

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 24<sup>th</sup> September 2013

**Report of**  
Assistant Director - Planning,  
Highways & Transportation

**Contact Officer:**  
Andy Higham Tel: 020 8379 3848  
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3927

**Ward:** Town

**Application Number :** TP/11/1163

**Category:** Dwellings

**LOCATION:** 105 & 107, CHASE SIDE, ENFIELD, EN2 6NL

**PROPOSAL:** Redevelopment of site involving demolition of former showroom and associated offices building, deconstruction and removal of two commercial warehouse buildings, and erection of a part 3-storey block to provide 455sqm of retail floorspace on ground floor and 13 residential units on first and second floor (comprising 1 x 1-bed, 6 x 2-bed and 6 x 3-bed) together with 16 car parking spaces at rear / side with undercroft access, balconies to first and second floors and communal amenity space to the rear at first floor.

**Applicant Name & Address:**  
Robert Nicholas,  
Nicon Developments Ltd  
Nicon House,  
45, Silver Street,  
Enfield,  
EN1 3EF

**Agent Name & Address:**

**RECOMMENDATION:**

Subject to the satisfactory completion of a S.106 agreement to secure the matters listed above, planning permission be **GRANTED** subject to conditions.

**Note for Members:**

This application was considered by Planning Committee on 23rd July 2013 when Members deferred consideration for a site visit. Members also expressed concerns regarding the overall height of the proposed development and asked that Officers explore with the applicant the opportunity to reduce the height of the building.

A Members site visit was undertaken on 17 August 2013.

The applicant has provided some additional information on the heights of the surrounding buildings and further financial evidence seeking to demonstrate that the development would be unviable if reduced in height to two storeys.

The additional information on building heights indicates that the maximum height of the proposed development will be 10.4m to parapet and 11.9m to top of cupola. The applicant indicates that the removal of the third storey will reduce the maximum height of the proposed development to 7.7m to parapet and 9.2 to cupola. The loss of the third storey of the proposed development will therefore result in an overall reduction of 2.7m.

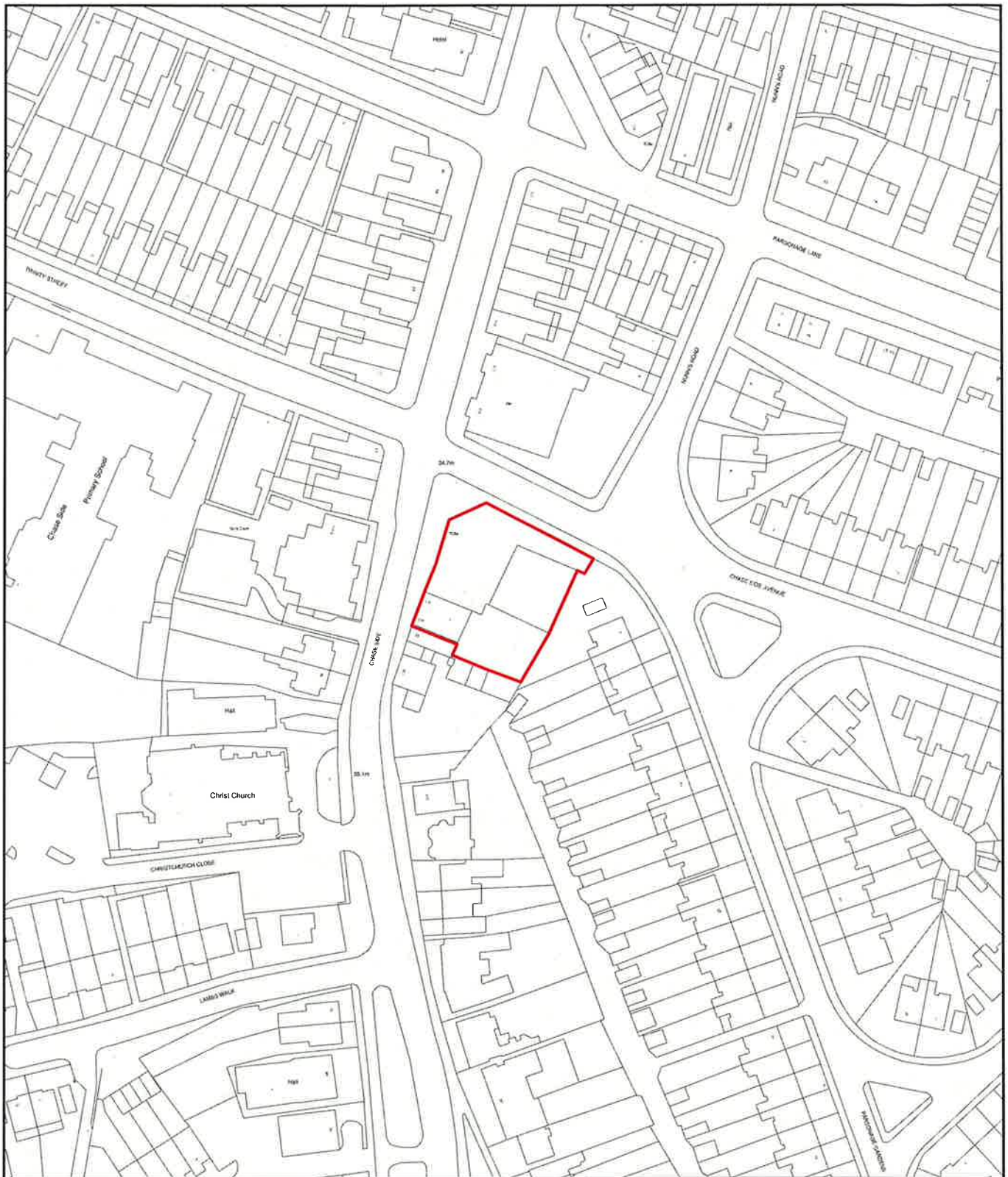
The key heights of surrounding buildings have also been provided which are as follows:

- Spire Court, Chase Side, 3-storey - 11.2m
- 2 Parsonage Gardens, 2-storey - 7.7m
- 56 and 58 Chase Side, 2 storey - 8.8m
- 64-70 Chase Side, 2-storey - 9.2m
- Moon Under Water, Chase Side - 7.9m

The applicant has also provided a revised Three Dragons Toolkit to reflect a two storey development with ground floor retail and 7 flats at first floor (1 x 1-bed, 3 x 2-bed, 3 x 3-bed). The submitted toolkit states that even without Section 106 payments towards Education and Affordable Housing, a two storey development is not viable.

