

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 17th December 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
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Ward: Town

Application Number : P13-00527PLA

Category: Dwellings

LOCATION: 25, CHURCH STREET, ENFIELD, EN2 6AJ

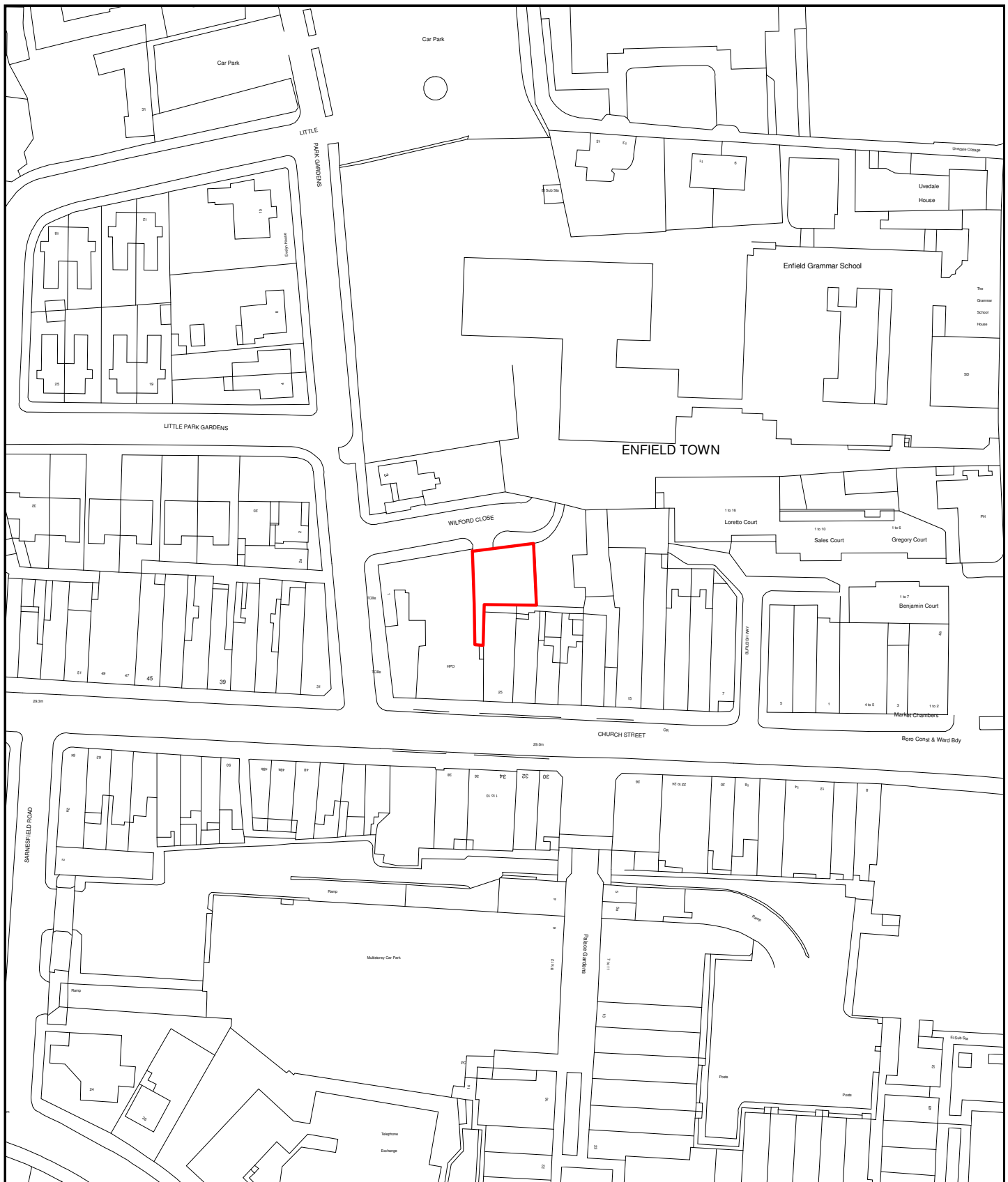
PROPOSAL: Erection of a detached 2-storey block of six residential units comprising 2 x studio, 3 x 1-bed and 1 x 2-bed involving rooms in roof with front and rear dormer windows and solar panels to rear.

Applicant Name & Address:
Sanjiv Shah
11, ROWANTREE ROAD,
ENFIELD,
EN2 8QA

Agent Name & Address:
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Marood architects
Fortis house Unit 319
160 London Road
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barking
IG11 8BB

RECOMMENDATION:

That subject to the review of the development viability as set out above and the subsequent completion of a legal agreement to secure the appropriate financial contributions, restrict parking permit applications and provide alternative fire door access for the adjoining sorting room, the Head of Development Management / Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 09:50

Date of plot: 04/12/2013

1. Site and Surroundings

- 1.1 The subject site is the vacant land at the rear of 25 Church Street. The site addresses Wilford Close and has a north – south orientation. The site has an irregular shape and includes a 1.8m wide access that runs part way between 25 and 27 Church Street. The site is approximately 230m² in area. The land proposed for development is roughly 14m wide x 13.5m deep. The site currently provides informal car parking for the tenants of 15, 17, 19 and 21 Church Street and accommodates up to 9 vehicles. The site has a red brick front boundary wall and a small cluster of trees adjoining the southern boundary.
- 1.2 The adjoining property to the west contains the Enfield Post Office, the rear of which has been converted into 6 units. A fresh fruit and vegetable market stall occupies the southwest corner. The adjoining two-storey building has a red brick exterior and a part flat / part hip tiled roof. There are 2 highlight windows and 2 larger windows on the boundary wall as well as a fire door exit that has been boarded up. The building is used as a sorting room for the Post Office.
- 1.3 The adjoining property to the east is also vacant. A 2m and 1.5m wide access separates the subject site and the adjoining property and provides access, a refuse storage area and a mailbox location for the terraces to the south.
- 1.4 The three-storey terraces to the south fronting Church Street have retail premises at ground floor and residential and commercial units above. The units are accessed from Wilford Close via rear access ways and staircases. The first and second floors are recessed from the ground floor. The flat roof of the ground floor is used as an outdoor area. The residential units have first and second floor habitable room windows setback approximately 8m and 13m from the common boundary.
- 1.5 Enfield Grammar School is located to the northeast. Wilford Close provides vehicle access to the staff car park and is commonly used by staff and students walking to / from the school and the Town Centre.
- 1.6 The site is located within Enfield Town Centre and is surrounded by a mix of open space, community, retail, commercial, educational and residential uses. The site is conveniently accessed by public transport including Enfield Town and Enfield Chase train stations and several bus services along Church Street.
- 1.7 The site is located within the Enfield Town Conservation Area and the Enfield Town Area Action Plan, and is identified as a Site of Archaeological Interest.

2. Proposal

- 2.1 An application for planning permission was received on the 26/3/2013 for a two-storey residential development with accommodation in the roof space comprising 2 x studios, 3 x one bed units and 1 x two bed unit.
- 2.2 Over the course of the application various revised plans have been submitted which have sought to reduce the scale of the residential development, present an appropriate design response to the street scene and conservation area, minimise impacts to the adjoining residential units, and provide an

appropriate level of internal amenity. The latest set of revised plans, received 14/10/2013 and 2/12/2013, form the basis of this report.

