dwelling would be set flush with the front and rear elevation of Number 2 and would be set approximately 1 metre from the boundary line with this property. In addition the proposal would be set approximately 1 metre from the boundary of Number 2. Although there are 3 windows in the side elevation of Number 2 that would be slightly affected in terms of the loss of light it is considered this would not be a significant enough of a reason to refuse the application. The window to the front of the property appears to serve the hallway that is directly accessed by the front door, the second window at first floor level is the obscured glazed side window that serve the stairwell and the third window to the rear serves the kitchen which is also served by rear windows and doors on the rear elevation. Therefore it is considered reasonable to conclude that the proposal would not pose an undue impact onto the natural light of the residents of Number 2 Chaucer Close.
- 6.3.3 Overall therefore it is considered that the proposal would not detrimentally impact upon the visual and residential amenity of neighbouring properties in accordance with the relevant Policies CP30 of the Local Plan and (II) GD3, (II) H8 and (II) H12 of the Unitary Development Plan.

6.4 Private Amenity Space

- 6.4.1 With regards to amenity space Policy (II) H9 and Appendix A1.7 of the UDP are applicable. Appendix A1.7 states that in new housing the total amenity

space provision should be equal to 100% of the GIA of the house or a minimum of 60 sq metres.

- 6.4.2 The amended proposal reducing the scheme to one large property has created a significant area of private amenity space for the proposed dwelling. This would equate to area of approximately 143.6 square metres, with 38.49m² to the rear of the house and 105.15m² to the side of the house. The amenity space would be primarily composed of lawned areas with hedging around the boundary of the property and a patio area to the side and rear of the property.
- 6.4.3 Overall the extensive amenity space apportioned to the dwelling is considered acceptable and complies with the requirements of Policy (II) H9 extended to Appendix A1.7 of the UDP.

6.5 Highway Issues

- 6.5.1 Due to the sites location and the proposed on site parking space, the development of the site is unlikely to generate an unacceptable level of on-street parking demand that would be prejudicial to the free-flow and safety of traffic on the adjoining highway. The proposed layout plan (PL 13.03 REV A) indicates the proposed parking arrangement to the frontage of the property including the proposed crossover, which is considered to be acceptable.
- 6.5.2 In conclusion, the proposed development will not give rise to conditions prejudicial to the free flow and safety of traffic using the adjoining highway, including pedestrian traffic, having regard to Policies (II) GD6, (II) GD8 and (II) T13 of the Unitary Development Plan. However, a condition will be issued on the application in relation to the precise siting and form of the proposed crossover along with an informative advising the applicant in relation to the procedures for implementing crossovers.

6.6 Arboriculture and Ecology

Arboriculture

- 6.6.1 The proposed scheme would involve the loss of 3 on site trees. This would include two dead trees and also the loss of a larger ash tree to the rear of the site that would be project over the proposed rear garden area.
- 6.6.2 The applicant has submitted an arboriculture report with the application to justify the loss of the Ash tree to the rear of the site flanking the public highway boundary. The Ash tree is a relatively mature tree 14 metres in height. It states that the Ash tree would be too close to the proposed building with potential to impact upon it structurally and also dominate the private amenity space to the rear of the property.
- 6.6.3 The application also proposes to re-introduce 2 substitute trees as part of the scheme to replace the trees to be lost as part of the development. One of these would be located in the proposed rear garden with the second to the front corner of the site.
- 6.6.4 Policy (II) CP39 of the UDP states that where trees of public amenity value are lost to accommodate a development they should be replaced by a number suitable trees of similar amenity value. Having regard to this policy,

although the proposal would result in the loss of a mature ash tree, the applicant has put forward replacement trees in their proposal to replace the trees removed with smaller more suitable trees around the proposed dwelling. Details of these replacement trees will be secured by condition prior to commencement of the development with the siting and type of trees proposed to be agreed.

Ecology

- 6.6.5 The Biodiversity Officer has been consulted on the application and has advised that the ecological analysis has been undertaken to an appropriate standard and concludes that there should be no ecological constraints to the proposals. However, it has been advised to impose planning conditions on the application to ensure there is no impact to potential wildlife habitats during construction.