The Council's independent consultant has reviewed the submitted toolkit and does not agree with the applicant's conclusion. He has concluded that a two storey development together with necessary section 106 contributions would be viable.

The applicant has indicated that they paid £1.05m for the site in 2007 and it is this figure that they are relying on within their toolkit. The Council's consultant has used an existing use value of £600,000 and in simple terms it is the difference between these two figures that results in the surplus that the Council's consultant considers makes the scheme viable and able to continue to make full contributions even if reduced in height to two storeys. The applicant has stated that based on the acquisition cost they would not proceed with a two storey development on site and therefore does not propose to amend the application. The application before Members therefore remains unchanged.



## Development Control

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15m

Scale - 1:1250  
Time of plot: 14:27

Date of plot: 04/09/2013

## **1. Site and Surroundings**

- 1.1 The application site is located on the eastern side of Chase Side at the corner with Chase Side Avenue. The site contains a two storey building currently vacant and a warehouse building previously used as a showroom. The lawful use of the site is as a showroom and offices.
- 1.2 The site is located within the Chase Side Large Local Centre. As a consequence the Chase Side frontage is characterised by a mix of uses consistent with this location, retail uses with residential over, a public house and residential properties. Chase Side Avenue is, with the exception of the return frontage to the Weatherspoons Public House, residential in character.
- 1.3 The site adjoins the Enfield Town Conservation Area to the south. No. 103 Chase Side, adjoining the site, is a Grade II Listed Building.

## **2. Proposal**

- 2.1 Planning permission is sought for the redevelopment of site involving the demolition of the former showroom and associated office building, deconstruction and removal of two commercial warehouse buildings, and erection of a part 3-storey block to provide 455sqm of retail floor space on ground floor and 13 residential units on first and second floor (comprising 1 x 1-bed, 6 x 2-bed and 6 x 3-bed) together with 16 car parking spaces at rear / side with undercroft access, balconies to first and second floors and communal amenity space to the rear at first floor.
- 2.2 The proposal includes the provision of 3 social rent residential units (1 x 1-bed and 2 x 2-bed).

## **3. Relevant Planning Decisions**

- 3.1 TP/09/0245 - Redevelopment of site by the erection of a 3-storey block of 16 x 2-bed self contained flats at first and second floor and 418sqm of retail space at ground floor with basement parking and access ramp and rear ground floor parking with undercroft access and new vehicular access to Chase Side Avenue. Withdrawn.
- 3.2 TP/04/1019 - Redevelopment of site to provide a 2-storey block of 5 No. 4-bed terraced houses incorporating rear dormer windows together with new access to Chase Side Avenue and provisions of 8 No. car parking spaces. Granted.
- 3.3 TP/03/0762 - Demolition of existing buildings and erection of a terrace of 6 No. three-bed, 3-storey town houses with associated car parking at rear and access to Chase Side Avenue. Refused

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

#### **4.1.1 Enfield Disablement Association**

No objection

4.1.2 London Fire and Emergency Planning Authority

No objection.

4.1.3 Metropolitan Police

No objection

4.1.4 Thames Water

Thames Water raises no objections regarding sewerage and water infrastructure. With regard to surface water drainage they would not have any objection subject to recommended informatives.

4.1.5 Traffic and Transportation

Traffic and Transportation raise no objections to the proposal on highway safety grounds, subject to mitigation measures being secured through conditions and Section 106 & 278 Agreements.

4.1.4 Biodiversity Officer

The Biodiversity Officer raises no objections subject to conditions

4.1.5 Housing Resources

Housing are satisfied with the level of affordable housing included as part of this application which will support their decanting programme and provide new homes for residents in housing need.

4.1.6 Planning Policy

No objection

4.1.7 Regeneration

No objection

4.1.8 Trees and Landscape

No objections

4.1.6 Environmental Health

No objection subject to conditions.

4.1.7 Conservation Area Group

The Group raised objections to the original design. However, revised proposals have since been submitted

4.1.8 Conservation Officer

No objection

#### 4.1.9 Education

No objection

#### 4.1.10 Sustainable Design

No objection subject to conditions

#### 4.2 Public

4.2.1 Consultation letters have been sent to 150 adjoining and nearby residents. In addition notices have been displayed on site and in the local press. The application has had a number of design changes and three consultations exercises have been undertaken. As a result of all of these, a total of 76 responses have been received raising the following objections:

- Already traffic congestion caused by parents dropping off and picking up children.
- Supermarket is not wanted
- Parking provision for shoppers not sufficient
- Impact of air conditioning and plant
- Overlooking of neighbouring properties
- Area is lacking a post office
- Development too dominant
- Danger to school children

4.2.2 Cllrs Laban, Jukes and Rye have objected to the development on the following grounds:

- Traffic generation
- Possibility of deliveries taking place by large vehicles which will cause significant problems and could add to the accident record of this road
- The road already experiences disruption when deliveries take place to other large units in the location, especially the Moon under Water
- Hours of a supermarket will result in an increase in noise and disturbance for residents
- No car parking proposed for shopper, which is close to the CPZ, narrow and lacking on parking opportunities
- Creation of an underground car park would be to the detriment of the adjacent listed building.

