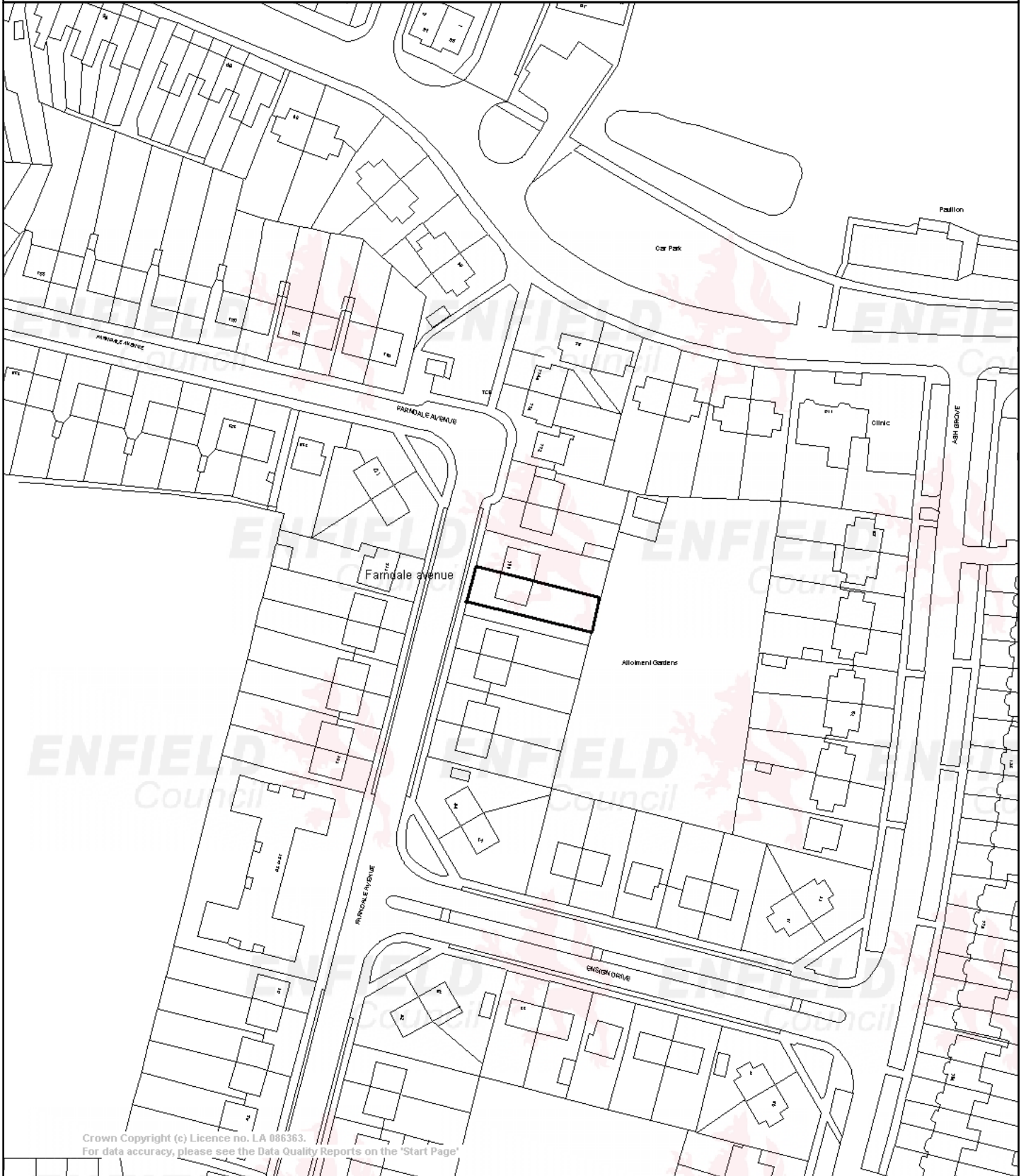


PLANNING COMMITTEE - 29th January 2009

LBE/08/0024



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Scale 1/1250 Date 13/1/2009

Centre = 532059 E 193480 N

Application Number: LBE/08/0024 **Ward:** Palmers Green

Date of Registration: 28th November 2008

Contact: Nigel Catherall 3833

Location: 104, FARNDALE AVENUE, LONDON, N13 5AL

Proposal: Single storey rear extension.

Applicant Name & Address:

Enfield Homes
9, CENTRE WAY
LONDON
N9 0AP

Agent Name & Address:

Mr Stuart McClinton, Hadley Design Associates
1, Christchurch Lane
Hadley Green Barnet
Barnet
Herts
EN5 4PL

Recommendation: That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to the following conditions:

1. C08 Materials to Match
2. C25 No additional Fenestration
3. C26 Restriction of Use of Extension Roofs
4. C51A Time Limited Permission

Site and Surroundings

A two-storey semi-detached house with no previous extensions. The surrounding area is predominately residential and is characterised by a mix of detached and semi-detached dwellings although to the rear of the property are allotments.

Proposal

Permission is sought for a single storey rear extension to provide an additional bedroom due to the personal circumstances of the applicant. The extension would be 5.525m wide and 2.955 m deep on the common boundary with No.106 Farndale Avenue. At a distance of 2 metres from this boundary, the extension would step out to 3.805m for the remaining width of 3.525m. The overall height would be 2.6m, with parapets to a height of 3.1m.

Relevant History

None.

Consultations

Public:

Consultation letters have been sent to 6 neighbouring properties. No replies have been received.

External: None.

Internal: None.

Relevant Policies

London Plan:

4B.8 Respect Local Context and Character

Unitary Development Plan :

- (I) GD1 Appropriate regard to surroundings
- (I) GD2 Improve environment, quality of live and visual amenity
- (II) GD3 High standard of functional and aesthetic design
- (II) H8 Maintain privacy and prevent overlooking
- (II) H12 Home Extensions

Other Material Considerations:

None

Analysis

Impact on Neighbouring Properties

There is no rear extension at the adjoining property No.106 Farndale Avenue. Policy (II)H12 would normally seek to restrict the depth of rear single storey extensions to 2.8 metres. However, Policy (II)H18 acknowledges that it may be appropriate to relax standards to permit the adaptation of a residential dwelling to the suit the needs of an occupier. In this instance, the additional projection beyond the normally applied policy is minimal and in the light of the applicant's personal circumstances, it is considered the depth and height of the proposed extension would not affect the light and outlook enjoyed by the adjoining property.

In relation to the adjacent property at No.102 Farndale Avenue, the depth of the proposed single storey extension is greater. However there is no impact on the amenities of this property due to the existence of a 5 metre deep single storey rear extension and a single storey side extension with no flank windows. In addition, there is a 7m separation between the two properties and the respective extensions would be separated by more than 8m.

Impact on Surrounding Area

There are examples of single storey rear extensions on surrounding properties with a wide variety of depths, heights, and styles. The proposed extension would not be out of place and would be built to a similar height as some of the extensions to neighbouring. Consequently, it would not give rise to adverse conditions prejudicial to the appearance of the surrounding area.

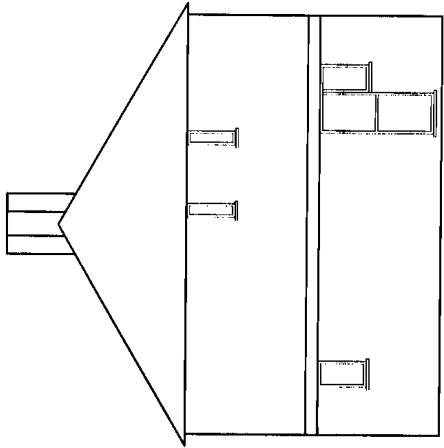
Conclusion

In the light of the above assessment, it is recommended that the application be granted for the following reasons:

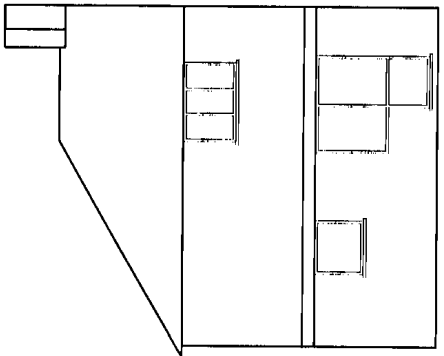
- 1 The proposed single storey rear extension, due to its siting, size and design would not adversely affect the character and appearance of the existing property and would not adversely affect the residential amenities of the surrounding properties having regard to Policies (I)GD1, (I)GD2, (II)GD3, and (II)H12 of the Unitary Development Plan.

- 2 The proposed single storey rear extension would not have an adverse impact on the privacy of the neighbouring properties having due regard to Policy (II) H8 of the Unitary Development Plan.

WBE108/0024

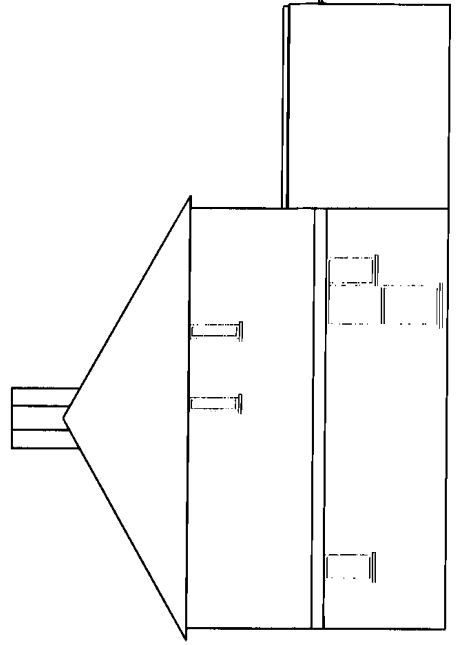


Side Elevation

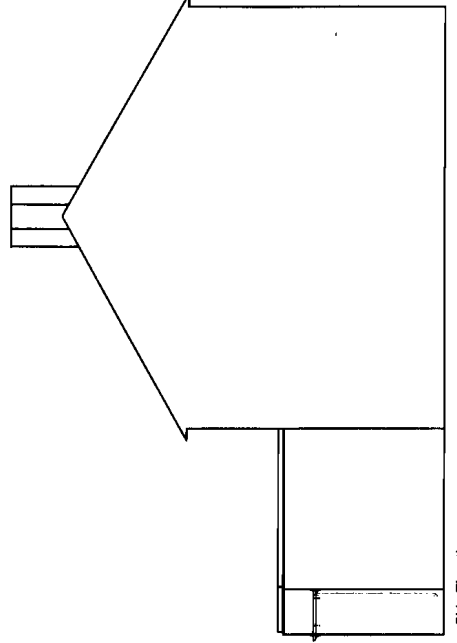


Rear Elevation

Existing



Side Elevation



Side Elevation

LONDON BOROUGH OF ENFIELD
26 NOV 2008
PLANNING AND TRANSPORTATION

HDA

Project

Barrowell Green Estate
Palmers Green, London N13

Client

Enfield Homes

Drawing

No. 104 Farndale Avenue,
Existing and Proposed Elevations

Scale Date Drawn

1:100 @ A4 Aug '07

Drawn By: [Signature]

Checked By: [Signature]

21 - 113 - 03 B

LBE/08/0026



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Scale 1/2500 Date 14/1/2009

Centre = 531390 E 192423 N

Application Number: LBE/08/0026 **Ward:** Palmers Green

Date of Registration: 15th December 2008

Contact: Penny White 4594

Location: SPORTS GROUND, OAKTHORPE ROAD, LONDON, N13 5HY

Proposal: Extension in height of boundary fence to North and N.E to a maximum height of 4.7m high.

Applicant Name & Address:

Sue Watson, London Borough of Enfield
Civic Centre
Silver Street
Enfield
Middlesex
EN1 3XB

Agent Name & Address:

Ms Angela Mbah
Civic Centre
Silver Street
Enfield
Middlesex
EN1 3XB

Recommendation: That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to the following conditions:

1. C08 Materials to Match
2. C51A Time Limited Permission

Site and Surroundings

Oakthorpe Playing Field is used by St Anne's Catholic School and is bounded to the east and south by residential properties on Chimes Avenue and Oakthorpe Road. To the north is the New River which is designated a Green Chain, a Wildlife Corridor and a Site of Nature Conservation. It also forms part of the Blue Ribbon network identified in the London Plan. To the west is the Muslim Community Education Centre. The character of the surrounding area is residential.

Amplification of Proposal

Permission is sought to increase the height of the existing palisade fencing (1.98 m) along the northern section of the Chime Avenue frontage and along the entire New River frontage, by introducing wire mesh fencing up to a height of 4.7 metres. This would include raising the height of the main palisade entrance gates on Chimes Avenue, to 3.2 metres.

This proposed change would reflect the fencing already erected around the remainder of the playing field and is required to improve security of the playing field.

Relevant Planning Decisions

LBE/05/0003 - single storey building to provide a changing block ancillary to sports ground together with new access to Chimes Avenue received deemed consent in March 2005

Consultation

Public

Consultation letters were sent to 29 neighbouring properties. No letters of objection have been received.

External: None

Internal: None

Relevant Policy

The London Plan

3A.21	Education Facilities
3D.8	Realising the value of open space and green infrastructure
3D.13	Children and young people's play and informal recreation strategies
3D.14	Biodiversity and nature conservation
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities
4C.1	Respect natural value of Blue Ribbon network
4C.3	Strategic context for Blue Ribbon network

Unitary Development Plan

(I)GD1	Regard to surroundings
(I) GD2	Development to improve the quality of the environment
(II) GD3	Design/Character
(II)O8	Regard to Green Chains
(II)EN8	Nature conservation
(II)O19	Improve Public Playing Fields
(II) CS1	to facilitate through the planning process the work of various community services
(II)CS2	to ensure development for community services complies with the Council's environmental policies

Local Development Framework- Core Strategy Preferred Options

The Planning and Compulsory purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF core strategy will set out the spatial vision and strategic objectives for the Borough. The core strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

SO3	Protect enhance Enfield's Environmental quality
SO7	Distinctive, balanced and healthier communities
SO11	Safer and stronger communities

SO 17 Safeguard established communities

Other Material Considerations

PPS1: Delivering Sustainable Communities
PPG17: Planning for Open Space, Sport and Recreation (2002)

Analysis

Impact on Character and Appearance

There is no objection in principle to the erection of fencing to enclose the existing playing field. Moreover, the need to provide a secure environment for the school is acknowledged.