- 2.4 The two-storey residential development with accommodation in the roof space would comprise 3 x two bed units and 1 x three bed unit. The units would be accessed by a central front door and communal stairwell. The units would not have any private or communal outdoor space.
- 2.5 The proposed development would be car-free. A bicycle storage facility for 8 spaces and a refuse storage area would be located at the rear of the building.
- 2.6 The proposed development would have a red brick exterior and a tiled gable roof. The front façade would be articulated by a central front door, timber framed sash windows with stone cills and head and three dormers. The rear elevation would be articulated by a recessed first floor level with a 1.1m deep green roof, traditional windows to match the front elevation, four skylights and three solar panels. The side elevations would have solid red brick walls.
- 2.7 As viewed from Wilford Close the proposed development would be in keeping with the adjoining buildings at the rear of the Post Office, in particular the building on the southwest corner of Wilford Close and Little Park Gardens. The development would be excavated approximately 400mm to match the wall and roof height. The design details including window style and materials and finishes would also reference the adjoining buildings.
- 2.8 Compared to the plans originally submitted with the application, the revised plans reduce the overall height of the building by 1.8m by lower wall height and roof pitch. The building would abut the west boundary and increase the setback from the east boundary. The setback from the south boundary would be reduced at ground floor level and increased at first floor level to minimise the bulk and mass as viewed from the residential units opposite.

3. Relevant Planning Decisions

- 3.1 There is no relevant planning history for the site. However, the following decisions have been issued for the adjoining properties and should be noted.
- 3.2 27 Church Street – TP/06/0873 conversion of part ground, first and second floors from offices to 5 units comprising 3 x two bed and 2 x one bed. Granted subject to conditions 10/7/2006.
- 3.3 27 Church Street – TP/08/1275 conversion of staff / store room into 1 x studio unit (retrospective). Granted 9/9/2008.
- 3.4 27 Church Street – TP/09/1241 infill extension to provide studio unit. Refused 20/10/2009.
- 3.5 25 Church Street – CAC/95/0034 demolition of existing shopfront, installation of new shopfront, single-storey rear extension, and change of use of first and second floors from offices to consultancy rooms with additional storage and staffing. Granted subject to conditions 18/1/1996.
- 3.6 21 Church Street – TP/01/0079 conversion of first and second floors from a single residential unit to 2 x self-contained units. Granted subject to conditions 8/3/2001.

- 3.7 17-21 Church Street – TP/04/0483 redevelopment of the land at the rear by construction of a three-storey residential development with accommodation in the roof space comprising 5 x one bed self-contained units together with associated car parking and access via Wilford Close. Refused 28/6/2004.
- 3.8 15-19 Church Street, Enfield – TP/10/0237 relocation / re-routing of pedestrian access and refuse collection area to the rear of the site with external lighting and access from Welford Close. Granted subject to conditions 22/6/2010.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 The plans originally submitted with the application were referred to the following statutory and non-statutory consultees. The revised plans were not referred because the changes reduced the overall bulk and mass and did not result in a transformation of the proposal.

4.1.2 English Heritage (GLAAS)

It has been advised that the site is located within the historic core of Enfield and may have intact medieval material. It is considered appropriate to carry out an archaeological evaluation of the site to determine the likelihood of important remains being present and provide a mitigation strategy.

4.1.3 Conservation Advisory Group

The Conservation Advisory Group (CAG) commented that the site is suitable for residential development and that red brick would be the preferred material for the external walls. However, CAG objected to the proposal on the grounds that it would be an overdevelopment of the site and there would be inadequate outdoor space.

4.1.4 Enfield Town Study Group

The Enfield Town Study Group (ETSG) noted that the site is located in between two important precincts within the conservation area, namely Gentleman's Row and the Town Centre. The ETSG objected to the proposal and raised concerns regarding overdevelopment of the site, lack of outdoor space, poor design quality and overlooking. The ETSG suggested that a smaller residential development with a red brick exterior would make a more positive contribution to the conservation area.

4.1.5 Conservation Officer

The Conservation Officer commented that the site is suitable for residential development in principle, but raised concerns regarding excessive mass and bulk, quality of materials and finishes, and articulation of the rear elevation.

4.1.6 Tree Officer

The Tree Officer advised that the cluster of trees adjoining the southern boundary are self-sown sycamore trees of poor condition and form growing

from an inappropriate location adjacent to a built structure. The Tree Officer commented that it would not be expedient to protect the trees and insist on their retention in the interests of amenity.

4.1.7 Biodiversity Officer

The Biodiversity Officer advised that an ecological assessment was not required, but encouraged the provision of native planting within the landscape scheme.

4.1.8 Traffic and Transportation

Traffic and Transportation support the proposed car-free residential development in principle. Concern are raised over the loss of the existing access, service and loading space to the commercial and residential units fronting Church Street, combined with the restrictions in Church Street, as this would compromise the ability to continue to service the existing units without causing negative impact on the free flow of traffic and highway safety.

4.1.9 Thames Water

Thames Water did not object to the proposal and provided directives for surface water drainage and minimum pressure rates.

4.2 **Public response**

4.2.1 The initial scheme was advertised by way of letters to 21 adjoining and nearby residents in addition to site and press publicity. Two objections were received which raised some or all of the following concerns to the initial scheme.

- Omissions and inaccuracies in the plans and supporting documentation.
- Loss of existing car parking.
- Loss of views and visual impact.
- Overshadowing the adjoining outdoor spaces.
- Inadequate daylight to the adjoining habitable room windows.
- Overlooking into the adjoining outdoor spaces and habitable room windows.
- Inadequate car parking provision for residents and visitors which would result in increased demand for residential parking permits and traffic congestion.
- Overdevelopment of the site and excessive bulk and mass.
- The proposed development would dominate the Wilford Close street scene and detract from the heritage significance of the conservation area.
- Inadequate details in relation to the proposed materials and finishes.
- Glare from the proposed solar panels.
- Refuse storage area and collection, and sewerage.
- Health and safety concerns and general disruption during construction.
- Removal and/or damage to the trees adjoining the southern boundary.
- Inadequate outdoor space for future residents.
- The proposed development would not provide housing suitable for families, disabled and/or elderly residents.
- The proposed development would prejudice potential future planning applications on the adjoining properties.

- The proposed development would set a poor precedent for infill development within the Town Centre and the conservation area.

4.2.2 The revised plans received 14/10/2013 were advertised by way of letters to 21 adjoining and nearby residents. Four objections, one supplementary and three new, were received which raised some or all of the following concerns.

- The site address should be updated to read 'land at the rear of 25 Church Street' and the application description should be updated to read 'two-storey residential development with accommodation in the roof space comprising 1 x studio, 2 x one bed units and 2 x two bed units' to avoid confusion.
- Consultation; the potential interested parties who were notified of the initial scheme should be notified of the revised plans and be given the opportunity to comment.
- No. 25 Church Street was not notified of the initial scheme or the revised plans.
- Fees; the applicant should submit a new application for planning permission under which the revised plans are considered, and pay the associated fees.
- Omissions and inaccuracies in the revised plans.
- Planning Case Officer bias towards the proposed development.
- Overdevelopment of the site and excessive scale, bulk and mass.
- The proposed development would dominate the Wilford Close street scene and detract from the heritage significance of the conservation area.
- Adverse amenity impacts including loss of daylight, privacy and outlook.
- Restricted fire escape and emergency access to the adjoining buildings.
- Inadequate / inappropriate refuse storage area.
- Poor internal amenity and potential for the internal layout to be altered in the future without planning permission.
- Lack of good quality amenity space.
- Inadequate car and bicycle parking provision for residents and visitors.
- Increased demand for residential parking permits and unrestricted spaces as a result of the loss of 9 informal spaces.
- Damage to the trees adjoining the southern boundary.
- General disturbance and disruption during construction.
- The proposed development would prejudice potential future planning applications on the adjoining properties.
- The proposed development would set a poor precedent for infill development within the Town Centre and the conservation area.

4.2.3 The revised plans received 2/11/2013 were considered non-material amendments and were not advertised. The revised plans convert the accommodation in the roof space from a separate unit to ancillary accommodation for the unit below. The changes reduce the total number of units and do not affect the building envelope or its appearance.