4.2.2 In addition, Nick de Bois MP has raised an objection.

#### 5. **Relevant Policy**

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27<sup>th</sup> March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.8	Housing choice
Policy 3.10	Definition of affordable housing
Policy 3.12	Negotiating affordable housing
Policy 3.13	Affordable housing thresholds
Policy 3.16	Social infrastructure
Policy 3.18	Education facilities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.7	Better streets and surface transport
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.19	Biodiversity and access to nature

5.5 Local Plan – Core Strategy

CP2	Housing supply and locations for new homes
CP3	Affordable housing
CP4	Housing quality
CP5	Housing types
CP8	Education
CP9	Supporting community cohesion
CP20	Sustainable energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP24	The road network

CP25: Pedestrians and cyclists  
 CP28 Managing flood risk through development  
 CP30 Maintaining and improving the quality of the built and open environment  
 CP31 Built and landscape heritage  
 CP36 Biodiversity  
 CP46 Infrastructure contributions

#### 5.6 Saved UDP Policies

(II) GD3 Aesthetics and functional design  
 (II) GD6 Traffic Generation  
 (II) GD8 Site Access and Servicing  
 (II) C30 Development within and adjacent to conservation areas  
 (II) H8 Overlooking and privacy  
 (II) S19 Design of retail development

#### 5.7 Submission Version DMD

DMD2 Affordable Housing for Developments of less than 10 units  
 DMD3 Providing a Mix of Different Sized Homes  
 DMD6 Residential Character  
 DMD28 Large local centres, small local centres and local parades  
 DMD37 Achieving High Quality and Design-Led Development  
 DMD38 Design Process  
 DMD44 Preserving and Enhancing Heritage Assets  
 DMD45 Parking Standards and Layout  
 DMD47 New roads, access and servicing  
 DMD48 Transport Assessments  
 DMD49 Sustainable Design and Construction Statements  
 DMD50 Environmental Assessment Methods  
 DMD51 Energy Efficiency Standards  
 DMD53 Low and zero carbon technology  
 DMD55 Use of roof space/vertical surfaces  
 DMD56 Heating and cooling  
 DMD57 Responsible sourcing of materials, waste minimisation and green procurement.  
 DMD58 Water Efficiency  
 DMD61 Managing surface water  
 DMD79 Ecological enhancements  
 DMD81 Landscaping

#### 5.8 Other Relevant Policy Considerations

National Planning Policy Framework  
 London Housing SPG  
 Section 106 Supplementary Planning Document  
 Enfield Town Conservation Area Character Appraisal

### 6. **Analysis**

6.1 The key considerations in the determination of this planning application will focus on the principle of development, the impact of the development on the character and appearance of the area and adjacent Conservation Area, highways and access issues, and neighbouring amenity.



## 6.2 Principle of development

- 6.2.1 The proposed construction of part two, part three storey mixed use retail and residential development is considered acceptable in principle. The site is located within a Large Local Centre where the provision of retail floor space of the size proposed is considered appropriate. There is a presumption to increase the housing stock and achieve a more efficient use of brownfield sites such as this. The proposal makes provision for new housing on the site and this is similarly acceptable in principle and consistent with the pattern of development in the immediate area.

## 6.3 Density

- 6.3.1 The site has an area of 0.1081 hectares and the proposal will result in there being 56 habitable rooms on the site. This gives a density of 518hrph. This is above the range set out in the London Plan, which for a site with a PTAL rating of 2, suggests a density in the range of 150-250hrph. However, a density in excess of the London Plan range would be acceptable if the proposed development was otherwise compatible with the scale and character of development in the area and did not compromise the amenities of the occupiers of adjoining properties.

### 6.3.2 Residential Mix

- 6.3.3 The proposed development comprises a total of 13 residential units at first and second floor.
- 6.3.4 Core Policy 5 of the Enfield Plan seeks an appropriate range, in size and tenure of housing types. Policy 3.8 of the London Plan addresses housing choice and the Enfield Housing Market Assessment, Final Report 2010 emphasises the lack of suitable family housing with at least three bedrooms.
- 6.3.5 Core Policy 5 of the Enfield Plan indicates that over the lifetime of the Core Strategy, market housing should provide the following mix of housing:

Bedroom	Persons	Percentage
1-2 bed flats	1-3 persons	15%
2 bed houses	4 persons	20%
3 bed houses	5-6 persons	45%
4+ bed houses	6+ persons	20%

- 6.3.6 The proposed development, with one 1-bed, six 2-bed and six 3-bed flats, given the provision of six units suitable for family accommodation, is considered acceptable with regards to Core Policy 5 of the Enfield Plan and Policy 3.8 of the London Plan.

## 6.4 Affordable Housing

- 6.4.1 The proposed development comprising of 13 residential units should provide 40% on-site affordable housing to meet the requirements of Core Policy 3 of the Enfield Plan and Policy 3.11 of the London Plan. This requirement is subject to site viability. Following negotiations with the applicant and discussions with the London Borough of Enfield Housing Team, an on site

provision of three social rented units has been agreed. Whilst this level of provision is below the normal 40% requirement, the viability of the site has been reviewed by an independent consultant and the level of provision proposed represents the optimum provision in the context both of viability and by providing the Council's preferred tenure. This provision will be secured through section 106 agreement.

## 6.5 Quality of Accommodation

6.5.1 Core Policy 4 of the Enfield Plan, Policy 3.5 of the London Plan and the London Housing SPG seek to ensure that new residential development is of a high standard.

6.5.2 London Plan Policy 3.5, as detailed in Table 3.3 "Minimum space standards for new development" and the London Housing SPG requires the following minimum floor standards to be met:

Dwelling type (bedroom (b)/persons- bed spaces(p))	GIA (sqm)
1b2p	50
2b3p	61
3b4p	74
3b5p	86

6.5.3 The proposed flats all exceed the corresponding minimum floor space standards in the London Plan and SPG.

6.5.4 Flats 2, 4 and 10 of the proposed development are single aspect and north facing. While the London Housing SPG indicates that where possible new residential units should be dual aspect. Discussions have been held with the applicant with a view to address the issue of single aspect north facing units. The applicant has demonstrated that the proposed development has been designed to ensure the lowest number of access cores to ensure sufficient space is retained in the ground floor retail unit. Additional information has been provided demonstrating that amending the layout to achieve no single aspect units would compromise the entire development. The applicant has made changes where possible which has included changing the size of the units and recessing balconies. The proposed development has consequently been reduced from 15 units to 13 units to accommodate the changes to the design. In addition flats 8 and 10 feature roof lights above the kitchen and dining areas which are considered to provide additional natural light to these units.