6.7 Sustainable Design and Construction

- 6.7.1 As part of their application the applicant has submitted an Energy Statement and Code for Sustainable Homes Pre- Assessment. This has been assessed by the Council's Sustainability Officer. Overall it is considered that the information submitted is acceptable, although it is considered that there have been some broad assumption made in relation to some elements of the code assessment. Nevertheless, this is not considered a significant enough of a reason to raise concerns or refuse the application and further details can be dealt with by way of condition.

6.8 Flooding

- 6.8.1 The site is located in a flood risk zone classed 1. Although a full Flood Risk Assessment is not required the applicant has submitted a flood risk statement to outline the flood risk associated with the scheme in relation to land, groundwater, sewers and waterways. The site is approximately 15m from the Bounds Green Brook and is 600mm above the 100 year plus 20% flood water level. The statement has concluded based on the site possible local sources of flooding that the risk of flooding is low. Taking in the site location and its proximity from Bounds Green Brook, this conclusion has been deemed acceptable.

6.9 Affordable Housing and Education Contributions

Affordable Housing

- 6.9.1 Policy 3 of the Core Strategy states that "Some form of contribution towards affordable housing will be expected on all new housing sites. For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a Borough-wide target of 20%.' The Council's Affordable Housing targets are based on the recommendations of Enfield's Affordable Housing Economic Viability Study (2009) produced by consultants *Adams Integra*.
- 6.9.2 The Policy sets out that where the applicant considers that the viability of scheme does not warrant affordable housing contribution, a viability assessment should be produced that demonstrates a more appropriate level of Affordable Housing provision.

- 6.9.3 It must be noted that this proposed site forms part of a regeneration programme over a number of sites along the North Circular Road by the applicant Notting Hill Housing Association. Over the recent past the councils Development Management and Housing departments have been in consultation with the applicant providing pre-application advice and agreeing on levels of affordable housing provisions and contributions from all of the proposed sites along the North Circular Road. It has been agreed that from all the proposed sites, an amalgamation of 40% of total number of units approved on all the sites would be designated as social/ affordable units.
- 6.9.4 In this case this proposal has been put forward as a private dwelling, with no specific affordable housing contribution apportioned to it. However as referred to in the previous paragraph, it will be tied into a legal agreement that the affordable housing contribution associated with this proposal is apportioned as part of the overall regeneration programme along the North Circular Road.

Education Contributions

- 6.9.5 The Councils S106 Supplementary Planning Document states “that all residential development will result in increased pressure on the availability of primary and secondary school places in the current context of rising pupil numbers, will create demand for new or expanded provision”. It carries on to state that “S106 contribution will be sought on all residential development, including mixed use development involving an element of residential, where there is a net gain in residential units, including applications involving residential conversions”. In this case an additional 4 bedroom unit is proposed and based on the councils Child yield ratio formula, this would generate a contribution of £11,408.98. The applicant has agreed to these costs which will be secured via a legal agreement assigned to the planning application.

7. Conclusion

- 7.1 Having regard to the above, it is considered that the proposed development is acceptable in principle as it would not have an adverse impact to the character and setting of the street scene and surrounding area or to the visual and residential amenity of neighbouring properties. In addition it is considered the application would result in providing a decent family sized house whilst making appropriate provisions for trees, amenity and car parking in relation to the development. Therefore the proposal is therefore considered acceptable for the following reasons:
1. The proposed detached 4 bedroom dwelling would contribute to increasing the housing supply and range of Boroughs Housing Stock having regard to Local Plan Policy 2 and London Plan Policy 3.3 as well the National Planning Policy Framework.
 2. The proposed new dwelling by virtue of its siting, design, height and appearance would satisfactorily integrate into the street scene and surrounding context having regard to Policies (II) GD3 of the UDP, Policy CP30 of the Local Plan as well as London Plan Policy 7.4.
 3. The proposed development would provide for a satisfactory level of amenity space for future residents having regard to saved policy (II) H9 of the UDP.

4. The proposed development would not adversely impact on the highway network having regard to policies (II)GD6 of the UDP and London Plan Policy 6.13.

8. Recommendation

- 8.1 That subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of development Management be authorised to GRANT planning permission subject to conditions.

:

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

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

2. The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

3. 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.

4. 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 retain a satisfactory external appearance and protect the residential amenity of adjoining occupiers.