Wire mesh fencing of the colour and style proposed, although rising to 4.7 metres in height, would be in keeping with that already existing and consequently, given the visual permeability of the mesh, it is considered that it would not appear visually intrusive in the street scene. In addition, the permeability of the fencing would maintain the 'green' outlook and the contribution of the open playing field to the character and appearance of the surrounding area.

There are a number of trees located around the edge of the playing field. However, the fencing will have minimal impact on these trees which will continue to contribute to the street scene as well as providing a backdrop for the fencing itself.

Impact on Green Chain / Wildlife Corridor

The increase in height of the fencing along the northern boundary of the playing field, fronting the New River will not harm the ecological value of the "corridor". Moreover, due to the open form of the wire mesh fencing, it would have minimal visual presence and the contribution of the open playing field to the visual amenities of the wildlife corridor would not be affected sufficient to warrant refusal of the application.

Residential Amenity

The nearest residential property is 1 Chimes Avenue. Whilst it is acknowledged that the erection of the fencing of the height proposed will be an additional feature in the outlook of this property, it is considered that the open form of the wire mesh and its position, 3 metres away from the residential curtilage, is sufficient to mitigate against any impact on light or outlook arising from its presence.

Highway Safety

Neither the siting nor design of the fencing including the entrance gates raises issues regarding sightlines or highway safety on Chimes Avenue

Conclusion

The proposal would be consistent with the strategic objectives of the Core Strategy by contributing towards a safer environment which safeguards existing communities. In conclusion therefore, it is considered that the fencing is acceptable for the following reasons:

1 The boundary fence, due to its size, siting and open design, does not detract from the character and appearance of the surrounding area nor the ecological value of the adjoining

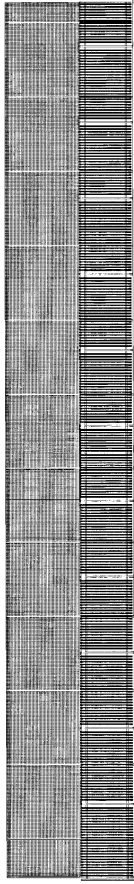
wildlife corridor of the New River having regard to Policies (I)GD1 and (II)GD3 of the Unitary Development Plan and Policies 4C.1 and 4C.3 of the London Plan.

2 The boundary fence, due to its siting and open design, does not give rise to conditions prejudicial to the amenities enjoyed by neighbouring residential properties through a loss of light and outlook having regard to Policies (I)GD1 and (II) GD3 of the Unitary Development Plan.

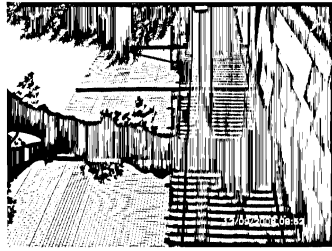
3 The boundary fence, due to its siting and open design, does not give rise to conditions prejudicial to highway safety having regard to Policy (II)GD8 of the Unitary Development Plan.



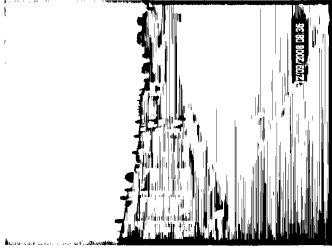
Existing North Elevation along New River Path - Typical Elevation



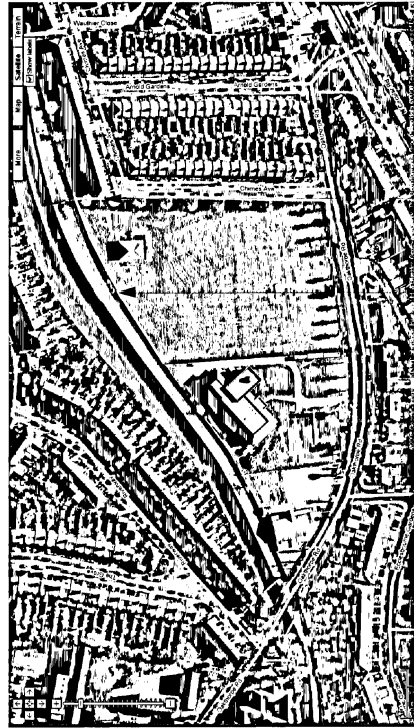
Proposed North Elevation along New River Path



East boundary fence along Chimes Avenue showing wire mesh fence above palisade fence



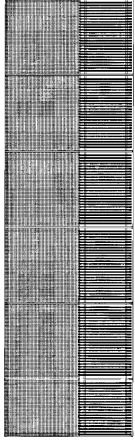
Fence to be extended on North boundary along New River Path



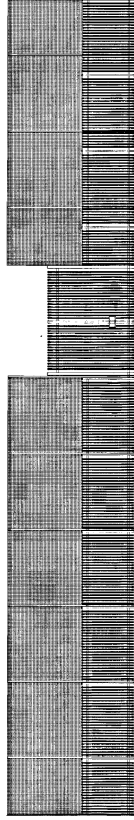
Aerial View of Oakthorpe playing field

East boundary fence along Chimes Avenue

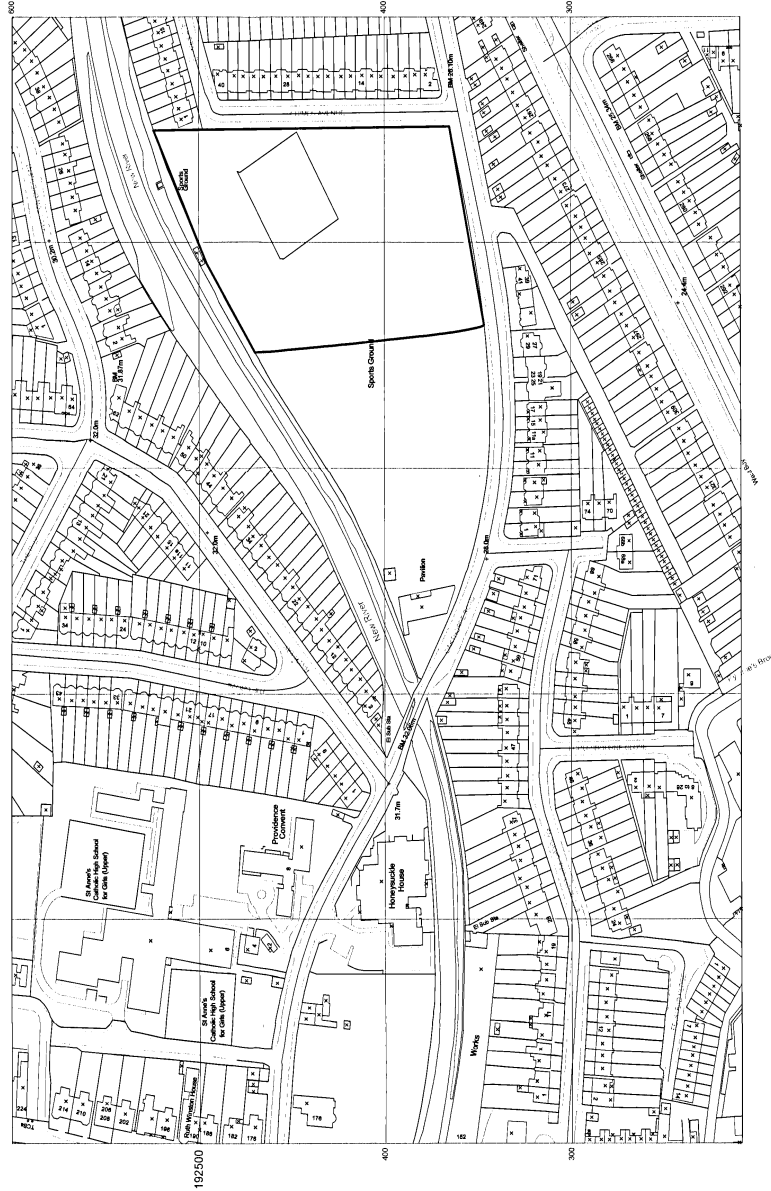
North fence along New River Path



Existing East Elevation along Chimes Avenue - Typical Elevation



Proposed East Elevation along Chimes Avenue



Location Plan 1:1250

LONDON BOROUGH OF ENFIELD
28 NOV 2008
PLANNING AND TRANSPORTATION

Project	Oakthorpe Road Playing Field-Fence Improvement
Location	Oakthorpe Road Playing Field-Fence Improvement
Scale	1:1250, 1:100
Date	27/11/08
Author	JAM
Checked by	JAM
Approved by	JAM
Drawn to	ME200/001554/B1



Architectural Services
100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300



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LBE/08/0029



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Scale 1/2500 Date 14/1/2009

Centre = 533460 E 194805 N

Application Number: LBE/08/0029 **Ward:** Bush Hill Park
Date of Registration: 19th December 2008

Contact: Rob Singleton 3837

Location: INFANT BUILDING,RAGLAN INFANT SCHOOL, WELLINGTON ROAD, ENFIELD,
EN1 2RG

Proposal: Demolition of Horsa hut and temporary classroom and erection of a single storey building to south of Infants school to provide a new classroom block, kitchen and dining hall and extension to Junior School at North elevation to provide a new kitchen and extended dining hall with ramped access and new entrance to Wellington Road (REVISED SCHEME).

Applicant Name & Address:

Director of Education, Children Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Agent Name & Address:

Mr Andrew Plakides, Architectural Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Recommendation: That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to the following conditions:

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C12 Details of Parking/Turning Facilities
6. C13 Details of Loading/Unloading/Turning Facilities
7. C14 Details of Access and Junction
8. C16 Private Vehicles Only - Parking Areas
9. C17 Details of Landscaping
10. C19 Details of Refuse Storage

11. C20 Details of Fume Extraction
12. C21 Construction Servicing Area
13. C22 Details of Const. Vehicle Wheel Cleaning
14. C41 Details of External Lighting
15. C57 Sustainability
16. C59 Cycle parking spaces
17. Following the completion of works details of the redundant points of access and reinstatement of the verge to make good the footway shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained.

Reason: To provide safe and accessible linkages for pedestrians and cyclists and to preserve the interests of highway amenity.
18. C51A Time Limited Permission

Site and Surroundings

The site comprises Ragland Nursery, Infant and Primary Schools. The site is surrounded by residential development with Raglan Road to the north, Amberley Road to the east, and Wellington Road to the west. To the south, the school playing fields back onto properties lining Crawley Road. The existing vehicle and pedestrian access to the main school building is from Amberley Road. However, pedestrian's access exists at two points on Wellington Road and a further two points on Raglan Road.

Proposal

Permission is sought for two distinct elements of construction.

- a) the demolition of existing horsa huts and temporary classrooms serving the Infant's school and the erection of a single storey extension to form additional classrooms and a kitchen and dining block. Associated parking to the east of the site would be relocated to an area currently occupied with a redundant outbuilding and waste ground;
- b) the demolition of the existing toilet block with associated toilet adaptation combined with the extension of an existing hall to the north west of the site to provide a new kitchen for the Primary school serviced by a new pedestrian gate and ramp from Wellington Road. The scheme would result in 4 additional part time members of staff.

Relevant Planning History

LBE/08/0012 – an application for the demolition of horsa hut and temporary classrooms and erection of a single storey Infants classroom and kitchen / dining block and demolition of toilet block and erection of an extension to the Juniors hall to provide a dining room and kitchen together with new vehicular and pedestrian access to Wellington Road was withdrawn in November 2008 in order to resolve concerns regarding acceptability.

Consultations

Public

Consultation letters were sent to 85 neighbouring properties. No objections have been received.

Any replies received will be reported at the meeting.

External

Any comments received will be reported at the meeting.

Internal

Traffic and Transportation comment that due to the good public transport accessibility and the provision of mini-bus drop-off points, the access, parking and servicing provision available on site are generally acceptable and would not give rise to conditions prejudicial to the safety and free flow of traffic of the adjoining highways. However, there are a number of aspects which require clarification / modification and discussions are on going to resolve these.

Any other replies will be reported at the meeting.

Relevant Policies

London Plan

3A.17	Addressing the needs of London's diverse population
3A.24	Education Facilities
3D.13	Children and young people's play and informal recreation strategies
3D.14	Biodiversity and nature conservation
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Development to improve the environment
(II)GD3	Aesthetic and functional design
(II)GD6	Traffic generation
(II)GD8	Access & servicing
(II)T13	Access to existing highways
(II)T16	Pedestrian and disabled access
(II)C35	Protection to trees of significance
(II)C37	Good arboricultural practice
(II)C38	Loss of trees with acknowledged public amenity value
(I)CS1	Community services
(II)CS1	To facilitate through the planning process the work of various community services
(II)CS2	To ensure development for community services complies with the Council's environmental policies
(II)CS3	Optimum use of land

Local Development Framework: Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF core strategy will set out the spatial vision and strategic objectives for the Borough. The core strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

- SO1 Sustainability and Climate Change
- SO3 Protect enhance Enfield's Environmental quality
- SO7 Distinctive, balanced and healthier communities
- SO11 Safer and stronger communities
- SO16 Preserve local distinctiveness
- SO 17 Safeguard established communities

Other Policy Considerations

- PPS1: Delivering Sustainable Communities
- PPG13: Transport

Analysis

Single Storey Classroom, Kitchen and Dining Block Extension to Infants School

The proposed extension would have an approx. overall length of 22 metres and would occupy an area containing the temporary dining / kitchen buildings.

Separated into three distinct elements, each has a varied height but does not exceed 4.6 metres. Given the distance to the nearest residential boundary along Amberley Road of 10.4 metres, the size of the extension would not impact on the outlook or light enjoyed by the occupiers of these properties. Furthermore, although parking and servicing would occur in this area, the level of activity is considered not to be sufficient to warrant refusal on grounds of noise and disturbance.

Notwithstanding the varied treatment in building heights, the resultant appearance is acceptable and having regard to the proposed built form and use of materials, it respects the distinctive appearance of the existing school buildings. Moreover, the visual presence of the proposed extension will be mitigated by the landscape enhancement to the school ground and, in particular, the retention of established trees to the eastern boundary. The proposed sustainable green roofs will also soften the built form.