6.5.5 On balance, the standard of residential accommodation is considered to be acceptable with regards to Core Policy 5 of the Core Strategy, Policy 3.5 of the London Plan and the London Housing SPG.

## 6.6 Amenity Space

6.6.1 Policy (II) H9 of the UDP refers to amenity space standards for developments. In regards to amenity space provision for flats such amenity space is normally used communally rather than being subdivided between individual occupiers within the development. The policy requires that amenity space for flats

- should equate to 75% of the total GIA of the proposed building and balconies can be included within this calculation, however should not exceed 15% of the total amenity space provision.
- 6.6.2 Policy DMD9 of the Submission version Development Management Document reduces the overall quantum of amenity space necessary to support a development but focuses more on the quality and functionality of that space for future residents. Amenity space standards are more in line with the London Plan and London Housing SPG.
- 6.6.3 The proposed amenity space provision for the site is made up of communal amenity space situated on a deck at first floor level together with private balconies and terraces. The communal space and private balconies and terraces total approximately 207 and 155 square metres, respectively. This provides a total amenity space of approximately 362 square metres.
- 6.6.4 The collective GIA of the units is 1425 square metres, resulting in an amenity space requirement of 1,069: a shortfall of 707 square metres against the UDP standards. However, the standards in the London Housing SPG and the emerging standards of Policy DMD9 of the Submission Development Management Document are below the UDP standards and the development would comply with these. The proposed private balconies and terraces all comply with the relevant standards in Policy DMD9 of the Submission DMD. Given this, the level of amenity space is suitable to meet the needs of future occupiers.
- 6.7 Retail Development
- 6.7.1 The existing lawful use of the site is as a showroom and offices. Given this and the location of the site within a Large Local Centre there is no objection in principle to retail development.
- 6.7.2 Policy DMD 25 of the Submission DMD indicates that proposals for new retail uses of a scale which provide local shopping facilities and services for communities will be permitted within the boundaries of local centres. The application site is located within the Chase Side Local Centre and therefore the provision of retail premises is considered acceptable with regards to Policy DMD25.
- 6.7.3 The Submission version DMD Policy DMD28, seeks to improve the provision of day-to-day goods and services within the borough's local centres and local parades to meet the local needs of the residents in the local neighbourhood.
- 6.7.4 There has been concern raised by local residents that the proposed retail unit will be occupied by a major supermarket chain which would be detrimental to the surrounding area and existing retail premises. While the concern has been noted, the end occupier is not known nor can local planning authority give weight to the potential occupier of the retail development. The application must be assessed on its own merits having regard to the location of the site within a Large Local Centre and relevant policy. The principle of retail development is therefore considered acceptable with regards to Core Policy 18 of the Enfield Plan and Policies DMD25 and DMD 28.
- 6.8 Character of the Enfield Town Conservation Area and Surrounding Area

- 6.8.1 The application site is located adjacent to the Enfield Town Conservation Area. The proposal will include the removal of the existing showroom and office buildings on site and erection of a part two, part three storey mixed use retail and residential development.
- 6.8.2 The existing buildings on site are industrial in character and therefore considered to be detrimental to the character of the street scene and adjacent conservation area. The removal of these buildings is therefore welcome.
- 6.8.3 The proposed development will include the erection of a part two, part three storey building with an L-shaped layout to reflect the site on the corner of Chase Side and Chase Side Avenue. The building will include retail development at ground floor with a frontage onto Chase Side and Chase Side Avenue and the entrance on the corner. The building is considered to create a positive frontage onto the street scene which will respect the character of the street scene and the adjacent Enfield Town Conservation Area with regards to Core Policies 30 and 31 of the Enfield Plan, Policies (II)GD3 and (II)C30 of the UDP and Policy DMD44 of the Submission DMD.
- 6.8.4 Policy DMD39 of the Submission Development Management Document requires all new business premises to make efficient use of land and maximise their contribution to the urban environment particularly through positively addressing the public realm and ensuring the massing and facades of buildings are made visually interesting through architectural detailing, height variation and fenestration.
- 6.8.5 At first and second floor, residential development is proposed comprising of 13 flats. The proposed development has gone through several design iterations to ensure that the appearance is appropriate and respects the character of the street scene and surrounding area. The proposed design and appearance features a mixture of rendered walls, facing brickwork and recessed balconies which provide an architecturally interesting façade. The scale of the development at three storeys is considered appropriate for this corner location of Chase Side and Chase Side Avenue.
- 6.8.6 The design of the proposed development is considered to be of an appropriate scale and design therefore respecting the character and appearance of the street scene and surrounding area with regards to Core Policies 30 and 31 of the Enfield Plan, Policies (II)GD3 and (II)C30 of the UDP and Policy DMD44 of the Submission DMD.
- 6.9 Impact on the setting of the Listed building
- 6.9.1 Number 103 Chase Side adjoining the south of the application site is a Grade II listed building. The English Heritage listing refers to the property as being an early to mid 18<sup>th</sup> Century two storey house. The property features a high pitched roof with modern tiles, stone-coped parapet to painted brick front.
- 6.9.2 Core Policy 31 of the Enfield Plan states that the council will seek to preserve and enhance the Borough's heritage assets. The proposed development includes the removal of the existing showroom and office buildings on site. These buildings are not of particular architectural importance and their removal is considered to be an enhancement of the street scene and the setting of the Listed Building. The proposed building on this corner plot, given its scale and architectural detailing, is considered to respect the important

historic character of the adjacent listed building and therefore is acceptable with regards to Core Policy 31 of the Enfield Plan, Policy 7.8 of the London Plan, Policy DMD44 of the Submission Development Management Document and the National Planning Policy Framework.

#### 6.10 Highway Safety, Access and Parking

##### *Vehicle Access*

- 6.11 Proposed vehicular access to the car park is from Chase Side Avenue. The vehicular access is 4.8m wide and a 1.4m wide pedestrian footpath is also proposed. The residential entrance and proposed refuse area have been splayed at ground floor to ensure vehicular visibility. The existing vehicular access from Chase Side Avenue will be reinstated to footway. Subject to parking and waiting restrictions being introduced, the proposed access is considered acceptable with regards to Policy (II)GD6 and (II)T13 of the UDP. These will be secured through a S106 Agreement.