5. The development shall not commence until details indicating the proposed vehicle access having been submitted to and approved by the authority. These details should include the correct width of crossover, distance from either side of crossover to property boundary. Any features such as walls, pathways, parking areas, trees, lamp posts etc. must be marked on the plan.

Reason: To ensure that the development does not prejudice highway function or safety.

6. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

7. The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:
 1. a revised Access Statement detailing routes through the landscape and the facilities it provides;
 2. an ecological report detailing how the landscaping scheme maximises the ecological value of the site;
 3. existing and proposed underground services and their relationship to both hard and soft landscaping;
 4. proposed trees: their location, species and size;
 5. soft plantings: including grass and turf areas, shrub and herbaceous areas;
 6. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;
 7. enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
 8. hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and
 9. any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

8. Removal of vegetation and demolition of the garages is to be carried out outside of the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with the NPPF and local policy CP36.

9. The development shall not commence until a detailed 'Energy Statement' and relevant SAP calculations has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than 11% total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regs 2010 ensuring that standard conversion factor indicate that natural gas is the primary heating fuel. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

10. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

11. Evidence confirming that the development achieves a Code for Sustainable Homes rating of no less than 'Code Level 3' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:
 - a. a design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
 - b. a post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

12. Development shall not commence until details confirming compliance with all of the Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy and Policy 3.5 of the London Plan 2011.

13. The development shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes to achieve 10, 3 & 3 credits under each issue respectively. The Plan must also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process.

The development shall be constructed and procurement plan implemented strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy CP22 and CP23 of the Core Strategy and Policy 5.3 of the London Plan.

14. The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not adversely impact on the surrounding area and to minimise disruption to neighbouring properties.

15. The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:
- i. Target benchmarks for resource efficiency set in accordance with best practice
 - ii. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
 - iii. Procedures for minimising hazardous waste
 - iv. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
 - v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

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

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



site ownership boundary
 trees removed

rev	date	description

PLANNING REVISION

STOCK WOOLSTENCROFT

The Pump House
 19 Hooper Street
 London E1 8BU
 t: 020 7264 8600
 e: info@stockwool.co.uk