Single Storey Kitchen and Dining Block Extension to Primary School)

Located in the north east corner of the school, the extension proposed will occupy a prominent position. However, the flat roofed extension retains a sympathetic appearance to the original school building and although the proposed extension would be closer to the Wellington Road frontage than the main school, due to its appearance as well as the levels, it is considered that the development would not detract from the appearance of the school in the street scene.

Due to the separation of 10.4 metres that exists between the nearest residential properties on Wellington Road, it is considered that the massing of the single storey building would not be detrimental to the amenities of surrounding residential properties.

Protected Trees

The development will not result in the loss of or damage to the protected London Plane Trees lining the western boundary of the site which are covered by a Tree Preservation Order.

Parking and Access

Currently, the scheme involves the removal of an emergency vehicle access to Wellington Road, the introduction of a loading bay to Raglan Road, and an access for construction traffic to the Infants School via existing access in Amberley Road and a temporary construction access to Wellington Road.

Whilst the arrangements are generally acceptable, those for servicing and construction traffic will be the subject of further clarification at the meeting.

Sustainability

The proposed scheme achieves a score of 86% against the Council's sustainability checklist, indicating that sustainability issues have been sufficiently addressed. A condition to secure these measures is proposed.

Conclusion

With the enhancement of existing school facilities, the scheme actively contributes to the provision of educational services in the surrounding area, improves conditions for current and prospective pupils and staff and consequently for the wider community. It is thus compatible with the overarching objectives of planning policy including the emerging objectives of the Core Strategy of the Local Development Framework; in terms of children and young people. Moreover, in relation to the enhancements in the appearance of the built form, integration with sustainable green roof technologies and landscaping associated with the scheme, it is considered that the proposal would make a positive contribution to the character and appearance of the surrounding area. In light of the above, it is recommended that planning permission be deemed to GRANTED for the following reasons:

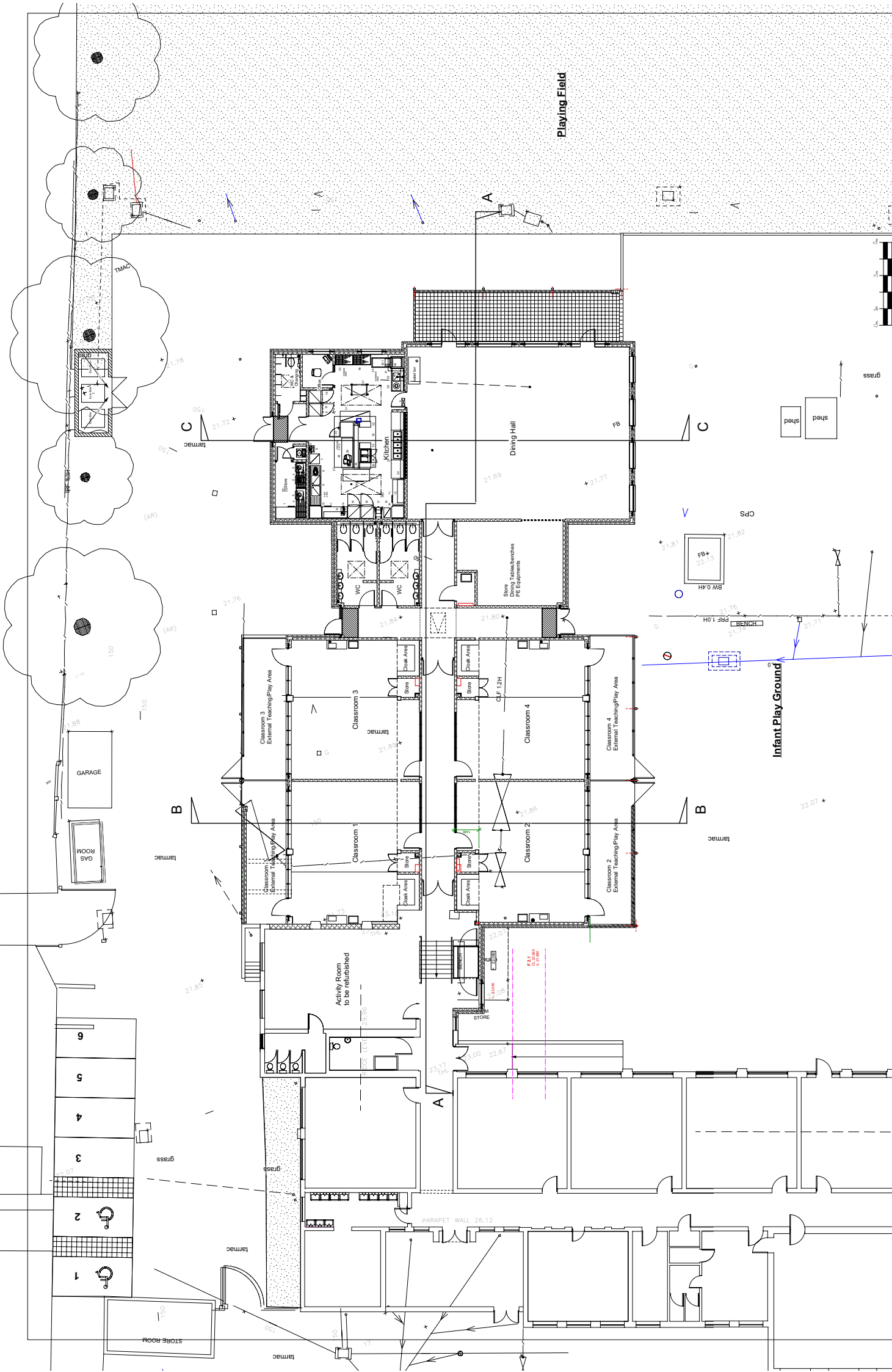
The proposed development and associated enhancement of this educational institution actively contributes to the provision of educational facilities for the wider community and thus is compatible of Policies (II)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan; Core Policies 1 and 16 of the emerging Core Strategy of the Local Development Framework; 3A.17 and 3A.24 of the London Plan; and, PPS1: Sustainable Development.

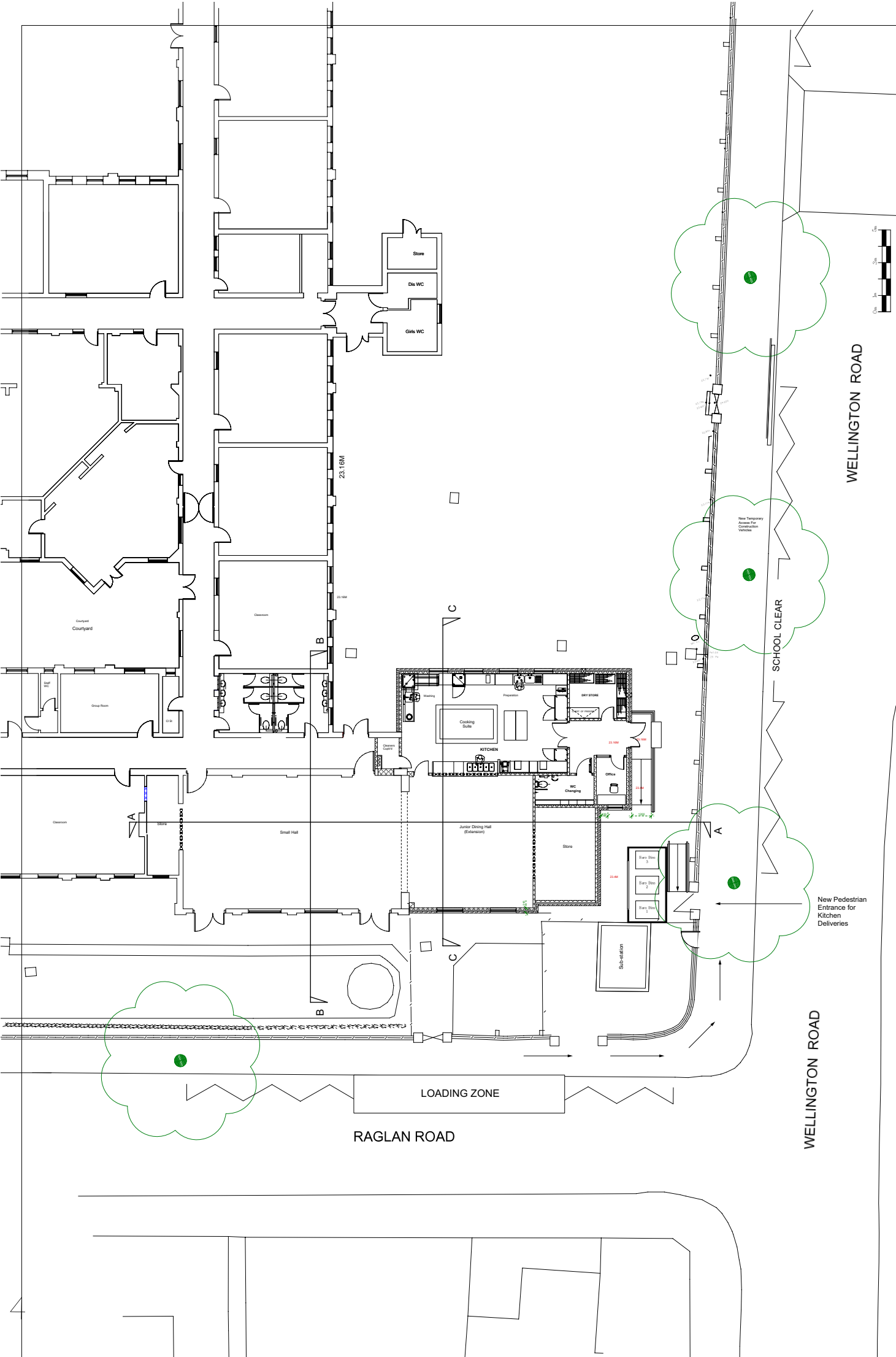
The proposed single storey extensions to the north west and south east of the site does not detract from the character and appearance of the surrounding area and would not serve to undermine residential amenity to neighbouring properties having regard to Policies (I)GD1, (I)GD2, (II)GD1 and (II)GD3 of the Unitary Development Plan.

The proposed development makes appropriate provision for access and car parking and would not prejudice the provision of on-street parking, nor would it give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 3C.23 of the London Plan and PPG13: Transport.

The proposed development makes appropriate provision for access, loading and car parking during construction works and would not prejudice the provision of on-street parking, nor would it give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways

having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 3C.23 of the London Plan and PPG13: Transport.





Project Name	Proposed Floor Plan Junior School
Client	Raglan Junior School
Drawn	AK
Checked	AK
Scale	1:100
Project No.	DI/257/00810-1A(0/011)
Revision	A



Author	AK
Checker	AK
Scale	1:100
Project No.	DI/257/00810-1A(0/011)
Revision	A



WELLINGTON ROAD

SCHOOL CLEAR

WELLINGTON ROAD

RAGLAN ROAD

LOADING ZONE

New Pedestrian
Entrance for
Kitchen
Deliveries

New Temporary
Access for
Construction
Vehicles



25.10M

25.10M

25.10M

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25.10M

PROPOSED BUILDING

Roof

- Lift Area**
Single Ply High Performance Flat Roof
- Classroom Block**
Classrooms: Sedum Green Roof on timber deck on timber joists
Corridor: Asphalt on on timber deck on timber joists.
- Corridor/CW/Store**
Single Ply High Performance Flat Roof
- Kitchen**
Single Ply High Performance Flat Roof
- Dining Hall**
Sedum Green Roof on timber deck on timber joists

Roof Lights

- Classroom Block**
Classrooms: Clerestory Windows: Thermally broken double glazed aluminium
Corridor: RG EcoLite Barrel Vault with double skin non-fragile polycarbonate glazing.
- Kitchen/Dining Block**
Dining Hall: Clerestory Windows: Thermally broken double glazed powder coated aluminium, Highlux composite Roof Light, TPX System. Includes roller blind
Toilets: Coxdome Roof Light, TPX System.

Walls

- Facing Brick, in stretcher bond. Colour: dark red to match existing and light grey. Dark grey at roof level in dining hall.
Precast concrete Cills and copings.

Windows & External Doors

- Thermally broken double glazed powder coated aluminium windows include:
Inset mesh in kitchen area
Vertical window blinds in classrooms

Canopies

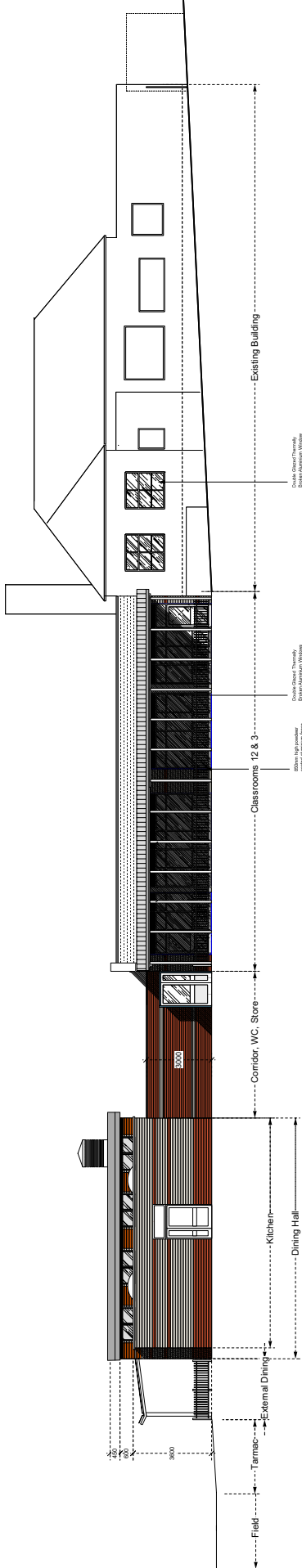
- Cellular plastic sheets, tinted white, on steel structure