5. Relevant Policies

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 Unitary Development Plan (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 of the DMD document was approved by Council on 27th March 2013 for examination by the Secretary of State. 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, therefore due weight should be given to them in assessing the current application.

5.4 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 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13	Affordable housing thresholds
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.11	Green roofs and development site environs
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 6.9	Cycling
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 Core Strategy

Core Policy 1	Strategic growth areas (Enfield Town)
Core Policy 2	Housing supply and locations for new homes
Core Policy 3	Affordable housing
Core Policy 4	Housing quality
Core Policy 5	Housing types
Core Policy 17	Town centres (Enfield Town)
Core Policy 20	Sustainable energy use and energy infrastructure
Core Policy 21	Delivering sustainable water supply, drainage and sewerage infrastructure

Core Policy 24	The road network
Core Policy 25	Pedestrians and cyclists
Core Policy 30	Maintaining and improving the quality of the built and open environment
Core Policy 31	Built and landscape heritage
Core Policy 36	Biodiversity
Core Policy 42	Enfield Town
Core Policy 46	Infrastructure contributions

5.6 DMD Proposed Submission

DMD 2	Affordable housing for development of less than 10 units
DMD 3	Providing a mix of different sized homes
DMD 6	Residential character
DMD 8	General standards for new residential development
DMD 9	Amenity space
DMD 10	Distancing
DMD 25	General considerations for town centre development
DMD 37	Achieving high quality and design-led development
DMD 38	Design process
DMD 44	Preserving and enhancing heritage assets
DMD 45	Parking standards and layout
DMD 49	Sustainable design and construction statements
DMD 50	Environmental assessment methods
DMD 51	Energy efficiency standards
DMD 53	Low and zero carbon technology
DMD 54	Allowable solutions
DMD 55	Use of roof space / vertical surfaces
DMD 56	Heating and cooling
DMD 58	Water efficiency
DMD 61	Managing surface water
DMD 79	Ecological enhancements
DMD 81	Landscaping

5.7 UDP Saved Policies

Policy (II) C28	Inappropriate development
Policy (II) C30	Design, materials and detailing
Policy (II) GD3	Aesthetic and functional design
Policy (II) GD6	Traffic generation
Policy (II) GD8	Site access and servicing
Policy (II) GD9	Excessive levels of traffic noise
Policy (II) H8	Privacy
Policy (II) H9	Amenity space

5.8 Other Relevant Policy Considerations

National Planning Policy Framework
 Mayor's Housing Supplementary Guidance (2012)
 Enfield Characterisation Study
 Enfield Town Conservation Area Character Appraisal
 Section 106 Supplementary Planning Document (2011)

6. **Analysis**

6.1 Principle

- 6.1.1 The adopted policies encourage residential development that provides a range of high quality sustainable homes whilst respecting the existing and preferred neighbourhood character. The subject site is an appropriate location for infill residential development to increase housing supply in accordance with borough and regional targets. However, the application must still be assessed having regard to all other material planning considerations.

6.2 Impact on the Conservation Area / Character of Surrounding Area

Density

- 6.2.1 Policy 3.4 of the London Plan seeks to optimise housing potential having regard to the local context and public transport accessibility. Table 3.2 of the London Plan provides a residential density matrix that should be used as a preliminary assessment or guide to realise optimum housing potential. This suggests a density range of between 200 and 700 hrph for this site. The subject site is approximately 0.023 hectare and has a PTAL 6a score (1 being the least accessible to public transport and 6 being the most accessible). 13 habitable rooms are proposed (bedrooms and living, dining and kitchen areas). This equates to a density level of 565 habitable rooms per hectare which is considered acceptable for a site with a PTAL 6a score in an urban setting.

Conservation area and street scene

- 6.2.2 Adopted policies encourage development that respects the heritage significance of the conservation area and compliments the street scene. As shown on Map 4 of the Enfield Town Conservation Area Character Appraisal, the site abuts the northern boundary of Character Area 1: Town Centre (p16). The summary of special interest for this area is provided below:

The area retains considerable evidence of its early origins in the layout of its spaces and its surviving buildings. Views out provide awareness from within the centre of its setting. Confident and substantial commercial buildings of the late 19th century form a series of landmarks. The well-detailed upper floors of the shopping parades in Church Street have a unifying effect. The east side of London Road retains evidence of an attractive small-scale shopping centre (p22 & 23).

- 6.2.3 However, Wilford Close is described as a 'negative element' with a rear entrance to Enfield Grammar School, poor quality fencing and an uncared for appearance (p20). Gap sites, empty shops and poorly designed and landscaped car parks detract from the cohesion of the Town Centre and affect the quality of residential areas (p24). The subject site is considered to be a 'gap site' and a suitable location for urban consolidation.
- 6.2.4 In relation to the surrounding properties, the Post Office on the corner of Church Street and Little Park Gardens is a locally listed building. The terraces fronting Church Street are identified as making a positive contribution to the area. The adjoining vacant land to the east is identified as a negative area. The dwelling on the corner of Wilford Close and Little Park Gardens is a neutral building, as is the building nearest Wilford Close at Enfield Grammar School.

- 6.2.5 The proposed development would not dominate or detract from the heritage significance of the Post Office or the terraces fronting Church Street. It would be located at the rear of the buildings and would not be visible from the Town Centre. The proposed development would improve the appearance of Wilford Close by developing a vacant parcel of land currently used for informal car parking and largely hidden from public views due to the existing high boundary wall fronting Wilford Close. The built form, design details and materials and finishes would compliment the adjoining buildings at the rear of the Post Office and be sympathetic to the heritage significance of the conservation area.
- 6.2.6 The proposed site coverage would be consistent with the surrounding retail, commercial and mixed use buildings within the Town Centre. The front setback would be square to Wilford Close and provide an opportunity for landscaping. The proposed development would be 1.9m less in height of the adjoining sorting room and the same height as the building on the corner of Wilford Close and Little Park Gardens at the rear of the Post Office. The matching wall and roof height would create a horizontal element that would unify the street scene. The tiled gable roof and red brick exterior are the preferred materials and finishes as noted by the CAG and ETSG, and can be secured by condition. The central front door and timber framed sash windows with stone cills and head would appropriately articulate the front elevation.
- 6.2.7 The proposed development would not rely on amenity by borrowed means and therefore would not prejudice future planning applications on the adjoining properties. However, as it has been applied in this instance, future planning applications on adjoining properties must also accept the constraints of the site.

Archaeology

- 6.2.8 The subject site is identified as a Site of Archaeological Interest. Policy 8.8 of the London Plan, Core Policy 31 of the Core Strategy and DMD 44 of the Submission version DMD encourage development that incorporates measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. English Heritage has advised that the site is located within the historic core of Enfield and may have intact medieval material. Should planning permission be granted, an archaeological evaluation of the site would be required by condition.

6.3 Impact on Neighbouring Properties

Adjoining residential units

- 6.3.1 It is widely understood that dwellings within a town centre must accept a lower / compromised level of amenity as compared to that which can be found in a purely residential area. Having said this however, new development within a town centre must also accept the constraints of the site (existing residential interfaces) and ensure an adequate level of amenity for the adjoining dwellings.
- 6.3.2 Policy DMD 8 of the Submission version DMD seeks to ensure that new development protects the amenity of adjoining dwellings in terms of daylight, sunlight, outlook, privacy and overlooking.

- 6.3.3 Pursuant to Policy DMD 10 of the Submission version DMD and Policy (II) H8 of the UDP, the minimum distance between rear facing windows at ground and first floor is 22m. However Standard 5.1 of the Mayor's Housing Supplementary Guide states:

In the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18 – 21m between facing homes. These are still useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density.