##### *Servicing*

- 6.12 The scheme proposes that deliveries will take place from Chase Side from a 11m long loading bay created on the footway. This is considered acceptable, subject to details, and preferable to kerbside servicing from Chase Side Avenue. This will be secured through section 106 agreement.

##### *Refuse*

- 6.13 Separate refuse storage areas for both the residential and retail development are proposed adjacent to the proposed vehicular access. This is considered acceptable in terms of siting and provision.

##### *Pedestrian Access*

- 6.14 The proposed development includes three potential entrances for pedestrians to the retail unit with the main entrance on the corner with Chase Side and Chase Side Avenue and two secondary entrances along Chase Side. The submitted drawings show a level change along the frontage with Chase Side. While the proposed pedestrian entrances are considered acceptable in principle, this will be subject to level access being demonstrated which can be secured by condition. However safe/convenient pedestrian accessibility to the proposed store/residential units is less than ideal across Chase Side, or from the east. It is therefore suggested that this be addressed through an obligation to fund improvements through the s106 agreement.

##### *Car Parking*

- 6.14.1 The proposal includes the provision of 16 car parking spaces for the entire development. 11 of these spaces will be for the residential units while five spaces will be reserved for retail staff parking. Policy 6.13 of the London stipulates maximum parking standards of less than one space per 1-2 bed unit and 1.5 to 1 space per unit for each 3 bed unit. The provision of 11 parking spaces is considered acceptable and compliant with policy.
- 6.14.2 The proposal does not make any provision for off street car parking for visitors to the retail store. The store, as with other retail facilities in the vicinity,

is seen as a local facility and visitors will either access on foot or as with other local shops, park in adjacent local streets. The provision of dedicated visitor parking would be likely to increase the number of vehicle trips to the site and this would not be welcomed, particularly on Chase Side Avenue, but funding for an on-street bay for a disabled user will be required.

- 6.14.3 In addition to the number of spaces, 20% of all spaces should be for electric vehicles while another 20% should have passive provision for electric vehicles in the future. The proposal includes the provision of 5 spaces with charging points. This meets the 20% provision however passive provision for a further 20% will be secured through section 106 Agreement.

#### *Cycle Parking*

- 6.14.4 Policy 6.9 of the London Plan requires one cycle parking space per one or two bed residential unit and two cycle spaces per three or more bed residential unit therefore a minimum of 19 cycle spaces are required. The proposed development includes 26 secure cycle parking spaces in the car park area which is considered to be acceptable.
- 6.14.5 Policy 6.9 and table 6.3 of the London Plan states that A1 uses in centres should provide at least 1 cycle space per 125sqm of proposed floor space. The proposal includes 455sqm of A1 retail floor space and therefore a minimum of 4 spaces are required. Six spaces are proposed on the pavement outside the entrance of the retail premises which is therefore considered an acceptable level of cycle parking provision.
- 6.14.6 In addition, four cycle parking spaces are proposed for retail staff, which are located in the car parking area. There are no minimum standards for staff cycle parking provision however the four spaces are considered acceptable for a retail unit of this size.

#### *Stopping up of public highway*

- 6.14.7 The submitted design and layout will necessitate the stopping up of part of the public highway as the development turns the corner from Chase Side Avenue into Chase Side. This will need to be the subject of the relevant Stopping Up procedures.

#### 6.15 Neighbouring Amenity

- 6.15.1 The proposed development will be sited along the boundary with number 2 Parsonage Lane. The height of the proposed development along this boundary has been stepped to form two storeys in order to reduce the impact on the neighbouring property. A retaining wall will be erected along the boundary with number 2 Parsonage Lane to provide the ground floor car park and the first floor amenity deck. In order to soften the appearance of the wall, vegetation is proposed to the east elevation.
- 6.15.2 The proposed boundary wall will have a maximum height of 5m along the boundary with Number 2 Parsonage Gardens. The existing site currently features a large warehouse building with a corrugated iron roof structure which is sited along the existing rear boundary together with a row of trees on the adjacent land. Given the removal of the unsympathetically designed buildings on site, the proposed replacement building is not considered to

further undue impact on the residential amenities of the neighbouring property.

6.15.3 The proposed amenity deck at first floor level will include a row of tress along the boundary with number 2 Parsonage Gardens and boundary fencing. An area with a width of 2m will not be useable, therefore safeguarding the privacy of the occupiers of the adjacent property with regards to Policy (II)H8 of the UDP.

6.15.4 The proposed development will feature four windows on the second floor eastern facing flank elevation. Two of these windows will serve bathrooms and two will serve bedrooms. Given that the proposed windows will not be the sole source of light for the bedrooms, it is considered necessary to condition the side windows to be obscure glazed to safeguard the privacy of neighbouring occupiers with regards to Policy (II)H8 of the UDP.

#### 6.16 Sustainability

6.16.1 Core Policy 20 of the Enfield Plan requires all new developments to address the causes and impacts of climate change by: minimising energy use; supplying energy efficiently; and using energy generated from renewable sources. The Sustainable Design Officer has commented that while the submitted Energy Assessment and Code for Sustainable Homes are lacking in detail, the officer is satisfied that these matters can be conditioned should permission be granted.

#### 6.17 Biodiversity

6.17.1 The Biodiversity Officer has raised no objections to the proposed development. The submitted Habitat Survey and Protected Species Assessment found that there are no habitats of ecological importance, either on or adjacent to the site, that will be adversely affected by the proposed development. In order to enhance the ecological value of the site and meet the requirements of Core Policy 36 of the Enfield Plan, details of proposed landscaping and the installation of bird and bat boxes can be secured by condition should permission be granted.

#### 6.18 Trees

6.18.1 The proposed development does not involve the removal of any trees on site however trees are proposed on the amenity space. Should permission be granted conditions will be attached requiring the submission of the details on the proposed trees through a landscaping plan together with details of any proposed tree pits.