Fencing to External Play or Dining Areas

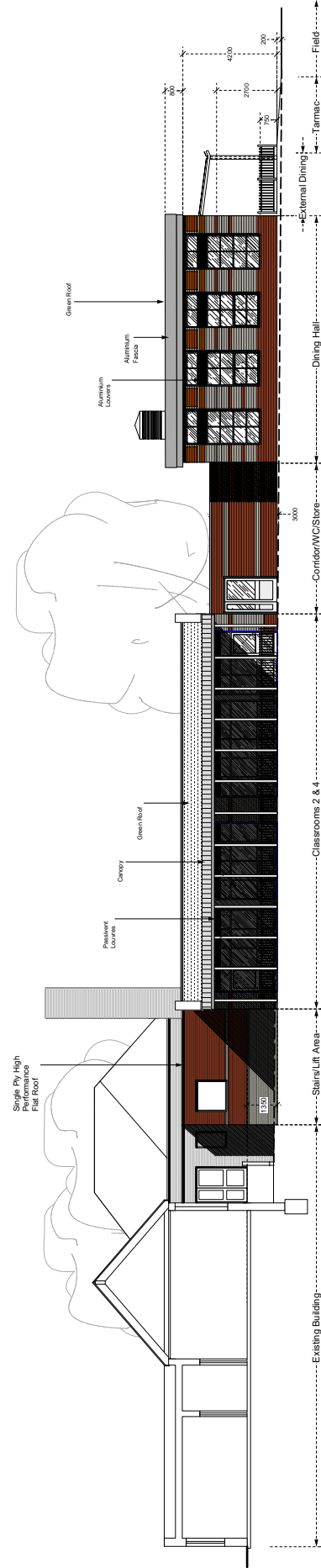
- 900mm high powder coated steel

Floor Finishes to External Areas

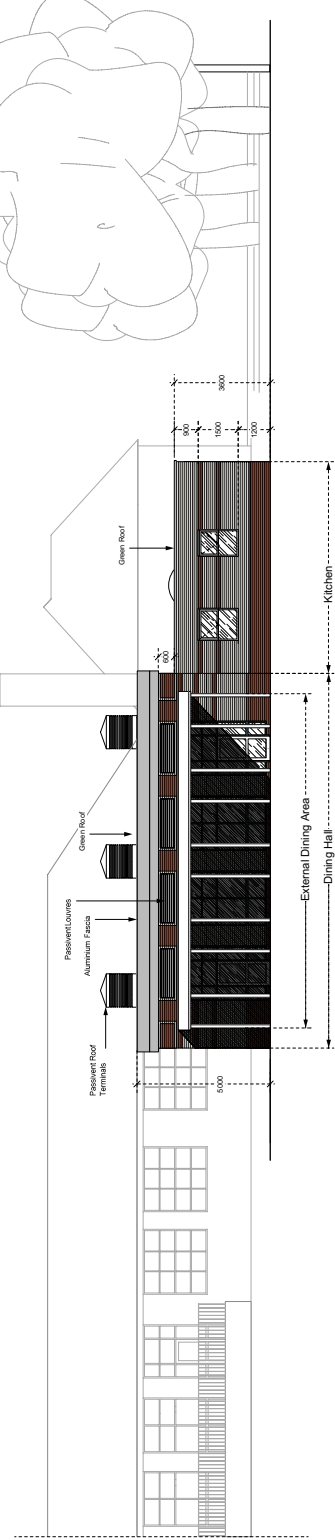
- External teaching/play areas: Welpour rubber safety surface
External dining area: Precast Conc. Paving
Play areas: Tarmac



EAST ELEVATION



WEST ELEVATION

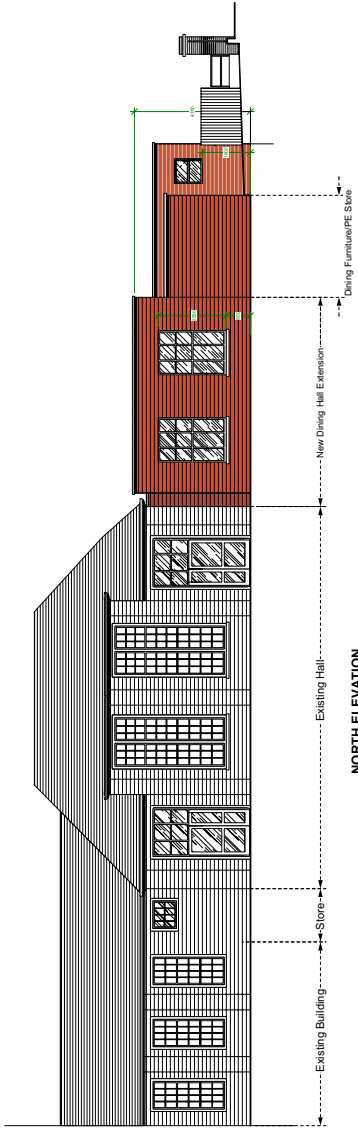


SOUTH ELEVATION

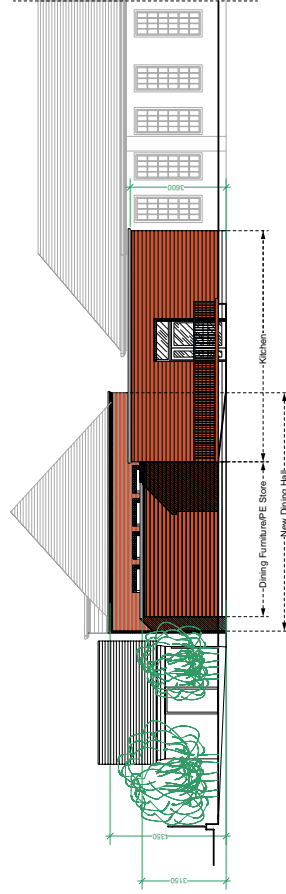


	Design Title Raglan Infant School - New Kitchen, Dining Hall and Classroom Block	Design No. 251108	Date 11/06/21	Drawn MK	Scale 1:100 @ A1	Project No. DIE257000810-1-AL(0)030	Revision A
	Client Enfield Council	Location Enfield, London	Designer Enfield Council	Project Manager Enfield Council	Project Engineer Enfield Council	Project Architect Enfield Council	Project Surveyor Enfield Council

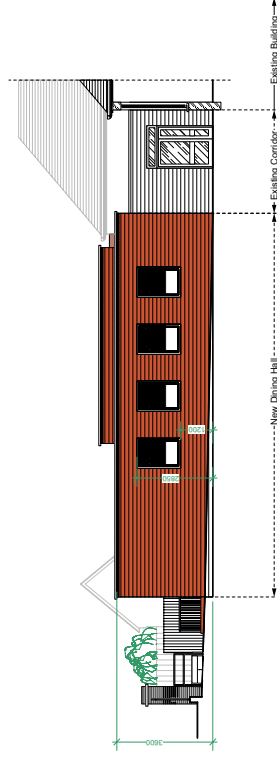




NORTH ELEVATION



WEST ELEVATION

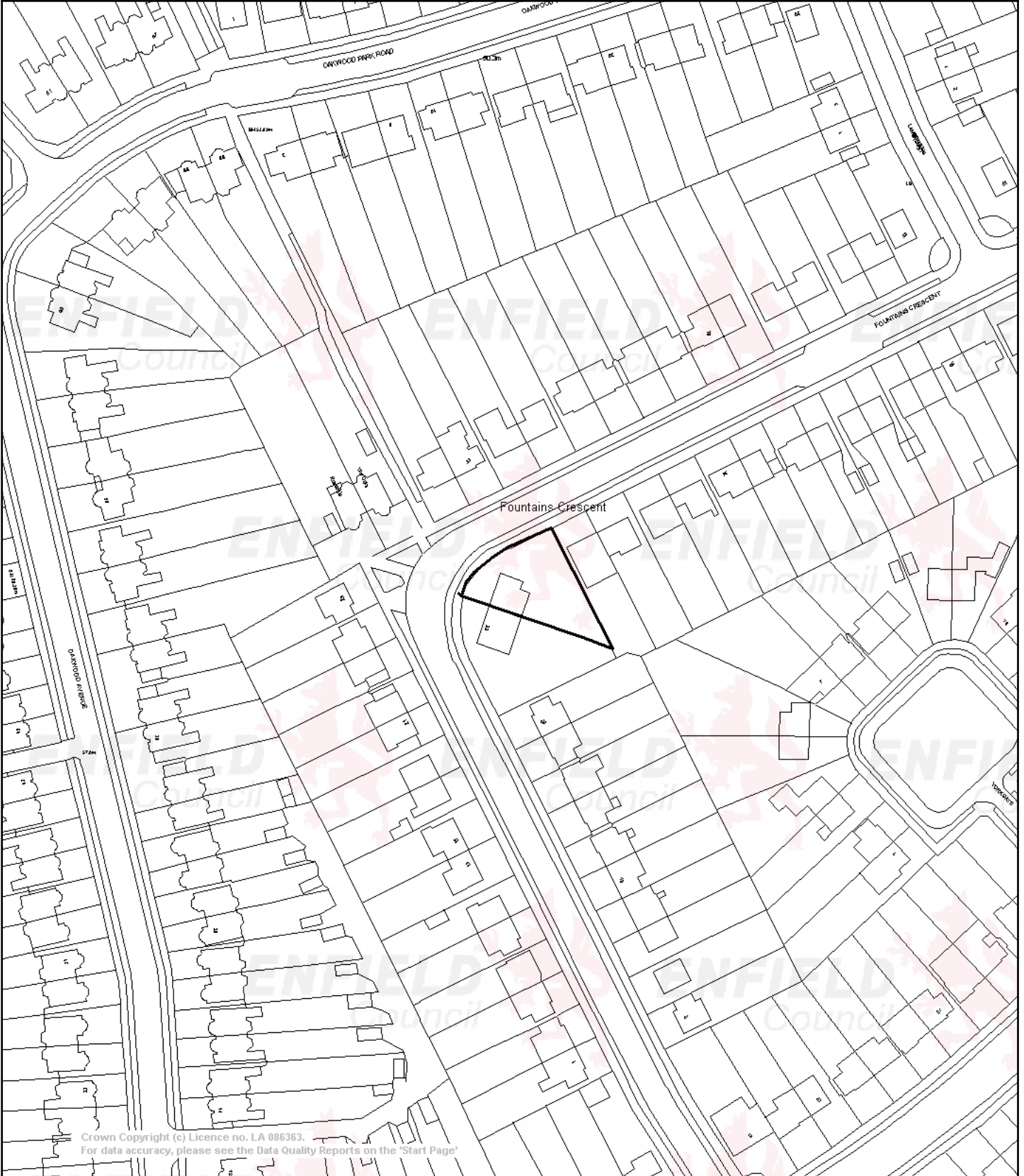


SOUTH ELEVATION

See notes on Drawing AL(0)030



TP/08/0887



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Scale 1/1250 Date 14/1/2009

Centre = 530021 E 194858 N

Application Number: TP/08/0887 **Ward:** Southgate

Date of Registration: 29th May 2008

Contact: David Warden 3931

Location: 24, FOUNTAINS CRESCENT, LONDON, N14 6BE

Proposal: Subdivision of site and erection of a detached 2-storey, 3-bed house at side with associated car parking and access at front.

Applicant Name & Address:

Mr George Papathoma
46, CHELMSFORD ROAD
LONDON
N14 5PT

Agent Name & Address:

CG Architects
221, East Barnet Road
Barnet
Herts
EN4 8QS

RECOMMENDATION: that planning permission be **GRANTED** subject to the following conditions:

1. The development shall not commence until additional plans fully detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The details shall include the finished floor and eaves levels of no. 26 Fountains Crescent and the proposed eaves level shall match that at no. 26 Fountains Crescent. The development shall be constructed in accordance with the approved details.

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1: Classes A to E shall not be carried out to either the retained or proposed dwelling or within either curtilage unless planning permission for such development has first been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and ensure an adequate level of private amenity space is retained.

3. The development shall not commence until detailed design of the refuse storage areas shown on approved plan 469/12/E received by the Local Planning Authority on 12th November 2008 have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied and shall be retained thereafter.

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

4. The parking areas serving each of the approved and retained dwellings shall be constructed prior to the first occupation of the dwelling hereby approved and shall thereafter only be used for the parking of private motor vehicles and shall not be used for any other purpose.

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

5. The development shall not commence until details of siting and design of 2 secure cycle parking spaces for each of the approved and retained dwellings have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be constructed in accordance with the approved details before first residential occupation of either of the proposed flats and shall be thereafter maintained for this purpose.

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

6. 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.

7. 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 the above condition, the local planning authority conclude 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.

8. C07 Details of Materials
9. C09 Details of Hard Surfacing
10. C11 Details of Enclosure

11. C17 Details of Landscaping

12. The glazing to be installed in the west elevation (facing no. 22 Fountains Crescent) and the angled bay rear windows at ground and first floor level of the development indicated on drawing No.'s 469/12/E and 469/13/C received by the Local Planning Authority on 12th November and 5th September 2008, respectively, shall be fixed and in obscured glass. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

13. C25 No additional Fenestration

14. C51A Time Limited Permission

Site and Surroundings

The site contains a two storey semi-detached dwelling with a large side garden. There are two vehicular accesses from Fountains Crescent, the first is adjacent to the existing dwelling serving the garage and the second is adjacent to the boundary with no. 26 Fountains Crescent. The surrounding area is characterised by a mixture of semi-detached and detached dwellings

Proposal

The proposal is for subdivision of the site and the erection of a detached 2-storey, 3-bedroom house to the side of the existing dwelling. The proposed dwelling would have a hipped roof, full height squared bay windows and a brick arch over a storm porch reflecting the features of the existing dwelling.

The scheme utilises an existing access to provide two parking spaces along the eastern boundary of the site.

Relevant Planning Decisions

TP/08/0886 Conversion of single family dwelling into 4 self contained flats involving a 2-storey side and single storey rear extension, accommodation in roof with rear dormer and associated parking and access at front, is reported elsewhere on this agenda.