- 6.3.4 The distance between the proposed development and the adjoining residential units to the south would be approximately 10.5m and 15.5m (an increase of approximately 1.3m from the initial scheme). The first floor windows at the rear (south elevation) would be obscure glazed and fixed to at least 1.7m above finished floor level. The south elevation would not include any balconies or dormers. The distance between the proposed development and the adjoining residential units and the obscure glazed fixed windows would protect the privacy of both existing and future residents.
- 6.3.5 The revised scheme significantly reduces the overall height of the development by lower wall height and roof pitch. It is considered that the development would not create an unreasonable sense of visual bulk or enclosure having regard to the proposed siting and massing and the location within the Town Centre. Interfaces of this kind are not uncommon or unreasonable in inner urban settings. It is also noted that loss of views is not a relevant planning consideration.
- 6.3.6 The proposed development would not overshadow the adjoining outdoor areas having regard to the orientation of the plots. The distance between the proposed development and the adjoining residential units would ensure adequate daylight to habitable room windows.
- 6.3.7 A concern has been raised in relation to glare from the proposed solar panels. It is considered that any glare would be unlikely or negligible if it did occur. Nonetheless, details of the renewable energy technology could be required by condition to assess whether glare would cause an unreasonable nuisance.

Adjoining Post Office

- 6.3.8 The proposed development would include a 10.8m long x 7.5m high (maximum) wall on the west boundary. The wall would 'block out' the windows and fire door exit to the adjoining sorting room at the rear of the Post Office. The windows and fire door exit on the boundary are a prime example of amenity by borrowed means not encouraged by property law. Nonetheless, maintenance of light and access should be considered. The proposed development would not result in unreasonable loss of light having regard to the door and window openings on the remaining elevations and the roof lights.
- 6.3.9 In relation to access, the applicant has provided correspondence from the Fire Brigade which advises that the proposed development would need to provide an alternative fire door access. The applicant has shown that an

existing fire exit door on the flank wall of the adjoining sorting room leading out to the courtyard on the western side of the Post Office will be used.

6.4 Internal Amenity

- 6.4.1 The adopted policies require high quality design and sustainability for all new homes. This includes meeting or exceeding the minimum standards for dwelling and unit space, room size, internal amenity, outdoor space, car and bicycle parking, access and refuse storage.

Space standard

- 6.4.2 Pursuant to Table 3.3 of the London Plan, the minimum space standard for a 2 bed 3 person dwelling is 61m² and 74m² for a 3 bed 4 person dwelling. The proposed development would exceed these standards.

Room size and internal amenity

- 6.4.3 The proposed development would meet or exceed the Mayor's minimum standards for adequate sized rooms and internal amenity, except for the single bedrooms to Units 1 and 2 on the ground floor. A variation of 1m² for the single bedrooms is considered acceptable having regard to the overall size of the units and the provision of sufficient space to store belongings, work / study or relax away from the social spaces (Standard 4.5).
- 6.4.4 The internal layout will be secured through an appropriately worded condition.

Amenity space

- 6.4.5 Standard 4.10 of the Mayor's Housing SPG requires a minimum 5m² private outdoor space for a 1-2 person dwelling and an extra 1m² for each additional person. DMD 9 of the Proposed Submission is consistent with this standard. The proposed development would not provide any private or communal outdoor space. The setbacks from the east and south boundaries would provide a passageway to the refuse and bicycle storage areas, and are considered unlikely to be used as a communal outdoor space. A relaxation of the standards with respect to amenity space is considered acceptable having regard to the site's location within the Town Centre and proximity to active and passive public open spaces. A financial contribution for the enhancement of public open spaces could be secured by legal agreement.

6.5 Highway Safety

Parking

- 6.5.1 Policy 6.13 of the London Plan recognises that a flexible approach is required when assessing car parking provision in town centres. The proposed development would result in the loss of 9 informal car parking spaces that are currently used by the tenants of 15, 17, 19 and 21 Church Street. It is considered that these vehicles could be readily accommodated in the surrounding road network and nearby public and private car parks without upsetting the current balance.
- 6.5.2 Policy 6.13 of the London Plan and DMD 45 of the Submission version DMD promote car-free development in locations with high public transport

accessibility to avoid excessive car parking provision and traffic congestion and encourage alternative modes of transport such as walking, cycling and public transport. In addition it is also noted that heavy traffic is the most serious detractor from the heritage significance of the conservation area as identified in the Character Appraisal. Conflicts between people and vehicles inhibit enjoyment of the Town Centre and affect its visual quality (p23).

- 6.5.3 The application site has a PTAL score of 6a, where 1 reflects poor access to public transport and 6 represents excellent accessibility. The proposed car-free residential development would comply with the relevant policies and it is noted that Traffic and Transportation support this aspect of the proposal. As with similar car-free developments in town centre locations, for example Burleigh Way, future residents and visitors should be excluded from obtaining parking permits. This would be secured by legal agreement.
- 6.5.4 Table 6.3 of the London Plan requires at least 2 bicycle spaces per 3 or more bedroom dwelling. DMD 45 of the Proposed Submission reiterates this requirement. The proposed development would meet this requirement and provide a secure bicycle storage facility for 8 spaces at the rear of the building which will be secured by appropriately worded conditions.

Access and Servicing

- 6.5.5 The proposed development would remove rear access, service and loading to the commercial and residential units fronting Church Street. Traffic and Transportation have raised concern that this would compromise the ability to continue to service the existing units without causing negative impact on the free flow of traffic and highway safety. However, it is considered that the existing restrictions in Church Street would maintain the free flow of traffic and safety and servicing already occurs on Church Street. From an inspection of the site it does not appear that the existing informal car park is used for deliveries. The existing access to the east provides access to the adjoining commercial and residential units.
- 6.5.6 The footpath would need to be reinstated to ease access for pedestrians with mobility and disability impairments, enable additional kerb-side car parking and improve the appearance of the street scene.
- 6.5.7 Refuse storage would be located in the southeast corner of the site. This location would provide a satisfactory access point for refuse collectors via Wilford Close, in keeping with Council's waste and recycling standards, and will be secured by condition.

6.6 Sustainable Design and Construction

- 6.6.1 The adopted policies encourage development to achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. Six solar panels would be installed on the south side of the gable roof. The bicycle storage facility and ground floor would have green roofs. The Code and Energy Assessments submitted with the application demonstrate that the proposed development would exceed the Code for Sustainable Homes Level 3 and achieve a minimum 8% CO₂ emission improvement over current Building Regulations. Conditions will be imposed to secure the above.

6.6.2 The submitted plans show amenity lawn areas around the southern and eastern sides of the building. Whilst this would be welcomed, in reality, these areas would need to be mostly paved over because they provide access to the cycle and refuse stores. Similarly the “dense vegetation” indicated on the drawings could not be provided as it would inhibit access to the side and rear.

6.7 Section 106

6.7.1 Core Policy 3 of the Core Strategy require developments of less than 10 dwellings to make a financial contribution to achieve off-site affordable housing based on a borough-wide target of 20%. The Section 106 SPD sets out the circumstances in which a S106 agreement is likely to be required and provides details on the type and level of contribution necessary. The viability of the development and therefore the level of affordable housing contributions to be secured needs to be re-assessed having regard to the recent change in the mix of development. Accordingly, the recommendation put forward remains subject to these matters being reviewed and agreed. However, the applicant has indicated a willingness to make the appropriate affordable housing contributions.

6.7.2 The proposed residential development would result in increased pressure on the availability of primary and secondary school places and would create demand for new or expanded provision. The SPD requires the following financial contribution for learning and skills facilities:

- £1,855.98 per 2 bed unit
- £6,907.96 per 3 bed unit
- £12,475.90 total

6.7.3 In addition to securing the above, and subject to the viability review, a financial contribution towards the enhancement of public open space, is required. The S106 Agreement will also need to prohibit future occupiers from applying for permits to park within the CPZ.

6.7.4 A 5% management fee of the total value of the financial contributions would also be required. This fee would be used for S106 administration, monitoring and management purposes only.