#### 6.19 Education

6.19.1 Education contributions are sought on net additional units with the following per unit contributions required.

- 1-bed - £603.99
- 2-bed - £1,855.98
- 3-bed - £6,907.96

6.19.2 A total contribution of £53,187.63 is required for the development.

#### 6.20 Community Infrastructure Levy (CIL)

6.20.1 As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floor space for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sum. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

6.20.2 In this instance the proposed residential development would be subject to a £20 per square metre levy in accordance with the GLA's CIL Charging Schedule.

6.20.3 The applicant has indicated that the new development would create 1,425 square metres in gross internal floor area (excluding 192.5sqm social housing). On this basis, the calculation and sum arising would be as follows:

$$(\text{£}20/\text{m}^2) \times (1425\text{m}^2) \times 232/223 = \text{£}29,6505.22$$

6.20.4 Should permission be granted, a separate CIL liability notice would need to be issued. The applicant may be eligible for some relief on this contribution due to the inclusion of affordable housing on site. However, the applicant would need to make their own application for such relief.

#### 6.21 S106 Agreement

6.21.1 The following heads of terms will be secured through a Section 106 agreement (with the highway works necessitating a s278 agreement):

- Three social rent units (1 x 1-bed, 2 x 2-bed)
- Education contribution as set out above
- Highway mitigation measures:
  - Waiting/loading restriction
  - Funding for on-street parking bay for disabled user
  - Restrict the size of the delivery vehicles (106 Delivery and servicing Plan)
  - Travel Plan
  - Enforcement CCTV
  - New pedestrian crossing facilities
  - Closing redundant access/creating new access

#### 7. **Conclusion**

7.1 Having regard to all of the above, it is considered that on balance the scheme is acceptable for the following reasons:

- 1 The proposed development provides additional residential units in the Borough. This accords with Core Policies 2 of the Enfield Plan, Policies 3.3 and 3.4 of the London Plan and the objectives of the National Planning Policy Framework.



- 2 The proposed development is considered to respect the character and appearance of the surrounding area and street scene and preserve the character of the adjoining Enfield Town Conservation Area, therefore acceptable with regards to Core Policies 30 and 31 of the Enfield Plan, Policies (II)GD3 and (II)C30 of the Unitary Development Plan and Policies 7.6 and 7.8 of the London Plan.
- 3 The proposed development is considered to not have a detrimental effect on neighbouring occupier's residential or visual amenities nor harm the character and appearance of the existing site and wider locality having regard to Core Policy 30 of the Enfield Plan, Policies (II)GD3 and (II)H8 of the Unitary Development Plan and Policy DMD16 of the Submission Version Development Management Document.
- 4 The proposed development, having regard to the mitigation measures to be secured, will not give rise to conditions prejudicial to the free flow and safety of either pedestrian or vehicular traffic on the adjoining highways, or unacceptably prejudice the availability of existing parking on the surrounding roads, having regard to Core Policy 25 of the Enfield Plan, Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policies 6.3, 6.10 and 6.13 of The London Plan, and Policy DMD16 of the Submission Version Development Management Document.

## 8. Recommendation

- 8.1 It is recommended that planning permission be deemed to be GRANTED subject to a Section 106 agreement and conditions which are summarised below:

1. Approved plans
2. Details of materials
3. Larger scale detailed drawings, including sections, to a scale of 1:20 or larger of a sample panel through the building showing the proposed windows, cills/ reveals/arches, brickwork detailing, cornices/parapets and copings, balconies, shop fronts, fascias and pilasters 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.
4. Details of hardsurfacing
5. Landscaping details
6. Details of access/junction
7. Provision of electric vehicle charging points
8. Provision of cycle parking
9. Details of levels
10. No deliveries outside specified hours
11. Retail opening hours (0700-2300 Monday to Saturday, 0900-2200 Sunday and Bank Holidays)
12. Construction management plan (including logistics plan and wheel washing
13. Private parking only and staff only access to retail parking area
14. Provision of bird and bat boxes
15. Details of potable water use and measures to restrict
16. Details of energy statement
17. Compliance with code for sustainable homes level 4
18. Details of compliance with lifetime homes standard

19. Details of site waste management plan
20. Feasibility for provision of biodiversity roof
21. Details of renewable energy
22. Compliance with BREEAM 'Very good' for the proposed retail unit
23. Details of landscaping works to amenity deck including details of tree pits
24. Provision of privacy screens to amenity deck and no access beyond privacy screens other than for maintenance purposes
25. Obscure glazing to relevant elevations.
26. Details of mechanical and plant and no plant to be placed on the roof of the building.
27. That prior to commencement of development details of privacy screens to the outer edge of the balconies to the rear of the building shall be submitted for approval.
- 28 Time limited permission



Approx Profile of Church opposite



129-119 Chase Side

Moon under Water  
Public House

The Proposed Building

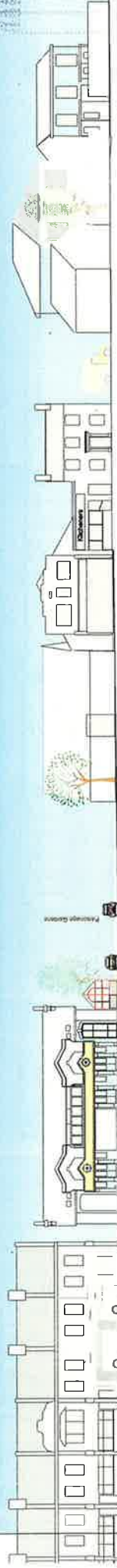
103 Chase Side

Timber clad shed

Georgian style buildings

## Proposed (East) Elevation to Chase Side looking East

Approx Profile of Church opposite



129-119 Chase Side

Moon under Water  
Public House

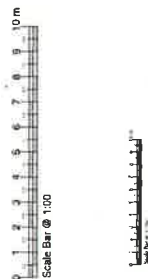
Existing Buildings on the site

103 Chase Side

Timber clad shed

## Existing (East) Elevation to Chase Side looking East

REV A 5 Sep 2013 Structure element revised in height	
PROJECT	New Residential Block & Retail at Ground Floor, 103 Chase Side, Enfield
CLIENT	Nicholas Holdings
STATUS	Planning
SCALE	1:200 @ A1 1:400 @ A3
DATE	June 2011
DRAWING TITLE	Proposed & Existing Extended Elevations
DRAWING NO.	902.02.06
REVISION	A
APPROVED BY	
BARNES	
COLLIER	
13 High Street, Enfield, Middlesex, EN3 6JH	