Consultation

Public

Consultation letters have been issued to 78 neighbouring properties. In response, 29 letters have been received objecting to the proposal on the following grounds:

Highways

- Parking for residents and visitors
- Commuter parking
- Highway safety
- Narrow road
- Dangerous bend
- Pollution
- Emergency service access
- Child safety

- Opposite heavily used pedestrian access to Oakwood Park
- Need to reverse in or out of spaces

Character

- Change to streetscene
- Infilling will provide a cramped appearance
- Limited separation from adjoining properties
- Loss of open space and setting will adversely affect the character of the area
- Prominence of the site
- Proposal would be visually obtrusive
- Loss of local distinctiveness
- Loss of the Borough's heritage
- Conflict with 4B.8 'Respect of Local Context and Communities' of the London Plan
- Increased density, over that originally intended for the estate
- Proximity of the proposed building to the pavement
- Overdevelopment above the density set out in the London Plan
- Limited garden sizes
- Loss of visual gap within the streetscene
- Roof design and pitch would conflict with nearby dwellings

Amenity

- Overlooking and loss of privacy, aggravated by site levels, bay windows and limited separation
- Loss of daylight/sunlight
- Impact on visual amenities of nearby residents
- Subdivision of gardens resulting in increased activity and disturbance
- Additional refuse storage
- Flank wall would be oppressive
- Noise and disturbance
- Loss of view

Other

- Potential for short-term tenants
- Increased hardstanding and risks of flooding
- Loss of Trees and shrubs
- Affect on wildlife
- Disruption during construction
- Precedent
- No details of landscaped areas or hardstanding
- A public sewer crosses the site beneath the proposed house
- Combined impact of detached dwelled and proposed 4 flats
- Impact on existing infrastructure including a lack of local school places
- Covenants restrict maintenance and the loss of trees and bushes
- Lack of public consultation and insufficient time to comment on the application
- Lack of enforcement action on other developments
- Impact on original drainage and sewer system
- Loss of vegetation impacting on the environment

In addition, many of the letters comment that this proposal is preferable to the application currently being considered for extensions to form 4 flats (ref. TP/08/0886).

Following the receipt of amended plans further consultation letters have been issued; any supplementary comments will be reported at the meeting.

External

Thames Water does not object to the application, but seeks informatives relating to surface water drainage.

The Environment Agency raises no objection

Any other responses will be reported at the meeting.

Internal

Any response from the Director of Education, Child Services and Leisure will be reported at the meeting.

Relevant Policies

London Plan

3A.1	Increasing Supply of Housing
3A.2	Borough Housing Targets
3A.3	Maximising the potential of sites
3A.5	Housing choice
3A.6	Quality of new housing provision
3C.21	Improving Conditions for Cycling
3C.23	Parking Strategy
4A.3	Sustainable Design and Construction
4B.8	Respect local context and communities
Annex 4	Parking standards

Unitary Development Plan

(I)GD1	Regard to Surroundings / Integrated into Local Community
(I)GD2	Quality of Life and Visual Amenity
(II)GD3	Character / Design
(II)GD6	Traffic Generation
(II)GD8	Site Access and Servicing
(II)H6	Range of size and Tenure
(II)H8	Privacy and Overlooking
(II)H9	Amenity Space

Local Development Framework - Core Strategy Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF Core Strategy will set out the spatial vision and strategic objectives for the Borough. The Core Strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

SO1	Sustainability and Climate Change
SO3	Protect and enhance Enfield's environmental quality;
SO6	High quality, sustainably constructed, new homes to meet the aspirations of local people
SO7	Distinctive, balanced, and healthier communities

- SO8 Affordable Housing, Family Homes and Social Mix
- SO11 Safer and stronger communities
- SO16 Preserve the local distinctiveness
- SO17 Safeguard established communities and the quality of the local environment

Other Material Considerations

- PPS1 Delivering Sustainable Communities
- PPS3 Housing
- PPG13 Transport

Analysis

Impact on Character and Appearance of the Surrounding Area

In principle, the detached single-family dwelling house would be in keeping with the form and pattern of development within the existing street scene. Moreover, the property retains 3.5 metres of separation to no. 26 Fountains Crescent and 7 metres narrowing to approximately 1 metres to the retained dwelling. It is considered that this represents adequate separation between the surrounding properties such that the proposed detached property would not appear a discordant form within the rhythm of the street scene.

The appearance of the proposed dwelling clearly reflects the style, eaves height and features of the properties within the surrounding area. In addition, the front elevation aligns with No. 26. As a result, the proposal would be visually sympathetic to the existing appearance as well as the rhythm of the street scene.

Concerns have been raised regarding the proposed roof pitch which due to its detached nature would differ from the existing houses. However, it is considered the difference between a 30 degree or 40 degree pitch would not be discernable as the eaves and ridge heights of those neighbouring properties would be mirrored by the proposed development. The design of the property therefore, is considered to be acceptable.

Concerns have also been raised regarding the precedent for further proposals. However, each application must be assessed on its own merits. In addition, with the exception of the side garden to no. 22 Fountains Crescent, there are few similar corner plots within the vicinity of the application site where a similar form of development could be proposed.

Density

The proposal results in 2 dwellings with 10 habitable rooms providing a density of 222 habitable rooms per hectare. This is slightly above the density range set out within the London Plan for a suburban area with a rating of PTAL 1 / 2. However, advice contained in PPS1 and PPS3, states that a numerical assessment of density must not be the sole test of acceptability; this must also depend on the attainment of appropriate scale and design relative to character and appearance of the surrounding area. In this instance, it is considered that the proposed dwelling is of a similar size, scale and design to the surrounding properties and retains a similar degree of spacing between properties that is present within the wider streetscene. As such, it is considered the proposal would not constitute an overdevelopment of the site.

Amenity Space

Each property would have 107 and 112 square metres respectively. This is above the 100% sought by Policy (II)H7 and with the majority of the space to the rear of the houses, it is

considered that this represents a significant area with a high amenity value for any future occupiers.

Impact on Neighbouring Properties

There would be no impact on No. 22 Fountains Crescent in term of loss of light or outlook due to the development being on the opposite side of No 24. Any views from the rear windows over the rear garden of No 22 would be across the garden of the retained dwelling at distances in excess of 7.5m. On this basis, this relationship is considered acceptable.

The flank wall of No. 26 Fountains Crescent contains five windows. At ground floor, there are 2 kitchen and one pantry window and at first floor, there is a landing and a bathroom window. With the exclusion of the two kitchen windows, all of the above are obscured and do not serve habitable rooms. The two kitchen windows are also largely obscured with only the narrow top opening light in clear glass. Whilst it is accepted that there will be some impact on the existing side facing kitchen windows, these windows face an existing fence at a distance of approximately 1 metre. In addition, the windows are largely obscured and only afford views over the adjoining occupiers land. It is considered that the relationship would not cause an unacceptable loss of amenity.

Due to the siting and orientation of the proposed property, there does exist potential for overlooking from the angled bay windows to both no. 26 and 22 Fountains Crescent. To address this, it is considered reasonable to require them through a condition, to be fixed and obscured to prevent any unacceptable level of overlooking.

No. 26 Fountains Crescent is sited on ground approximately 0.5 to 1 metre lower than the application site. To ensure there is no additional impact not considered here, a condition is proposed to ensure that that proposed dwelling is constructed at an equivalent level.

Concerns have been raised regarding the potential for noise and disturbance due to the location of parking along the boundary with No.26 Fountains Crescent. However, the existing crossovers already serve these spaces and there would be no planning restrictions to prevent the current occupiers parking vehicles in this location. Nevertheless, a more intensive use of this area is likely due to an existing. However, due to a 1.8 metre high fence along this boundary and in the absence of any bedroom windows in the flank elevation, it is considered the level of vehicle movements associated with these 2 parking spaces would not give rise to conditions that would be detrimental to the amenities of the adjoining occupiers through noise and disturbance.

Parking and Access

The amended proposal utilises existing crossovers and as such will not impact upon the existing street trees and shrubs. The addition of a 3 bedroom detached dwelling would result in only a very limited increase in traffic movements in this residential street which would have no discernable impact on traffic flow.

The proposal includes two off-street parking spaces per unit and is considered acceptable.

Other Matters

Concerns have been raised regarding the potential for an increased risk of flooding. However, the site falls outside of the 1 in 1,000 year flood risk envelope. In addition, a condition is proposed requiring the submission of details regarding a sustainable drainage system to mitigate any additional surface water run-off from the hard standing area.

Sustainable Design and Construction

The proposal incorporates timber double glazed windows, timber materials from sustainable sources, lifetime home standards and positive use of natural light. In addition to these measures, a sustainable drainage system will be required by condition. As such, it is considered that the proposal is acceptable in terms of its sustainability.

Conclusion

In the light of the above assessment, it is considered that the proposed be granted for the following reasons:

1. The subdivision of the site and erection of a detached 3-bed dwelling with associated car parking would contribute to increasing the range and quantity of the Borough's housing stock having regard to policies (I)GD1, (I)GD2 and (II)H6 of the Unitary Development Plan, policies 3A.1, 3A.2, 3A.3, 3A.5 and 3A.6 of the London Plan (2008), as well as the objectives of PPS1 and PPS3
2. The subdivision of site and erection of a detached 3-bed dwelling with associated car parking would not detract from the character and appearance or the visual amenities of the surrounding area, having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan and Policy 4B.8 of the London Plan (2008), as well as the objectives of PPS1 and PPS3.
3. The subdivision of site and erection of a detached 3-bed dwelling with associated car parking would not unduly affect the amenities of adjoining or nearby residential properties having regard to Policies (I)GD1 and (I)GD2 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.
4. The subdivision of site and erection of a detached 3-bed dwelling with associated car parking would not prejudice through overlooking or loss of privacy, the amenities enjoyed by neighbouring properties, having regard to Policy (II)H8 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.
5. The subdivision of site and erection of a detached 3-bed dwelling with associated car parking including the provision of 4 off-street parking spaces and 4 secure cycle spaces would not give rise to unacceptable on street parking, congestion or highway safety issues, having regard to Policies (II)GD6, (II)GD8 and (II)T13 of the Unitary Development Plan and Policy 3C.23 of the London Plan (2008), as well as the objectives of PPG13.

No scaled dimensions to be taken from this drawing. All dimensions to be site checked.

CG ARCHITECTS
 221 East Barnet Road,
 Barnet, Herts EN4 8QS
 Tel: 020 8449 5100
 Fax: 020 8449 5170

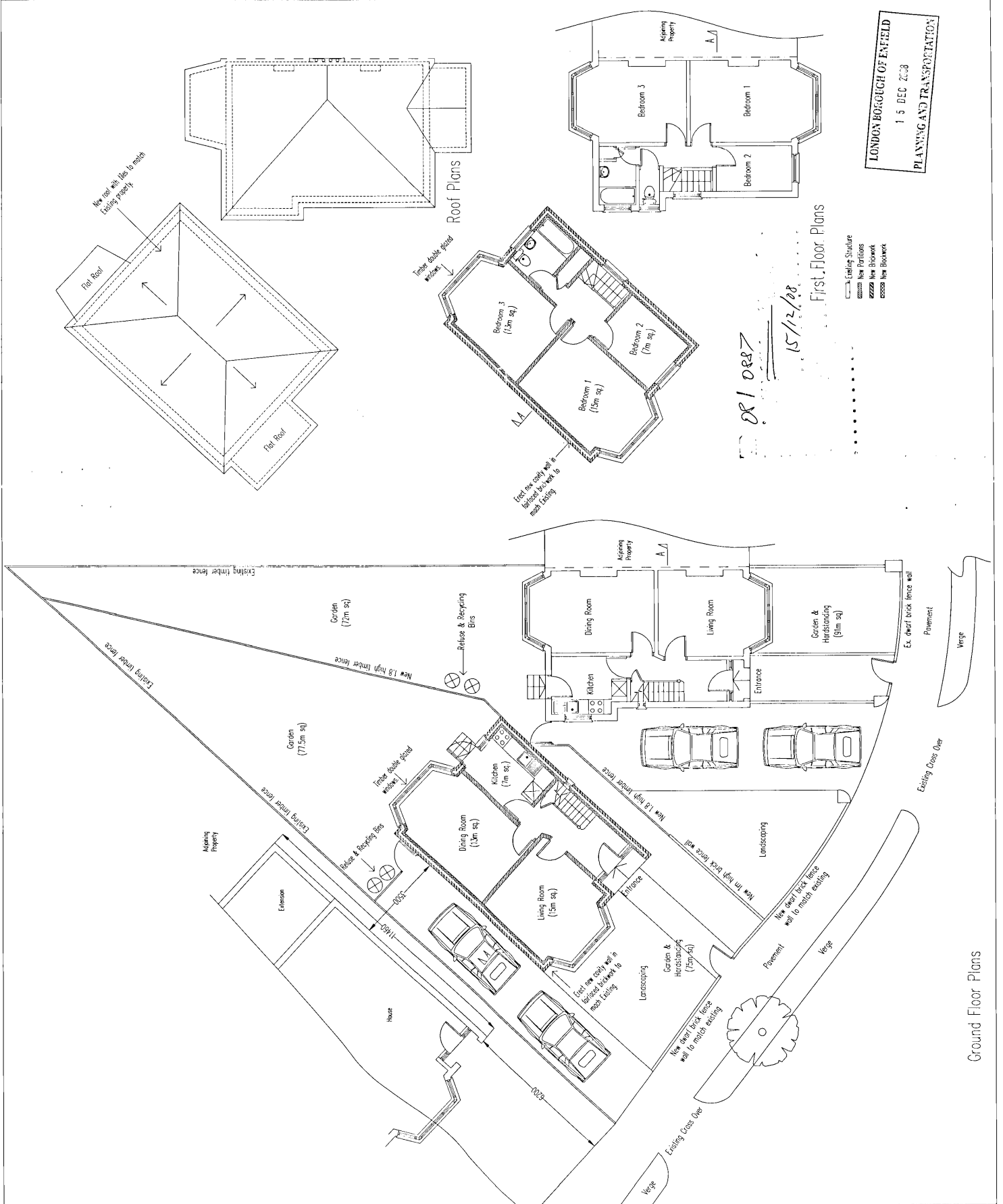
Client: Mr G Papatthomas

Site: 24 Fountains Crescent
 London N14 6EB

Scale: 1:100
 Date: April 2008
 Drawn:

Title: Floor Plans As Proposed

Dwg. No. 469/12
 Rev. F



Ground Floor Plans

TP/08/2020



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Scale 1/1250 Date 14/1/2009

Centre = 532626 E 196360 N

Application Number: TP/08/2020 **Ward:** Grange
Date of Registration: 18th November 2008

Contact: Sharon Davidson 3841

Location: VACANT LAND, adjacent to 81, CECIL ROAD, ENFIELD, EN2 6TJ

Proposal: Erection of replacement church comprising auditorium, coffee bar, crche, and kitchen at ground floor, classrooms at first floor level and meeting rooms and offices at second floor level, together with associated car parking and vehicular access to Cecil Road. (Revised scheme).