6.8 Community Infrastructure Levy

6.8.1 As of April 2010, new legislation in the form of Community Infrastructure Levy (CIL) Regulations 2010 (as amended) came into force which allow ‘charging authorities’ in England and Wales to apportion a levy on net additional floorspace 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 sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

6.8.2 Is the proposed development CIL liable: YES.

6.8.3 The CIL calculation is $(£20 \times 311\text{m}^2 \times 224/223) = £6,247.89$.

7. **Conclusion**

- 7.1 The application site is an appropriate location for car-free residential development to increase housing supply within the borough. The revised plans present a site responsive, high quality, sustainable residential development that would complement the street scene and the conservation area, minimise impacts to the adjoining residential units and provide an appropriate level of internal amenity in accordance with the relevant policies of the London Plan, Core Strategy, DMD Proposed Submission and UDP Saved Policies. The development will need to make appropriate contributions towards the provision of off-site affordable housing, education and open space and these contributions need to be agreed following a review of development viability following the recent changes to the mix of development.

8. Recommendation

- 8.1 That subject to the review of the development viability as set out above and the subsequent completion of a legal agreement to secure the appropriate financial contributions, restrict parking permit applications and provide alternative fire door access for the adjoining sorting room, the Head of Development Management / Planning Decisions Manager be authorised to grant planning permission subject to the following conditions.
1. C61 Approved
The development hereby permitted shall be carried out in accordance with the approved plans, including any plans that may have been revised, 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. NSC1 Approved Layout
The development hereby permitted shall be laid out in accordance with the approved plans. There shall be no deviation from the number, size or mix of units without prior approval from the Local Planning Authority.

Reason: To ensure the development provides an appropriate layout and makes the appropriate financial contributions.
 3. C23 Written scheme of archaeological investigation
 4. NSC3 Construction Management Plan
The development shall not commence until a construction management plan has been submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:
 - i. A photographic condition survey of the roads, footways and verges leading to the site.
 - ii. Details of construction access and associated traffic management.
 - iii. Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.
 - iv. Arrangements for the parking of contractors' vehicles.
 - v. Arrangements for wheel cleaning.

- vi. Arrangements for the storage of materials.
- vii. Hours of work.
- viii. The storage and removal of excavation material.
- ix. Noise mitigation measures.

The development shall be carried out in accordance with the approved construction management plan unless otherwise agreed by the Local Planning Authority.

Reason: to ensure construction does not lead to damage of the near by road network and to minimise disruption to the neighbouring properties.

5. C10 Details of Levels

The development shall not commence until plans detailing the existing and proposed ground levels including the levels of the proposed buildings and hard surfaced areas have been submitted to and approved 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 surrounding gradients and surface water drainage.

6 NSC4 Details of all finishing materials, including brick bond

7 C05 Details of Landscaping

The development shall not commence until details of the trees, shrubs and grass to be retained and planted have been submitted to and approved by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion of the development. Any trees or shrubs which die or become severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To ensure a satisfactory appearance and to improve the ecological value of the site in accordance with adopted policy.

8 C11. Details of Enclosure

The development shall not commence until details of the means of enclosure have been submitted to and approved by the Local Planning Authority. The site shall be enclosed in accordance with the approved details before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of occupiers.

9 C19 Details of Refuse Storage and Recycling Facilities

The development shall not commence until details of refuse and recycling storage have been submitted to and approved by the Local Planning Authority in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162. The facilities shall be provided in accordance with the approved details before the development is occupied.

Reason: In the interests of amenity and recycling of waste materials.

- 10 C41 Details of External Lighting
The development shall not commence until details of any external lighting proposed have been submitted to and approved by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details before the development is occupied.

Reason: To ensure that the development does not unreasonably affect the amenities of the adjoining properties and/or the appearance of the surrounding area.

- 11 NSC7 Lifetime Homes
Prior to development commencing, details shall be provided to the Local Planning Authority confirming that the scheme will meet with 100% Lifetime Homes' standards, unless otherwise approved in writing, by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To provide for future adaptability of the housing stock.

- 12 NSC8 SUDS 1
No development shall take place until an assessment has been carried out into the potential for disposing of surface water by means of a sustainable drainage (SUDS) scheme, in accordance with the principles of sustainable drainage systems set out in national planning policy guidance and statements, and the results of that assessment have been provided to the Local Planning Authority. The assessment shall take into account the design storm period and intensity; methods to delay and control the surface water discharged from the site; and measures to prevent pollution of the receiving groundwater and/or surface waters.

Reason: To ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere..

Reason: To prevent increased risk of flooding and improve and protect water quality, habitat and amenity.

- 13 NSC5 SUDS 2
Surface water drainage works shall be carried out in accordance with details that have been submitted to, and approved in writing by, the Local Planning Authority before the development commences. Those details shall include a programme for implementing the works. Where, in the light of the assessment required by condition "SUDS 1" of this permission, the Local Planning Authority concludes that a SUDS scheme should be implemented, details of the works shall specify:

- i. a management and maintenance plan, for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime; and
- ii. the responsibilities of each party for implementation of the SUDS scheme, together with a timetable for that implementation.

Reason: To ensure implementation and adequate maintenance to ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere.

14 NSC6 Green Roof

The development shall not commence until details of the green roofs to be provided have been submitted to and approved by the Local Planning Authority. Details shall include:

- i. Extensive substrate base (depth 80-150mm).
- ii. An appropriate mix of species to be planted / seeded within the first planting season following practical completion of the development.
- iii. An ongoing management and maintenance plan.
- iv. The green roofs shall not be used for any recreational purpose and access shall only be for the purpose of maintenance and repair or means of emergency escape.

Reason: To ensure the green roofs provide the maximum possible contribution towards the creation of habitats and valuable areas for biodiversity.

15 NSC7 Renewable Energy Technologies

The development shall not commence until details of the renewable energy technologies (solar panels) are submitted to and approved by the Local Planning Authority. The details shall include make, model, details of the surface material and a statement regarding potential glare to the adjoining residential units. The renewable energy technologies (solar panels) shall be installed in accordance with the approved details.

Reason: To secure sustainable development and minimise adverse amenity impacts to the adjoining residential units.

16 NSC8 Code for Sustainable Homes

Prior to occupation of the development, a BRE accreditation certificate shall be submitted to and approved by the Local Planning Authority. The development must achieve a Code for Sustainable Homes 2010 rating of no less than 'Code Level 3. The details approved shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To secure sustainable development.

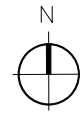
17 NSC9 Joinery Details

All new fenestration shall be constructed of timber in accordance with large-scale joinery details (scale 1:20) to be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To secure a satisfactory appearance in the interest of visual amenity and having regard to the setting of the adjacent grade II listed barn and the wider Conservation Area.

- 18 NSC10 Footpath Reinstatement
Prior to occupation of the development, all redundant points of access to the site must be closed and the footpath reinstated.
- Reason: To ease access for pedestrians with mobility and disability impairments, enable additional kerb-side car parking, and improve the appearance of the street scene and wider conservation area.
- 19 C24 Obscure Glazing
The first floor south facing windows as shown on drawing no. 1310005 shall have fixed obscure glazing to at least 1.7m above finished floor level. The fixed obscure glazing shall not be altered without prior approval from the Local Planning Authority.
- Reason: To safeguard the privacy of the adjoining properties.
- 20 C25 No Additional Fenestration
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 shown on the approved drawings shall be installed without prior approval from the Local Planning Authority.
- Reason: To safeguard the privacy of adjoining properties.
- 21 NSC11 Closure of Post Office Fire Escape Door
Works of repair to the existing fire escape door on the eastern elevation of the Post Office that is to be closed up, shall match that on the remainder of the flank elevation in terms of materials and method used prior to above ground works commencing on the building approved by this permission.
- Reason: To ensure that works of repair are weather tight and materials used are appropriate to the existing building and the Conservation Area.
- 22 NSC12 Tree / Shrub Clearance
All areas of scrub, trees or other vegetation where birds may nest which are to be removed as part of the development are to be cleared outside the bird-nesting season (March - August inclusive). If clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist must check the areas to be removed immediately prior to clearance and advise whether active nests are present. If active nests are recorded, no vegetation clearance or other works that may disturb the active nests shall proceed until all young have fledged the nest.
- Reason: To ensure that nesting birds are not adversely affected.
- 23 C51A Time Limited Permission
The development to which this permission relates must be begun no 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.