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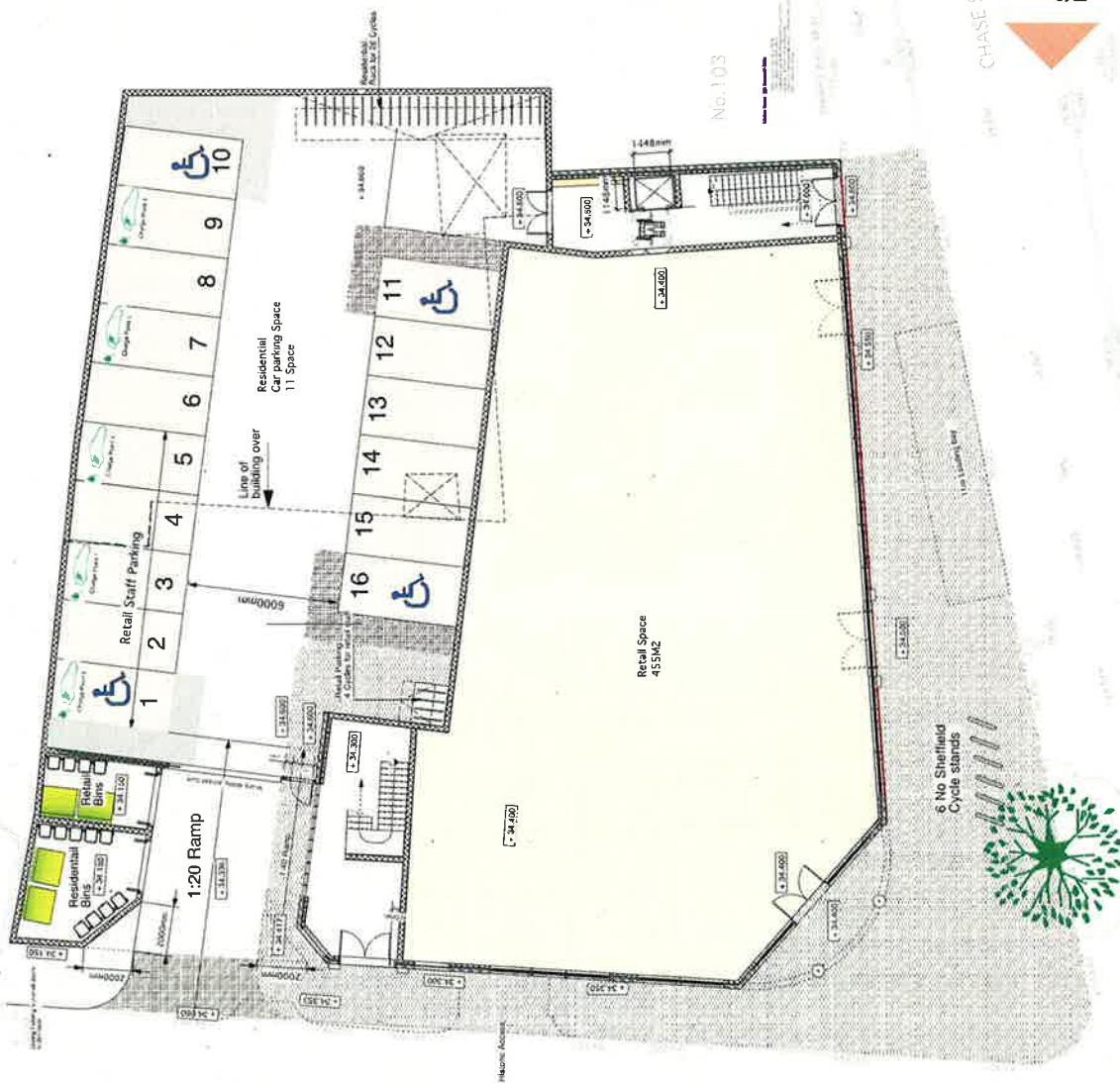
SEE  
DWG 902.10.06

NO ACCESS

Revision F	8 Aug 2012
Revision E	13 June 2012
Revision D	11 June 2012
Revision C	7 June 2012
Revision B	16 March 2012
Revision A	15 March 2012

[illegible]

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DWG 902.10.06

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DWG 902.10.06



Revision F	3 Aug 2012
Revision E	13 June 2012
Revision D	11 June 2012
Revision C	07 June 2012
Revision B	01 May 2012
Revision A	15 March 2012

	New Residential Block & Retail at Grand Court, 105 Chase Side, Enfield 06033		Nicholas Holdings		REVISION F
	OWNER	PLANNING	SCALE 1'200 @ A1	DATE Feb. 2012	
PROPOSED 1st Floor Plan					REVISION F
ADDRESS 79, 902, 10, 102					
ARCHITECT T3					REVISION F
DATE 1/24/12					
SCALE 1'200 @ A1					REVISION F
OWNER Nicholas Holdings					
PROJECT New Residential Block & Retail at Grand Court, 105 Chase Side, Enfield 06033					REVISION F
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\* Window meets Criterion 15 of Lifetime Homes Standard



Scale Bar @ 1:100



Scale Bar @ 1:100

SEE  
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DWG 902.10.06



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SEE  
DWG 902.10.06



Revision F	3 Aug 2012
Revision E	13 June 2012
Revision D	11 June 2012
Revision C	07 June 2012
Revision B	01 May 2012
Revision A	15 March 2012

PROJECT	New Residential Block & Retail at Ground Floor, 105 Chas St, Enfield
CLIENT	Nicholas Holdings
STATUS	Planning
SCALE	1:100 @ A1 1:200 @ A3
DATE	Feb. 2012
DRAWING TITLE	Proposed 2nd Floor Plan
DATE	902.10.03
REVISION	F
ARCHITECTS	BARNES COLLE