ARCHITECTURE + URBANISM

client
Notting Hill Housing

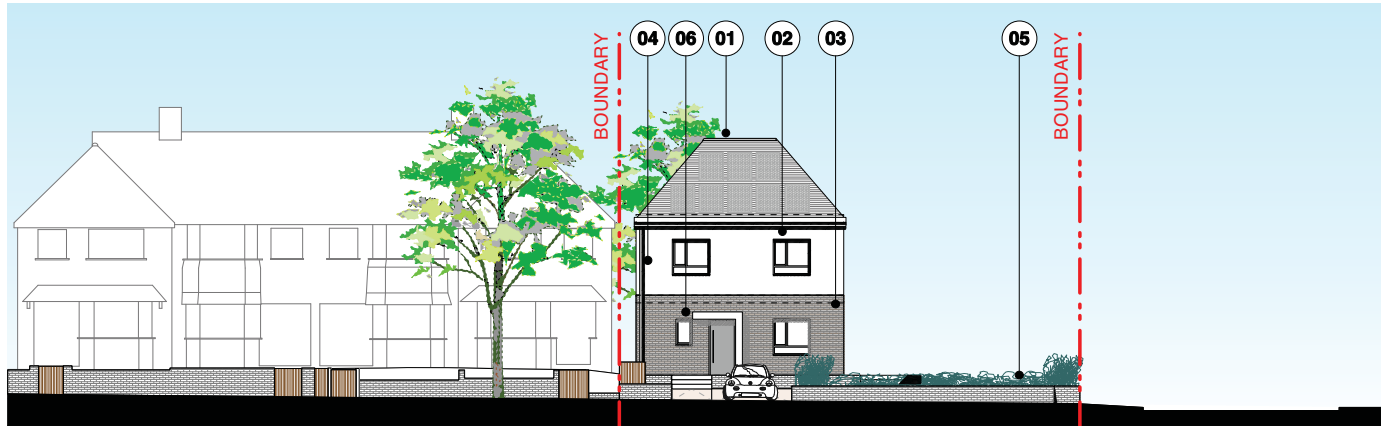
project
NCR Site 13

drawing
Proposed Site Layout

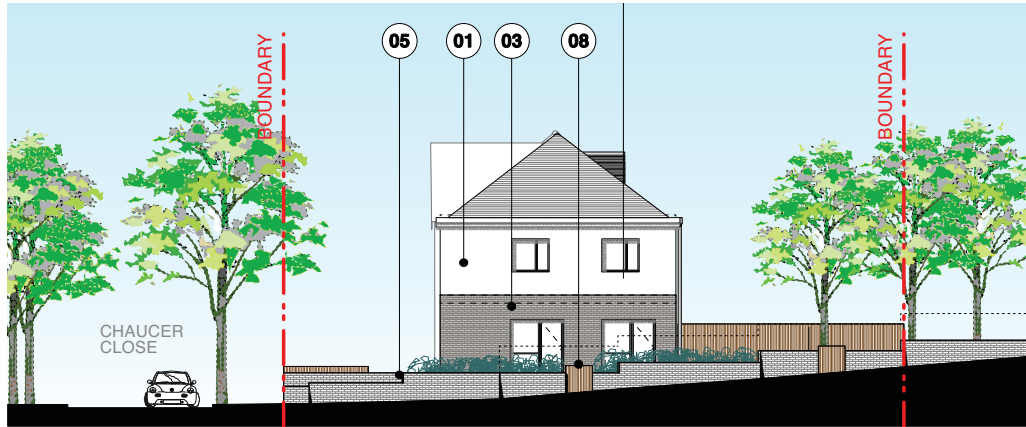
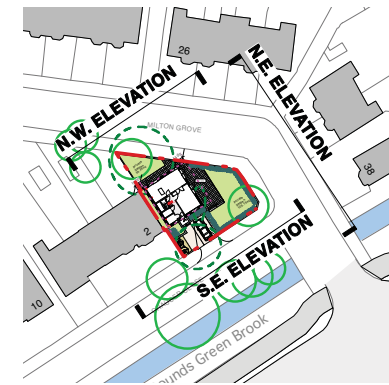
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Any errors and omissions to be reported to the Architect prior to commencement. Dimensions and areas are based on survey information provided by the client. This drawing is copyright © Stock Woolstencroft. All dimensions to be checked on site. Do not scale.



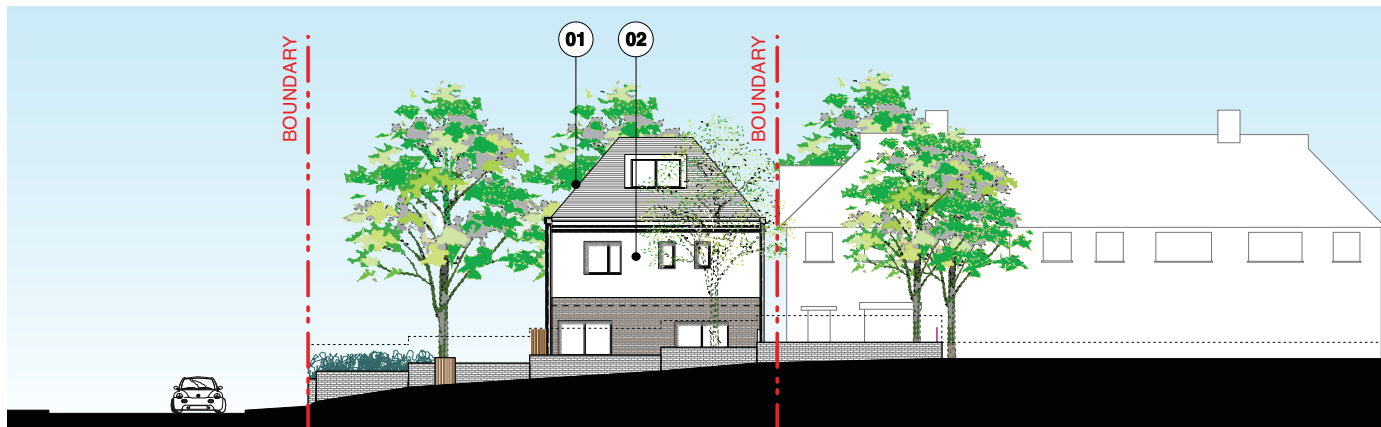
South East Elevation
1:200 @ A3



North East Elevation
1:200 @ A3

Materials

1. Slate tile roof
2. White render
3. Facing brick to match existing context
4. PPC Aluminium windows
5. Low level brick boundary wall to match existing context
6. White fascia canopy
8. Timber garden gate