APPLICATION SITE BOUNDARY
AREA 0.0203ha



REV	DATE	NOTES	INIT.
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CLIENT
MR SANJIV SHAH

PROJECT
ERECTION OF 3 STOREY BUILDING TO CREATE 6 FLATS AT WILFORD CLOSE AND R/O 25 CHURCH STREET ENFIELD EN2 6AQ

DRAWING TITLE
LOCATION PLAN AS EXISTING

STATUS **PLANNING**

DATE	DRAWN	CHECK	SCALE @ A3
09.10.13	NM		1:500

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.
1310005 L 001

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Profile Colour	C

Marood Architects

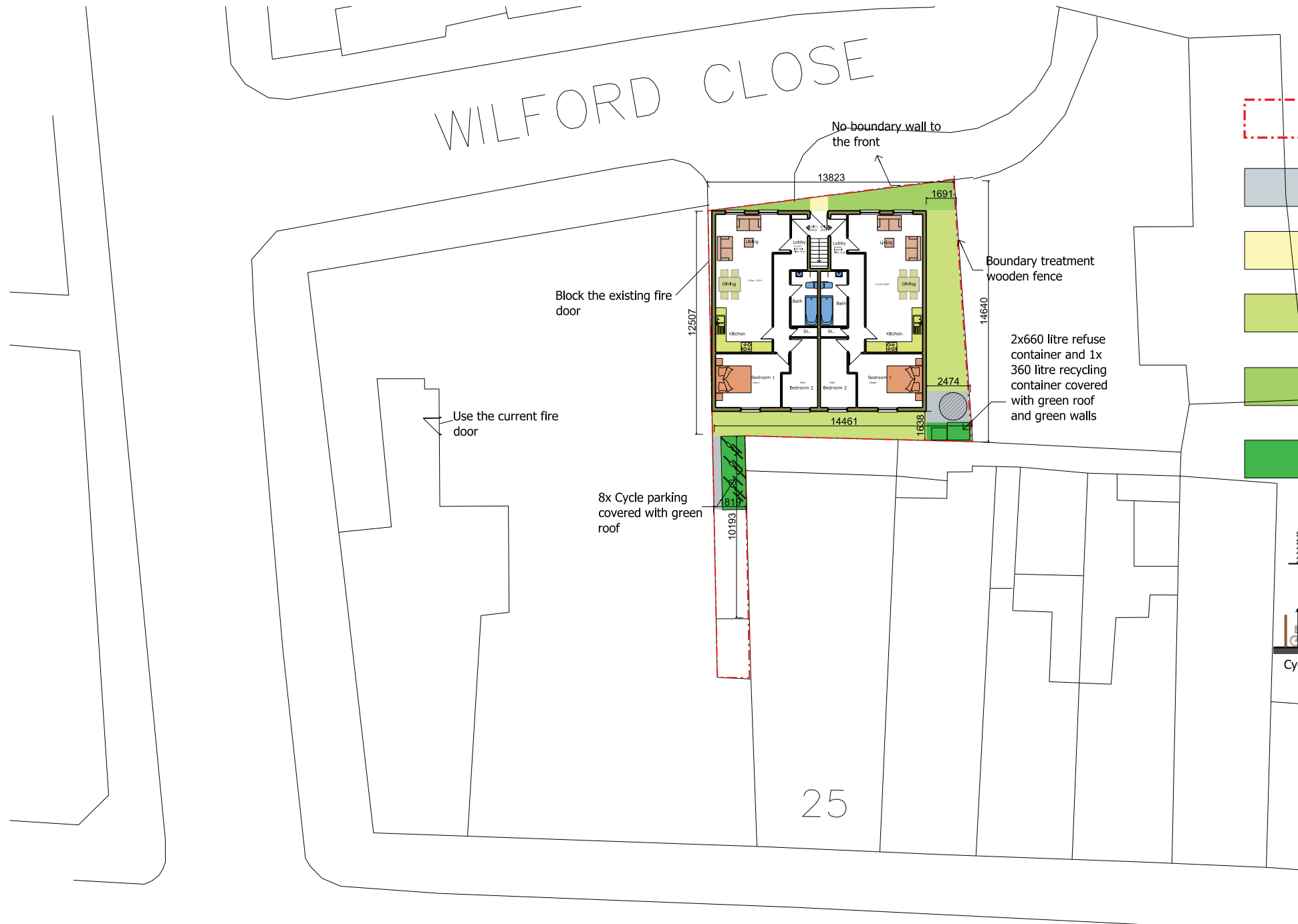
43 VINCENT ROAD, DAGENHAM, RM9 6AS

T: 07737271335

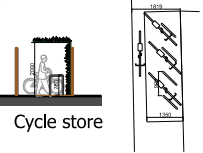
Email: info@marood-architects.com
Web: www.marood-architects.com

SITE GENERAL NOTES

PROVISIONS WITHIN THE REQUIREMENTS OF THE CONCRETE REPAIRS ACT 1961 AND THE BUILDING REGULATIONS 2010 MUST BE OBSERVED. ALL DIMENSIONS AND SPACES TO BE CHECKED ON SITE. HIGHWAYS ARE TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE STATED.



- APPLICATION SITE AREA: 477 SQM
- CONCRETE
- FOOTPATH
- PROPOSED AMENITY LAWN AREAS
- DENSE VEGETATION
- GREEN ROOF AND GREEN WALL FOR REFUSE AND CYCLE AREA



25

CHURCH STREET

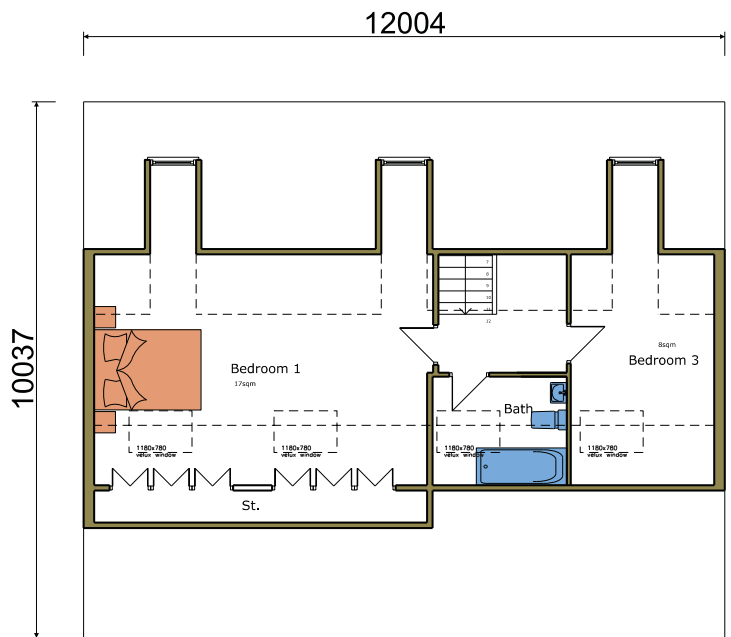
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MR SANJIV SHAH			
PROJECT: ERECTION OF 3 STOREY BUILDING TO CREATE 6 FLATS AT WILFORD CLOSE AND RIO 25 CHURCH STREET ENFIELD ENG BAO			
DRAWING TITLE: SITE PLAN AS PROPOSED			