Chase side Avenue

Parsonage Lane

Christchurch Close

Trinity Street

Parsonage Gardens



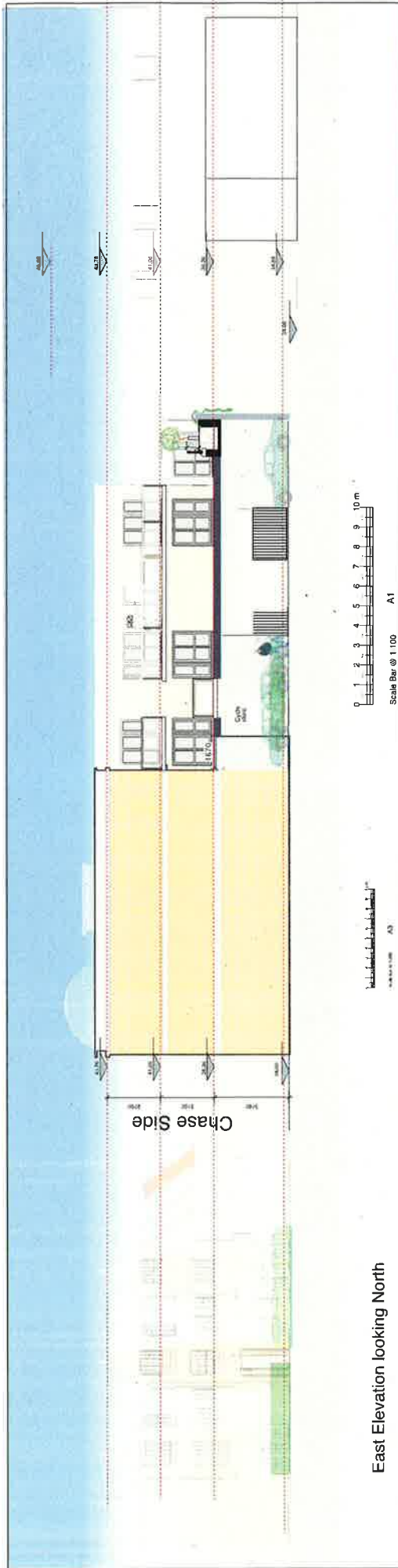
Rev C Aug 13 Top plot & level of surrounding buildings added  
Rev B 10 Oct Parking layouts  
Rev A 28 Jul Ground floor parking layouts

Project:  
New Residential Block & Retail at  
Ground Floor, 105 Chase Side Enfield  
Client:  
Nicholas Holdings  
Planning  
Scale:  
1:300 @ A1  
1:600 @ A3  
Date:  
June 2011

Proposed  
Location Plan  
Drawing Title  
Scale:  
902 10.00  
Rev:  
C

Architects:  
BARNES  
COLLIE  
21 Upper Street, 2nd Floor  
London, N1 1UP  
020 7324 4545  
www.barnescollie.co.uk



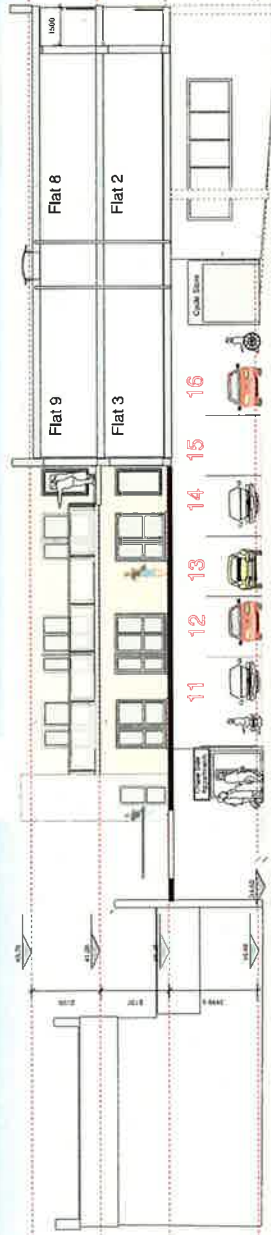


Chase Side Avenue



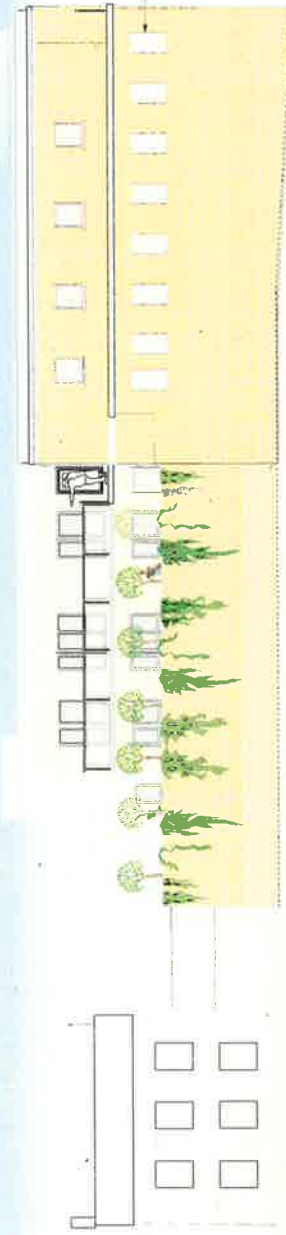
East Elevation looking North

Chase Side Avenue



Section looking South

Chase Side Avenue



REV C31 AUG 2012 Client alterations

REV B2 AUG 2012 Various alterations  
P.O. recommendations

REV A28 JAN 2012 Various alterations  
P.O. recommendations

Project  
New Residential Block & Retail at  
Ground Floor, 105 Chase Side, Enfield

Client  
Nicholas Holdings

Planning

Scale 1:100 DATE Feb 2011

Drawing Title  
Internal & Gable  
Elevations

Drawn By  
902.10.06

Revised By  
C

Architect  
BARNES  
Coles

105 Chase Side, Enfield  
4499999 0770 1234