Applicant Name & Address:

Enfield Evangelical Free Church
C/O Agent

Agent Name & Address:

Mr Luke Emmerton, DP9
100, Pall Mall
London
SW1Y 5NQ

Recommendation: That subject to the completion of a S106 Agreement to secure a contribution to off-site landscaping and towards review of the hours of the existing Controlled Parking Zone, planning permission be **GRANTED** subject to the following conditions:

1. Notwithstanding the notation included on the submitted plans, the development shall not commence until details and/or samples of all external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and safeguard the character and appearance of this part of the Enfield Town Conservation Area.

2. That development shall not commence until detailed drawings, including sections, to a scale of 1:20 or greater, of a sample panel through the building showing the proposed glazing (including the brise soleil) and stone cladding, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to occupation.

Reason: To safeguard the character and appearance of this part of the Conservation Area and the setting of the existing building.

3. C09 Details of Hard Surfacing
4. C10 Details of Levels
5. Notwithstanding the notation provided on the submitted drawings, the site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance and safeguard

6. C14 Details of Access and Junction
7. C16 Private Vehicles Only - Parking Areas
8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include planting plans, written specifications, schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

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

9. C18 Details of Tree Protection
10. C19 Details of Refuse Storage
11. C20 Details of Fume Extraction
12. That development shall not commence on site until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain: a photographic condition survey of the adjoining roads and footways around the site; details of construction access, arrangements for vehicle servicing and turning areas; arrangements for wheel cleaning; arrangements for the storage of materials; and details of hours of work. The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the implementation of the development does not lead to damage to existing roads, prejudice highway safety or the free-flow of traffic on adjoining highways, and to minimise disruption to neighbouring properties.

13. The development shall not commence until details of the design of the cycle parking spaces and enclosure have been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in accordance with the approved details and shall thereafter be permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking in line with the Council's adopted standards.

14. That the doors on the southern elevation of the building shall be kept closed at all times when the auditorium is in use.

Reason: To safeguard the amenities of the occupiers of neighbouring properties

15. That other than for the purposes of worship, the building shall not be used other than between the hours of 0800 and 2300 daily.

Reason: To safeguard the amenities of the occupiers of neighbouring properties

16. That the sun terrace and secure garden area shall not be used other than between the hours of 0800 and 2100 hours daily.

Reason: To safeguard the amenities of the occupiers of neighbouring properties

17. That development shall not commence until details of any external lighting to be installed have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details.

Reason: In the interests of amenity and to safeguard the character and appearance of this part of the Enfield Town Conservation Area.

18. That prior to the commencement of development a detailed Sustainability Statement for the building shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the particulars approved. The Statement shall include:

- i) A full Energy Assessment;
- ii) Demonstrate that the proposed heating and cooling system has been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power, for heating and cooling, preferably fuelled by renewable; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating; and
- iii) Details of the renewable energy technologies to be incorporated demonstrating the proportion of energy demand they meet.

Reason: To demonstrate that the scheme will comply with the energy efficiency and sustainable development policy requirements of the London Plan.

19. That the existing pedestrian entrance into the Town Park shall be retained and maintained available for public use until such time as a new entrance has been provided.

Reason: To safeguard public access to the Town Park

20. C51A Time Limited Permission

Site and Surroundings

The site is located on the south side of Cecil Road and is presently used as a surface car park. It includes the existing access to the Town Park that runs along the eastern boundary of the car park. The site is bounded by existing residential properties fronting Cecil Road and Raleigh Road to the east, the Town Park to the south (designated as Metropolitan Open Land) and the balance of the car park site and open land to the west, to be sold by the Council for redevelopment.

The site is located within the Enfield Town Conservation Area and is located within an Area of Archaeological Importance

Amplification of Proposal

This application proposes the development of the site by the erection of replacement church comprising auditorium, coffee bar, crèche, and kitchen at ground floor, classrooms at first floor level and meeting rooms and offices at second floor level. The church is a replacement of the former Evangelical Church that was sited further east on Cecil Road and was the subject of a compulsory purchase order to facilitate the Phase 2 development of the Town Centre, now completed. Vehicular access to the site is taken from Cecil Road and provision is made for 11 car

parking spaces. Pedestrian access is available to Cecil Road and provision is also made for access via any new park entrance that may ultimately be provided along the western boundary of the site.

Relevant Planning Decisions

TP/00/0978 Planning permission granted for the construction of temporary car park in connection with the redevelopment of Enfield Town Centre, Phase II. This permission has been renewed on a number of occasions. The latest permission (LBE/08/0013) is due to expire on 31st May 2009.

TP/06/0514 Application for the erection of a replacement church incorporating kitchen, office and crèche area on ground floor, teaching/seminar rooms at first floor, meeting and study rooms at second floor level, together with associated car parking and vehicular accesses to Cecil Road on the parcel of land to the west of the current application site was withdrawn when it became known that a culvert ran through part of the site preventing the erection of a building of the size proposed.

TP/08/0515 A planning application for the erection of a replacement church on the application site earlier this year was withdrawn due to concerns regarding its size, bulk and design.

Consultations

Public

Letters have been sent to the occupiers of 82 adjoining and nearby properties. In addition, the application has been advertised on site and in the local press. Twenty eight letters of objection have been received, including from the Friends of Town Park, raising the following issues:

- The 'public consultation' exercise undertaken by the Church prior to the application was inadequate
- Site should be reinstated as part of the Park
- The application site encroaches onto designated park land
- Loss of convenient access into Park
- Loss of sunlight, privacy and outlook
- Impact on trees.
- Noise and disturbance; live music and discos would be unacceptable
- Operating hours of between 6am and 11pm unreasonable and will have detrimental effect on residents amenity and personal safety
- Insufficient parking proposed to support the use.
- Existing parking controls only effective between 9am and 6pm weekdays and Saturdays.
- High volume of people and cars with impact on pedestrian and highway safety in local roads.
- Building too big for the plot and intrusive from the Park, spoil its setting
- Design is unacceptable, does not fit in with the Conservation Area or the character and scale of neighbouring houses.
- Loss of car park and facilities for people, particularly the disabled to park and access the Town Park facilities
- Not environmentally sustainable.
- Impact on drainage/flooding
- Overlook the Park, including the activities of children
- The display of religious symbols towards the Park is not acceptable.

- Already have a café in the park. Do not need another coffee shop which will take away business from the café
- Existing footpath routes and landscaping within the Park will need to be reviewed as a consequence of any development.

In addition 18 letters in support of the proposals have been received.

The Enfield Society advises that “the latest design is the best yet to emerge from a process of gradual improvement. It should prove a fitting occupant of this prominent and sensitive site.”

External

The London Fire and Emergency Planning Authority is satisfied with the proposals.

Thames Water advises that there are sewers crossing the site and no building can be erected within 3m of them without first obtaining Thames Water’s approval.

The Environment Agency raises no objection subject to a condition controlling finished floor levels, to protect the development from flooding.

Internal

None

Conservation Advisory Group

The Group support the scheme and raise no objections subject to clarification on the palette of materials, which they considered to be expressed too flexibly. They ask that the palette of materials ultimately be referred back to the Group for their consideration.

Relevant Policy

London Plan

3C.1, 3C.21, 3C.22 & 3C.23 Integrating transport and development

3D.1 Supporting town centres

4A.1, 4A.3 Tackling climate change

4B.1 Design principles for a compact city

4B.5 Creating an inclusive environment

4B.8 Respect local context and communities

4B.12 Heritage Conservation

Unitary Development Plan

(I)C1 Conservation Areas, preserve or enhance

(II)C30 New buildings within conservation areas to replicate, reflect or compliment the traditional characteristics of the area.

(II)C31 To seek to secure the removal of features which serve to detract from the character or appearance of conservation areas.

(II)C38 & 39 Trees of public amenity value

(I)GD1 New development to have appropriate regard to its surroundings

(I)GD2 New development to improve the environment

(II)GD1 Development to be appropriately located

(II)GD3 Design and character.

- (II)GD6, GD8 Traffic implications, access and servicing
- (II)T13, 16,19 Vehicle, pedestrian and cycle access
- (II)CS5 To encourage the provision of meeting places for ethnic, religious or voluntary groups in suitable locations
- (II)ET8 To provide temporary replacement car parking on the Cecil Road site and then to develop the site for sheltered housing

Other relevant policy

- PPS1 Delivering sustainable development
- PPG13 Transport
- PPG15 Planning and the Historic Environment

Analysis

Principle

The application site is identified as a development site in the Unitary Development Plan and it has never been the intention to integrate the site as part of the Town Park, once the need for the temporary car park ceased. Moreover, none of the application is designated as Metropolitan Open Land. Accordingly, there is no objection in principle to the development on the site. Its use for the erection of a replacement Evangelical Church is considered appropriate in principle, given the Town Centre location with good access to public transport and existing public parking facilities. The inclusion of a coffee bar within the building is considered acceptable and supports the community use. Competition between operators is not a material planning consideration.

Objections have been raised to the effect that the proposal involves development on part of the Park. The land that would be transferred by the Council to the Church extends only to that land acquired to facilitate the temporary car park. The strip of land along the eastern boundary that incorporates the existing Park access is not in Council ownership, albeit the Council has rights of access over it; the land is unregistered and it is not possible to find out who the owner is. This current access strip does not form part of the unregistered Town Park title that is vested in the Council.

This strip of land has been included in the application site at officer's request. If it were not included, at the point that a new Park entrance is provided to the west, it would be redundant as a means of access to the Park and its future would be uncertain particularly as ownership is unknown. It is considered more beneficial to integrate the strip of land into the Church site and allow its use for landscaping to the eastern boundary. Clearly, conditions will be required to ensure that the access is not closed until such time as a new entrance is in place.

Impact on the Conservation Area

The existing temporary car park does not make a positive contribution to the character and appearance of this part of the Conservation Area. Its removal provides an opportunity to reinstate the built frontage to this part of Cecil Road and remove the 'gap' that the car park created.

The design and scale of the building proposed has been the subject of extensive discussion and consultation with the Conservation Advisory Group. The design is now considered acceptable and fitting for the site. The contemporary approach is considered appropriate; the scale and function of the church is completely different from that of the adjoining domestic properties and a design approach that seeks to replicate their characteristics would not therefore be appropriate. The building would be finished externally in stone, with substantial areas of glazing and the roof with a pre-patinated copper coloured standing seam roof. Whilst surrounding development is

primarily brick and tile/slate construction, a stone and glass finish is considered more appropriate for a Church of the size and scale proposed. Samples of all materials would be required by condition and can be referred back to CAG as requested, on submission.

The proposed building is substantial in size and scale, significantly larger than the domestic properties it will adjoin. However, it will have a relatively open setting, supplemented by a new Park entrance to the west and the Town Park to the south. Whilst the Church provides accommodation over three floors, the top level accommodation is limited to the front section of the building only and is recessed from both the front and side faces of the building, reducing its impact at street level. Despite the scale of the building, it should not appear cramped on the site.

The proposals will introduce a substantial building in proximity to the Park and this will represent a marked change from the present open setting it enjoys at this point along its boundary. Nevertheless it is considered that the change will not necessarily harm the character and setting of the Park and the Church have agreed to a contribution of £5,000 towards additional tree planting within the Park to assist in mitigating any impact. This will need to be secured through a S106 Agreement.

Overall it is considered that the development is appropriate to its setting and will enhance this part of the Conservation Area.

Impact on neighbours

The nearest affected properties are those to the east of the application site, fronting Cecil Road and Raleigh Road. The building is positioned between 14.5m and 17m from the eastern boundary and at this distance it will not result in any significant loss of sunlight or daylight. The site is presently open and therefore the erection of a building of the size and scale proposed will be visible from the adjoining residential properties. However, given the separation distances involved it is not considered that the development will dominate residents outlook or result in an unacceptable loss of privacy. Particularly, the inclusion of the existing park access and the opportunity for additional planting within it, will provide soften views of the building.

Concerns raised by residents about noise associated with use of the building are noted. Noise generated by activity within the building should generally be contained by the building; the applicant has confirmed that the doors shown on the southern elevation of the building are for fire escape purposes only and would remain closed during services. Conditions can be used to secure this. The doors provide access on to a sun terrace and thereafter a secure garden area. Use of this area is likely to be limited to warmer days and having regard to other activities likely to be going on such days and a more intensive use of the park, it is considered will not have a significant impact on the amenities of residents. Conditions are recommended to prevent use of the garden area/sun terrace late evening in the event that functions are held at the church. Moreover, other than for worship, it is recommended that use of the building be restricted to between 0800 and 2300 daily, to safeguard the amenities of adjoining residents.

Traffic, access and parking

The site would be unable to make provision for car parking to meet the needs of the proposed congregation and therefore it is considered more appropriate to limit the number of spaces provided so that attendees do not have an expectation to be able to park and instead use the public car parks. The site is located within the Town Centre, well served by public transport and public car parks and therefore this approach is considered acceptable. However, it is recognised that the site is close to residential roads where on-street parking restrictions do not apply on Sundays. Accordingly, the Church has been asked to contribute towards a review of the Controlled Parking Zone to establish whether the existing hours of operation require amendment.

A contribution of £5,000 will be made initially to allow survey work of the existing situation to be undertaken, the parking situation will be monitored for a period of 12-18 months with a further £20,000 being paid towards a review of the CPZ if it is apparent that the Church development has led to increased parking in residential streets. The contribution will need to be secured by a S106 Agreement. The extra parking demand generated by the Church development also warrants the preparation and implementation of a Travel Plan and this will also need to be the subject of a S106 Agreement.

A new heavy duty site access is required to support the use. The sight line from the access could be compromised to the east by the existing street tree (Horse Chestnut). The tree may well have to be removed, but if retained will require very careful work associated with construction of the access. If the tree has to be removed, the applicant will be expected to fund the planting of a replacement tree in a position to be agreed.

The provision of the access will require the relocation of the nearby traffic island and new white lining. An alighting bus stop will also have to be re-sited. Waiting restriction revisions will also be required close to the site. A S278 Agreement can address these matters, together with the relocation of any existing statutory undertakers plant/equipment in the highway affected by the proposed works and the planting of a replacement tree, if required.

Pedestrian access to the site is acceptable. Provision is made both to the Cecil Road frontage and to any new Park access to the west.