STATUS: PLANNING			
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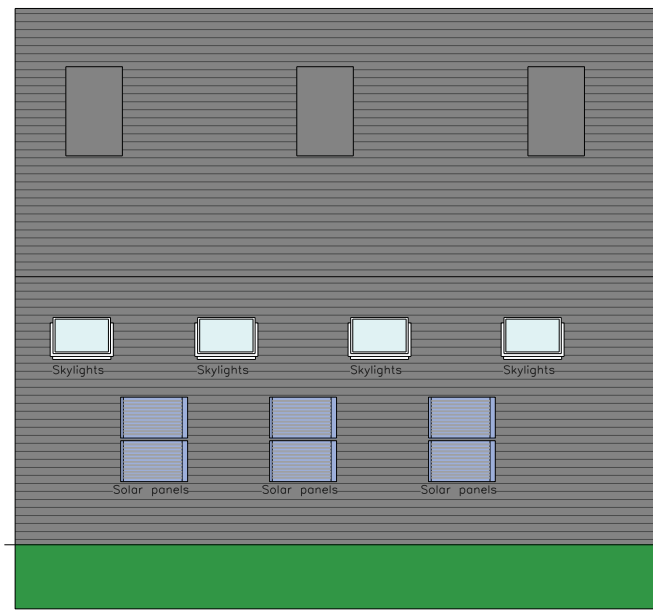
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SITE SPECIFIC HAZARDS
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2007, THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DEMONSTRATED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORK SHOWN ON THIS DRAWING.



Proposed Loft Plan

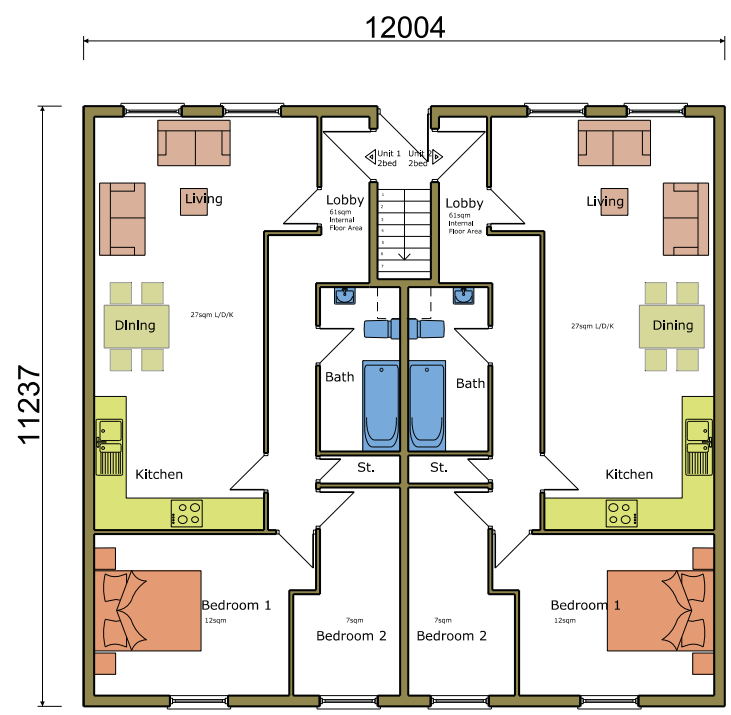


Proposed Roof Plan

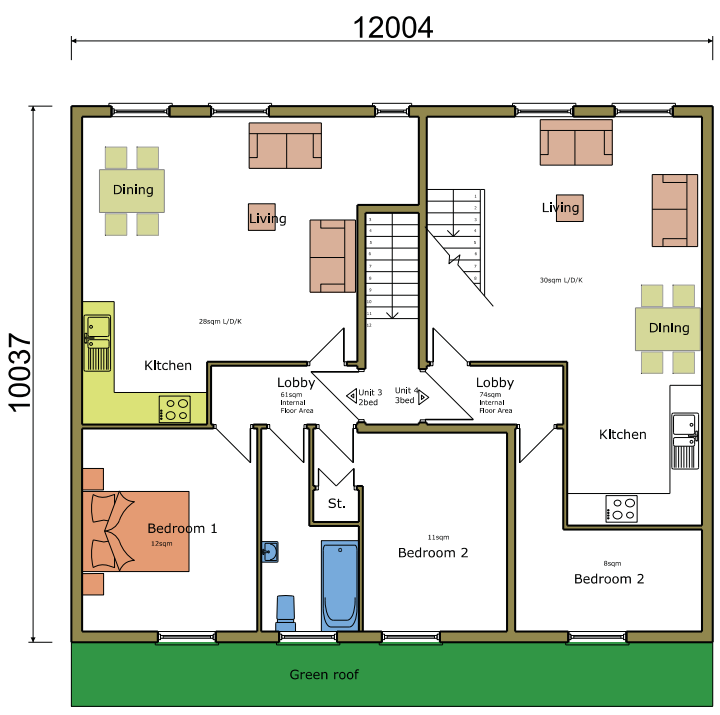
Ground Floor
 Unit 1 = 2Bed - 61sqm
 Unit 2 = 2Bed - 61sqm

First Floor
 Unit 3 = 2Bed - 61sqm

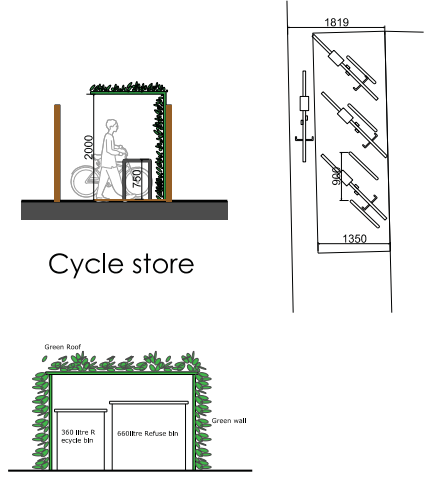
First Floor & Loft Floor
 Unit 4 = 3Bed - 74sqm



Proposed Ground Floor Plan

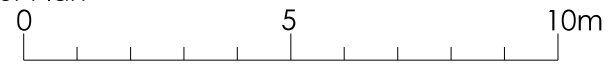


Proposed First Floor Plan



Cycle store

Refuse



Scale Bar 1:100

REV	DATE	NOTES	BY
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CLIENT			
MR SANJIV SHAH			
PROJECT			
ERECTION OF 3 STOREY BUILDING TO CREATE 6 FLATS AT WILFORD CLOSE AND RIO 25 CHURCH STREET ENFIELD EN2 6AQ			
DRAWING TITLE			
PLANS			
AS PROPOSED			
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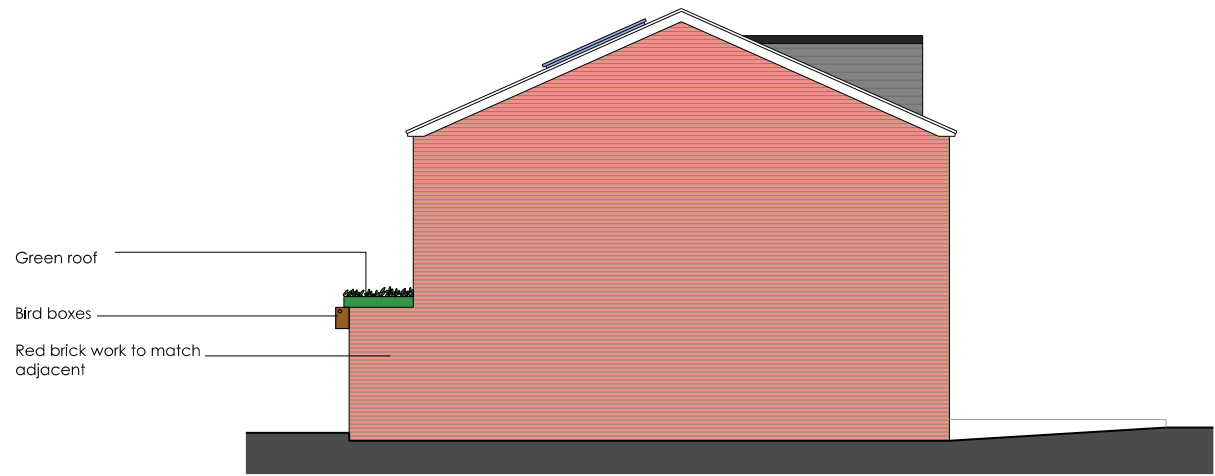
Proposed Front Elevation