North West Elevation
1:200 @ A3

rev	date	description

PLANNING REVISION

STOCK WOOLSTENCROFT

The Pump House
19 Hooper Street
London E1 8BU
t: 020 7264 8600
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ARCHITECTURE + URBANISM

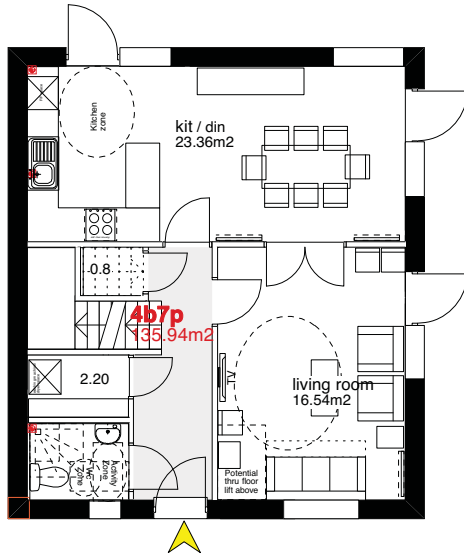
client
Notting Hill Housing

project
NCR Site 13

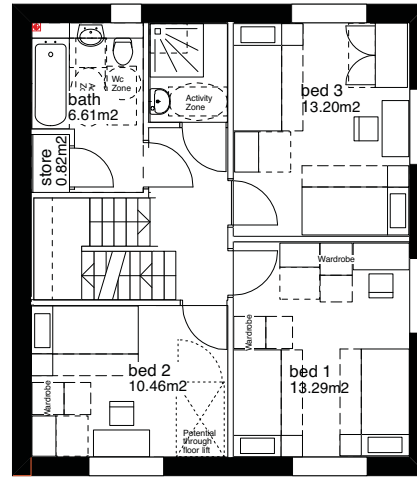
drawing
Proposed Elevations

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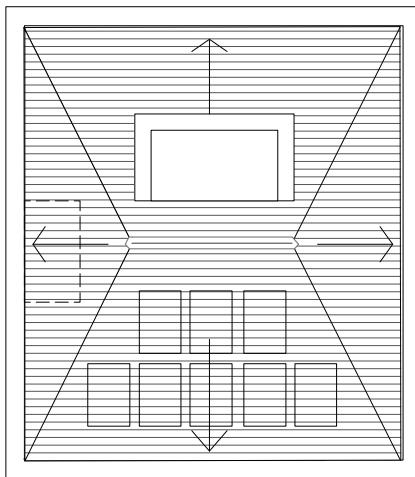
project no	drawing no	revision
3195	(PL)13.10	A



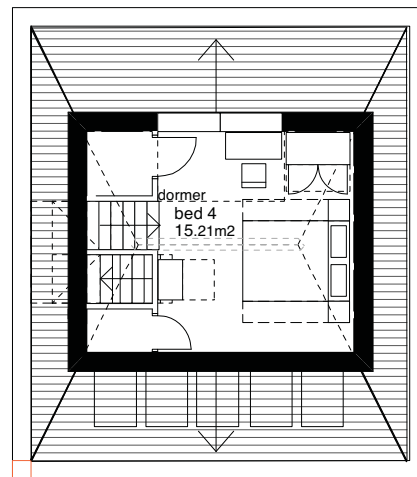
Ground Floor
1:100 @ A3



First Floor
1:100 @ A3



Roof Plan
1:100 @ A3



Second Floor
1:100 @ A3

rev	date	description

PLANNING REVISION

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ARCHITECTURE + URBANISM

client
Notting Hill Housing

project
NCR Site 13

drawing
Proposed Unit Layouts

scale: 1:100 @ A3
cad file: 3195/CAD/Site 13
date: Feb 12
drawn: cy
checked:

project no	drawing no	revision
3195	(PL)13.07	A