Impact on trees

The application does not propose the removal of any trees. However, as noted above, the existing street tree may have to be removed to facilitate the access to the site. This is a prominent and attractive tree. However, the wider benefits of the proposals are recognised and therefore the tree may have to be sacrificed to achieve these. Replacement planting can be achieved to compensate for this.

Sustainable Design and Construction

The development achieves a good score against the Council's sustainable development assessment. The design of the building, including the use of large areas of glazing, will mean that it benefits from solar gain in the winter, reducing the heating and artificial lighting requirements. An external 'brise soleil' will reduce excessive solar gain in the summer months. High levels of insulation are proposed to reduce heat loss. High performance double glazing with solar control coating is proposed to reduce heat losses, reduce summer solar gain, whilst maximising daylight into the building. The proposed stone cladding is a sustainable building material, which has unlimited potential for re-use and no cement content. The building has also been designed so that the following technologies might be incorporated:

- Significant south facing roof slope capable of accommodating solar thermal and/or photovoltaic panels
- Rainwater harvesting potential
- Potential for source heat pump and heat recovery M&E systems.

The applicant will be required through condition to examine the potential of these systems in order to seek to achieve the London Plan target of a reduction in CO2 emissions of 20% from renewable energy.

Conclusion

In conclusion, it is considered that the proposed development is acceptable and allows the Church again to have permanent facilities in the heart of the Town Centre. It is recommended that planning permission be granted for the following reasons:

- 1 The site is identified as a development site in the adopted Unitary Development Plan and the proposed use is appropriate for this Town Centre site, with good access to public transport and public car parks. In this respect the development complies with Policies (I)GD1, (II)GD1 and (II)CS5 of the Unitary Development Plan.
- 2 Subject to the conditions imposed, the proposed building is appropriate to its setting and will enhance this part of the Enfield Town Conservation Area. In this respect the proposal complies with Policies (I)C1, (II)C30, (II)C31, (I)GD1 and (II)GD3 of the Unitary Development Plan.
- 3 Subject to the S106 Agreement and the conditions imposed, the development should not have a detrimental impact on local highway conditions and the amenities of the occupiers of adjoining and nearby residential properties. In this respect the development is in accordance with Policies (I)GD1 and (II)GD6 of the Unitary Development Plan.
- 4 The proposed access, parking and turning facilities meet the relevant technical standards and the level of on site parking is considered appropriate to support the proposed use given the Town Centre location. In this respect the development is in accordance with Policies (II)GD8, (II)T13, (II)T16 and (II)T19 of the Unitary Development Plan.

TP/08/2090



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Scale 1/1250 Date 13/1/2009

Centre = 530612 E 193324 N

Application Number: TP/08/2090 **Ward:** Southgate Green
Date of Registration: 2nd December 2008

Contact: Richard Laws 3605

Location: Land in between, 85 And, 87, Ulleswater Road, London, N14 7BN

Proposal: Erection of a 2-storey 2-bed single family dwelling house incorporating lower ground floor (revised scheme).

Applicant Name & Address:

Mr Vivian Storey
87, ULLESWATER ROAD
LONDON
N14 7BN

Agent Name & Address:

Mr Amir Aramfar, Metropolis Planning & Design
30, Underwood Street
London
N1 7JQ

Note for Members

Although an application of this nature would normally be determined under delegated authority, the application is reported to Planning Committee at the request of Councillor Prescott due to the level of interest expressed by local residents.

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

1. C07 Details of Materials
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008) no development within schedule 2, Part 1 Classes A to E shall be carried out either to the proposed dwelling or within its curtilage unless planning permission for such development has first been granted by the Local Planning Authority

Reason : To safeguard the amenities of the occupiers of adjoining properties and ensure an adequate level of amenity space is retained.

3. The rear curtilage area/ boundary for the proposed dwelling edged red on the site location plan(1:1250) and site plan drawing 005A (received on 6th January 2009) shall be retained in perpetuity as amenity space in connection solely with this property and shall not be further subdivided or reduced in size.

Reason : To ensure that satisfactory amenity space is retained so as to accord with policy (II) H9 of the Unitary Development Plan.

4. C10 Details of Levels

5. C09 Details of Hard Surfacing
6. C16 Private Vehicles Only - Parking Areas
7. C11 Details of Enclosure
8. C19 Details of Refuse Storage
9. C25 No additional Fenestration
10. C51A Time Limited Permission

Site and Surroundings

The site lies between the Nos 85 and 87 Ulleswater Road and formerly contained a garage/store attached to the flank wall of No 87.

The street scene is composed of traditional Edwardian family dwellings: the appearance of which is influenced by the use of brick, tile and render. Mostly semi detached, the separation between properties along the road is minimal and thus, does not form an important characteristic of the street.

Proposal

Permission is sought for a two-storey dwelling including a lower ground floor basement situated in an existing gap between the side flank walls of numbers 85 and 87 Ulleswater Road. One parking space is proposed on the front curtilage.

Relevant Planning Decisions

TP/07/2194 - Erection of 2 storey dwelling with lower ground floor was refused planning permission in January 2008. An appeal against the decision was dismissed In August 2008.

TP/08/0516 - Erection of 2 storey dwelling with lower ground floor was refused planning permission in May 2008.

TP/06/2366 - Two storey side extension to 87 Ulleswater Road with mansard roof and front dormer to north elevation and formation of mansard roof to south elevation with front dormer granted planning permission in February 2007 – now implemented.

Consultations:

Public:

Consultation letters were sent to 30 neighbouring properties. In response 10 letters of objection have been received objecting on the following grounds:

- Application previously rejected
- Proposal doesn't appear to conform to amenity standards
- Site boundaries confusing
- Result in terrace appearance
- Rooms in new house narrow
- Repairs to property will not be able to be undertaken
- 3-storey building in design as basement included, choice of external finishes out of

keeping

- Application doesn't accurately show adjoining property
- Overdevelopment of site, inappropriate development for area
- Application contains a number of errors
- Increase parking in the area, in particular in the evening
- Reduce garden area for number 87
- Site area very restricted
- Doesn't cater for refuse
- Not in keeping with Edwardian architecture

In addition, the Fox Lane and District Residents Association also raise objection on the following grounds:

- Design of dwelling incompatible with other properties in the area
- Lower ground floor interfere with sewerage system
- Proposed building taller than previous applications results in bulky appearance out of keeping
- Frontage bland without relief i.e. no bay window/ porch, front door not visible from street
- Impossible for maintenance purposes for adjoining properties
- Support residents objections

External: Thames Water- No objections raised

Internal: None

Relevant Policy

London Plan

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough housing targets
- 3A.3 Maximising the potential of sites
- 3A.6 Quality of new housing provision
- 3C.23 Parking strategy
- 4A.3 Sustainable design and Construction
- 4B.1 Design Principles for a compact city
- 4B.8 Respect local context

Unitary Development Plan

- (I) GD1 Regard to surroundings
- (I) GD2 Quality of Life/ Visual Amenity
- (II) GD3 Aesthetic and Functional Design
- (II) GD6 Traffic Generation
- (II) GD8 Site access & Servicing
- (II) H8 Privacy
- (II) H9 Amenity space
- (II) H14 Terracing

Local Development Framework- Core Strategy Preferred Options

The Planning and Compulsory purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF core strategy will set out the spatial vision and

strategic objectives for the Borough. The core strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

- SO1 Sustainability and Climate Change
- SO3 Protect enhance Enfield's Environmental quality
- SO6 High Quality, new homes to meet aspirations of Local People
- SO7 Distinctive, balanced and healthier communities
- SO11 Safer and stronger communities
- SO16 Preserve local distinctiveness
- SO 17 Safeguard established communities

Other Material Considerations

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPG13 Transport

Analysis

Background

In dismissing the appeal against the refusal of planning permission, the Inspector raised two key issues: (i) that the proposed materials were out of keeping detracted from the appearance of the development in the street scene and (ii) that the level of amenity space was substandard.

Concerns have been expressed regarding the width of the proposed dwelling and the resultant form of the residential accommodation. Although it does have a smaller floor area than surrounding properties, the Inspector did not consider this to be a ground upon which to dismiss the appeal

Appearance in Street Scene

The concern identified by the Inspector previously related to the use of timber cladding on the front elevation as well as the appearance of the green sedum roof. These elements were considered to be out of keeping with the wider and more traditional street scene.

It is now proposed to render the front elevation and use tiles for the roof in keeping with the appearance of the surrounding properties.

The incorporation of a rendered finish to the front elevation is an attempt to acknowledge the development is more contemporary and as there is a mix of brick, render/brick, and painted brick in the immediate vicinity, it is considered that this approach is acceptable in street scene. In addition, the more traditional appearance of the tiles is also considered acceptable.

Concern has been raised regarding the infilling of the space between these two properties. However, due to the existing close appearance of the properties within the street scene, the Inspector concluded that the existing gap represented something of a discontinuity in the façade, and the mass of the new building would be in keeping with that of Nos 85 and 87 and would restore some continuity of the terrace type appearance. No objection was therefore raised and there have been no material change in circumstances pertaining to this issue in the interim. Accordingly, no objection is raised to the acceptability of the development infilling this space between the two dwellings notwithstanding the narrow width of proposed dwelling.

Notwithstanding this, the design and profile of the roof has also changed from a curved roof to a pitched roof, which is more in keeping when viewed from the front street scene elevation. Furthermore, the footprint of the dwelling, 0.9 metres in front of No.87 and 0.4 m behind No.85, is also considered to be acceptable in visual terms.

Amenity Space

The amount of amenity space in this application has been increased size, compared with the previous application dismissed on appeal by allocating more of the original garden from No.97 Ulleswater Road and now meets the minimum 60 sqm set out in Policy (II) H9. The amenity area is considered to be sufficient for future occupiers whilst it is also considered that satisfactory rear amenity space is retained for the existing dwelling 87 Ulleswater Road.

Impact on Amenities of adjoining properties

There are no flank windows to 85 Ulleswater Road and thus, the siting of the proposed dwelling would not impact on the residential amenities of either 85 or 87 Ulleswater Road in terms of loss of privacy/ outlook.

The dwelling would project approximately 500mm beyond the original rear two storey wall of No. 85. However, due to the presence of a single storey rear extension, the projection beyond the first floor element is considered not to have any adverse effect on light or outlook.

In terms of impact on No.87 Ulleswater Road (owned by the applicant), it is considered that the siting would not adversely impact on the nearest recessed rear bedroom window due to this not being the sole light source to this room: there being a front window as well.

Traffic/Parking

One parking space is provided in front of the proposed dwelling. Whilst the demolition of the existing garage has theoretically resulted in a loss of off street parking two spaces would remain for the existing dwelling (No 87).

As a result, it is considered that adequate parking would be available for both the existing and proposed dwellings having regard to relevant policies on parking and would not lead to an increase in on street parking to the detriment of safety. Moreover, the Inspector in the previous appeal when considering this matter raised no objection.

Sustainable Design And Construction

The proposal incorporates a number of sustainable features including the use of untreated timber frames with, walls to be insulated with wood chippings and windows constructed of timber. In addition, the building's design and construction means it is air tight using paper and insulated wood shavings and creates a highly energy efficient dwelling. Accordingly, it is considered that the proposal is acceptable in terms of sustainability.

Conclusion

In the light of the above, it is recommended that planning permission be granted for the following reasons:

1. The proposed dwelling by virtue of its size, siting, design and appearance would satisfactorily integrate into the street scene and would not impact on the amenities of adjoining neighbours having regard to Policies (I) GD1, (I) GD2, (II) GD3 (II) H14 and (II) H8 of the Unitary

Development Plan, Policy 4B.8 of the London Plan (2008) as well as the objectives of PPS1 and PPS3.

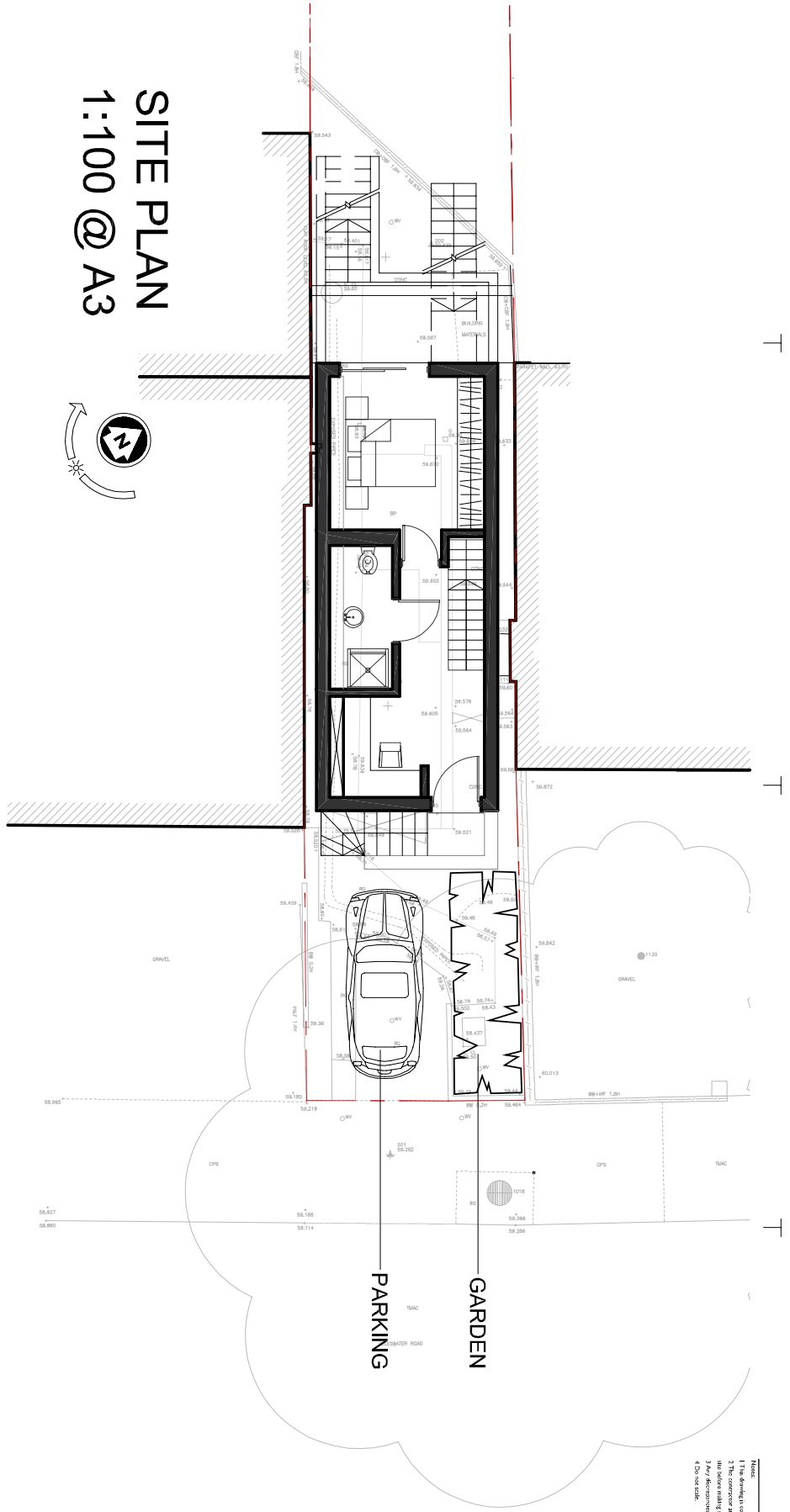
2. The proposal would increase the range and quantity of the Borough's housing stock having regard to Policy (II) H6 of the Unitary Development Plan, Policies 3A.1, 3A.2, 3A.3, 3A.5 of the London Plan (2008), as well as the objectives of PPS1 and PPS3.