- Slates to match adjacent
- Skylights
- Solar panels
- Timber framed sash windows lower part obscured & fixed
- Red brick work to match adjacent
- Timber framed sash windows with stone cills and head



Proposed Rear Elevation

- Green roof
- Bird boxes



Proposed Side Elevation

- Green roof
- Bird boxes
- Red brick work to match adjacent

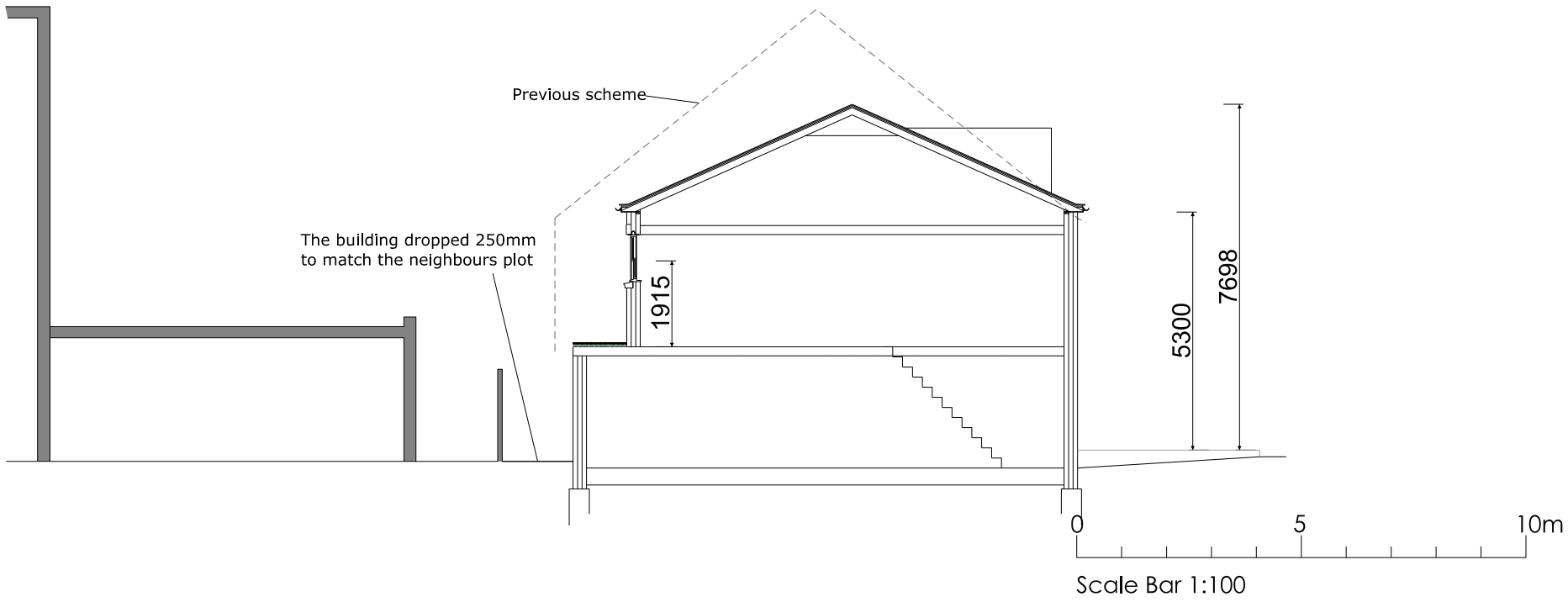
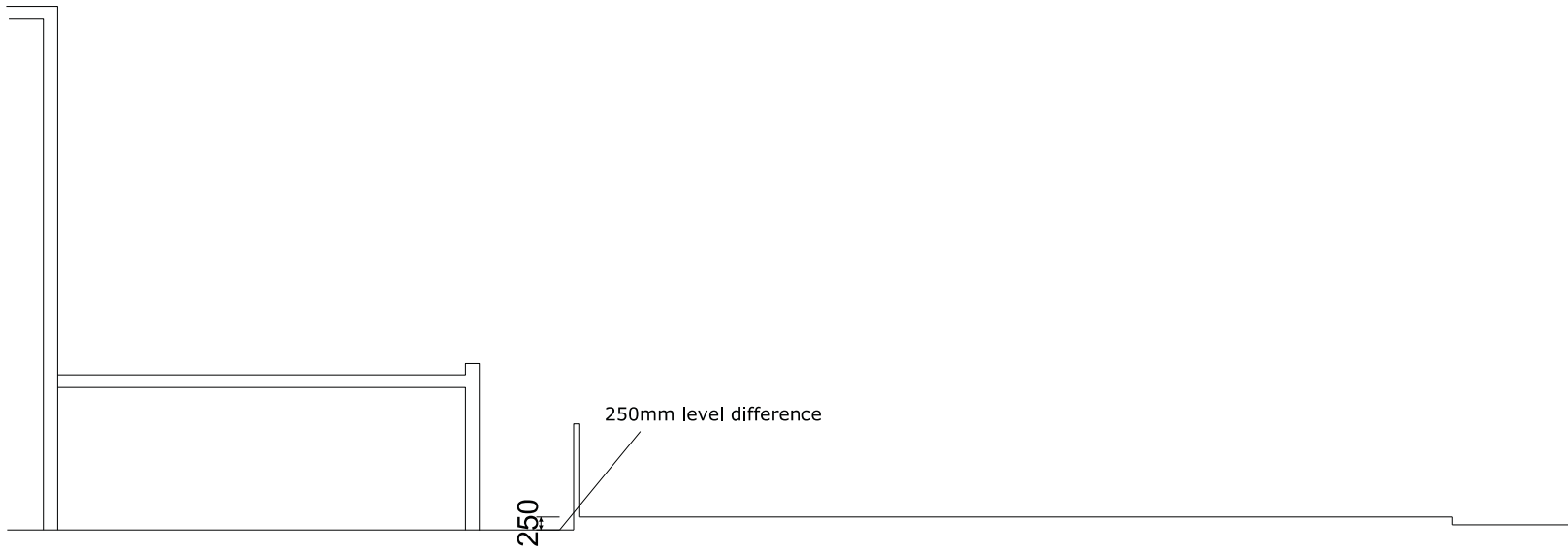
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PROJECT			
ERECTION OF 3 STOREY BUILDING TO CREATE 6 FLATS AT WILFORD CLOSE AND NO 25 CHURCH STREET ENFIELD EN2 6AQ			
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DR/ARCH/REV	DATE	DESIGNER	REVISION



Scale Bar 1:100

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MR SANJIV SHAH			
PROJECT			
ERECTION OF 3 STOREY BUILDING TO CREATE 6 FLATS AT WILFORD CLOSE AND NO 25 CHURCH STREET ENFIELD EN2 6AQ			
DRAWING TITLE			
SECTIONS			
AS PROPOSED			
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PROJECT
ERECTION OF 3 STOREY BUILDING TO CREATE 6 FLATS AT WILFORD CLOSE AND R/O 25 CHURCH STREET ENFIELD EN2 6AQ

DRAWING TITLE
STREET SCENE AS PROPOSED

STATUS: PLANNING

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