3. The proposal would provide a satisfactory level of amenity space provision for the new dwelling having regard to Policy (II) H9 of the Unitary Development Plan.

4. The proposal would provide a satisfactory level of parking provision and would not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policy (II)GD6, London Plan Policy 3C.23 and PPG13.

SITE PLAN

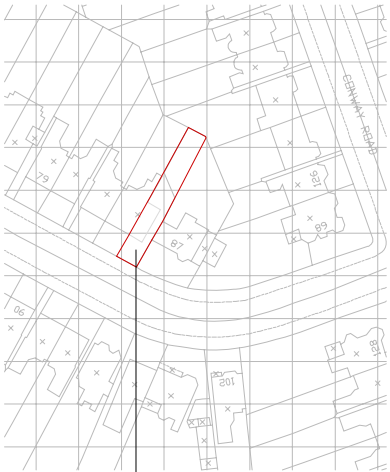
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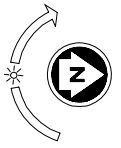
Notes:
 1. All work shall comply with the relevant building regulations.
 2. The client shall be responsible for obtaining all necessary planning and building regulations.
 3. Any alterations to be made to the site plan shall be made in consultation with the architect.
 4. Do not scale.

LOCATION PLAN

1:1250 @ A3



THE SITE

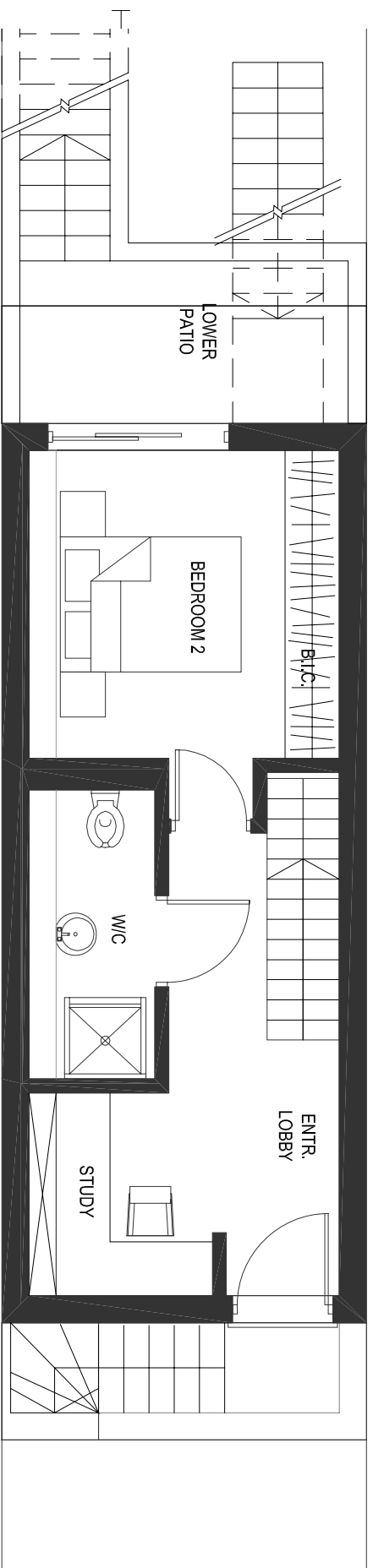


BAUFRITZ
 SELT 1896

Client	MRS & MRS STOREY
Project Name	HOUSE STOREY
Address	37A LILLESWATER ROAD
Site	37A LILLESWATER ROAD
Scale	1:1250
Date	13/10/08
Drawn by	AL
Checked by	AL
Project No.	13/10/08
Project Name	HOUSE STOREY
Address	37A LILLESWATER ROAD
Site	37A LILLESWATER ROAD
Scale	1:1250
Date	13/10/08
Drawn by	AL
Checked by	AL
Project No.	13/10/08
Project Name	HOUSE STOREY
Address	37A LILLESWATER ROAD
Site	37A LILLESWATER ROAD
Scale	1:1250
Date	13/10/08
Drawn by	AL
Checked by	AL
Project No.	13/10/08

The Workforce
 Cambridge CB8 9QH
 Telephone: 01223 235 632
 Fax: 01223 235 633
 www.baufritz.com

1. Not to be reproduced or copied.
2. The information is for your information only and does not constitute an offer of any financial product or service.
3. Any alterations to the plan must be approved by the Architect immediately.
4. Not for scale.



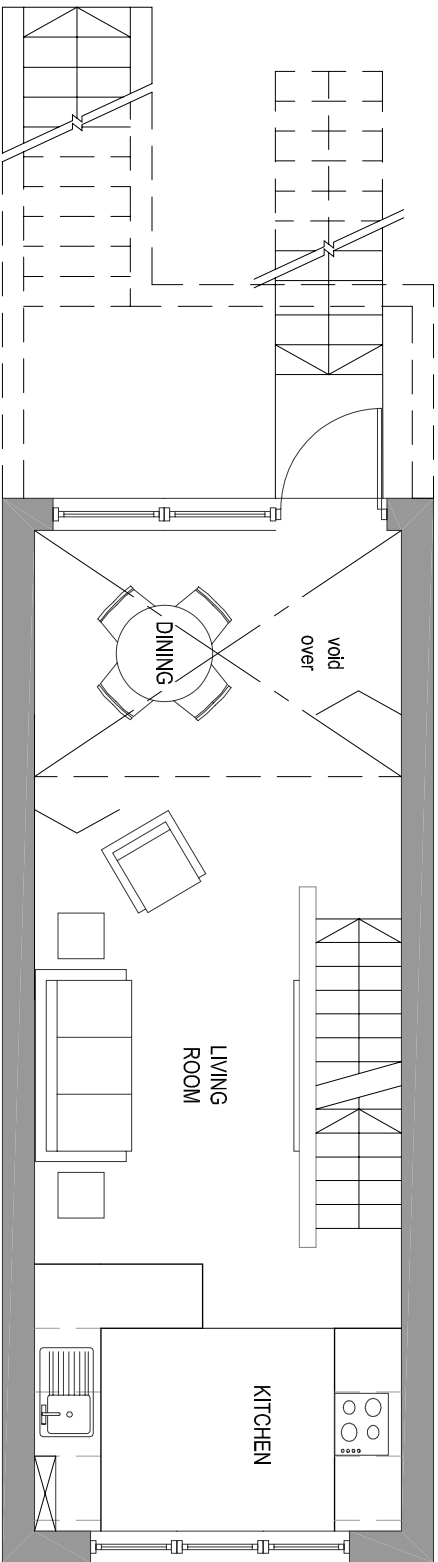
LOWER GROUND FLOOR PLAN

1:12000
 6. PAVING
 5. FLOORING
 4. ROOFING
 3. WALLS
 2. STRUCTURE
 1. SITE



MR & MRS STOREY
 HOUSE STOREY
 87A ULLSWATER ROAD
 LOWER GROUND FLOOR PLAN
 1:12000
 13 FEB 08

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UPPER GROUND FLOOR PLAN

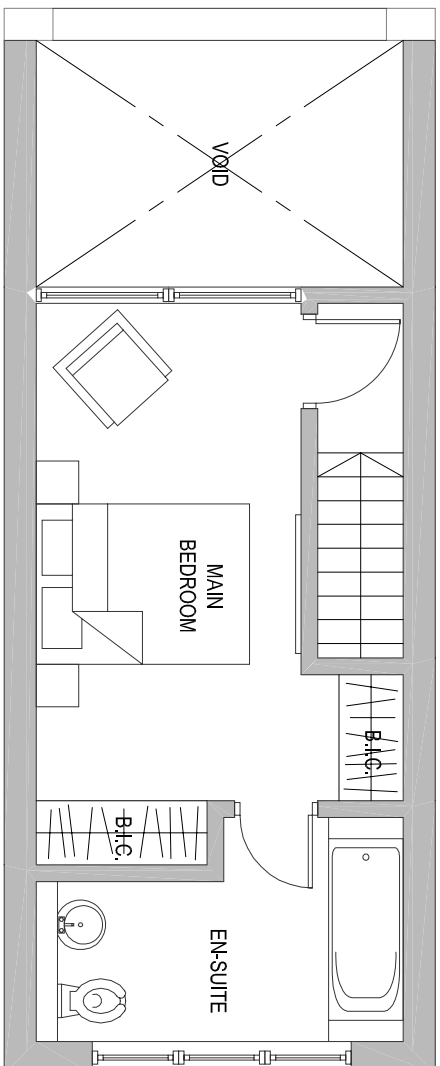
- Notes:**
1. Not to be used to construct.
 2. The construction of the building is subject to the approval of the local authority and the relevant planning permission.
 3. Any alterations to the building must be made in accordance with the relevant planning permission.
 4. Not for sale.

D PLANNING PERMISSION NO. 04/11/04/04
 C PLANNING PERMISSION NO. 02/20/04/04
 B PLANNING PERMISSION NO. 02/20/04/04
 A PLANNING PERMISSION NO. 02/20/04/04
 Author: [Name]
 Date: [Date]


BAUFRITZ
 SEIT 1895

Project	MARK & MRS STOREY
House	HOUSE STOREY
Address	37A LILLESWATER ROAD
Plot	UPPER GROUND FLOOR PLAN
Phase	0
Scale	1:50
Sheet	4 REV 08
Client	BAUFRITZ (UK) Ltd
Address	The Workhouse, Cambridge CB3 9QJ Telephone: 01223 338 632 www.baufritz.com

- 1. Not to scale or typical.
- 2. The architect's responsibility is to verify all dimensions on the plan and to ensure that the construction is in accordance with the plan and to ensure that the construction is in accordance with the plan.
- 3. Any dimensions are to be verified by the Architect immediately.
- 4. Do not scale.



FIRST FLOOR PLAN

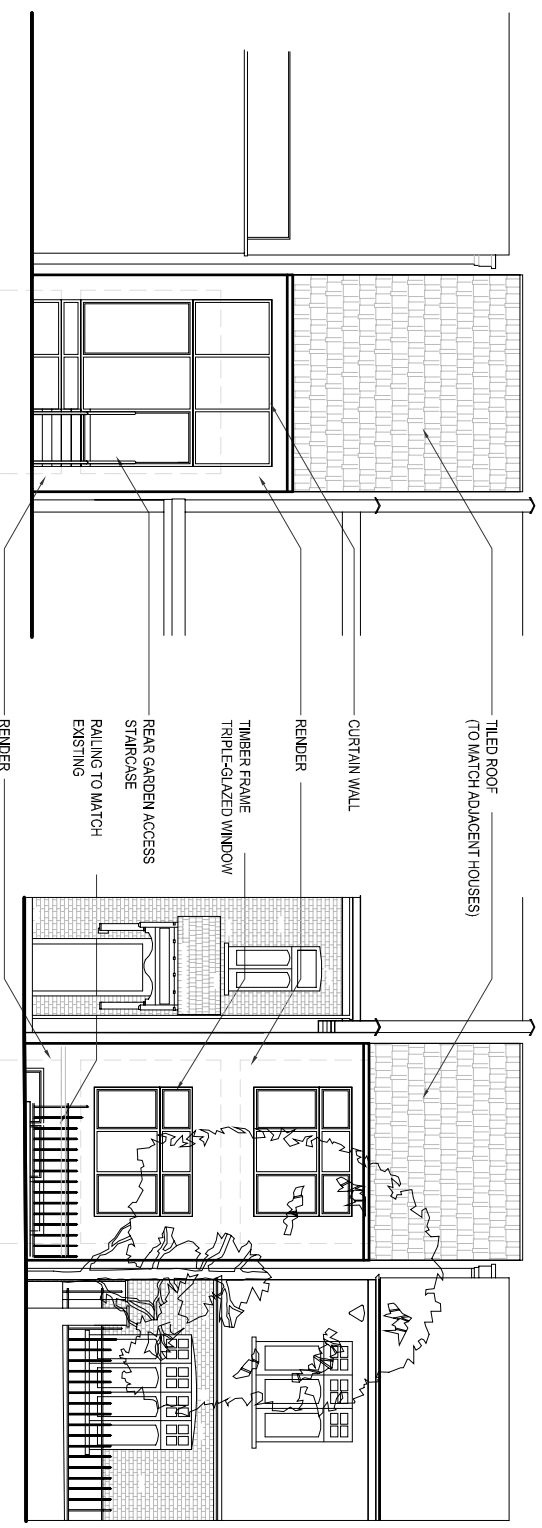
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BAUFRITZ
 SEIT 1895

The Woodstock, Cambridge, CA 9001
 Telephone: 01223 338 632
 Fax: 01223 338 632
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- Notes:
1. Not to be used to specify.
 2. The client is responsible for ensuring that all materials are suitable for the intended use and are of the correct grade and specification.
 3. Any alterations are to be made to the Architect immediately.
 4. See not table.



REAR ELEVATION

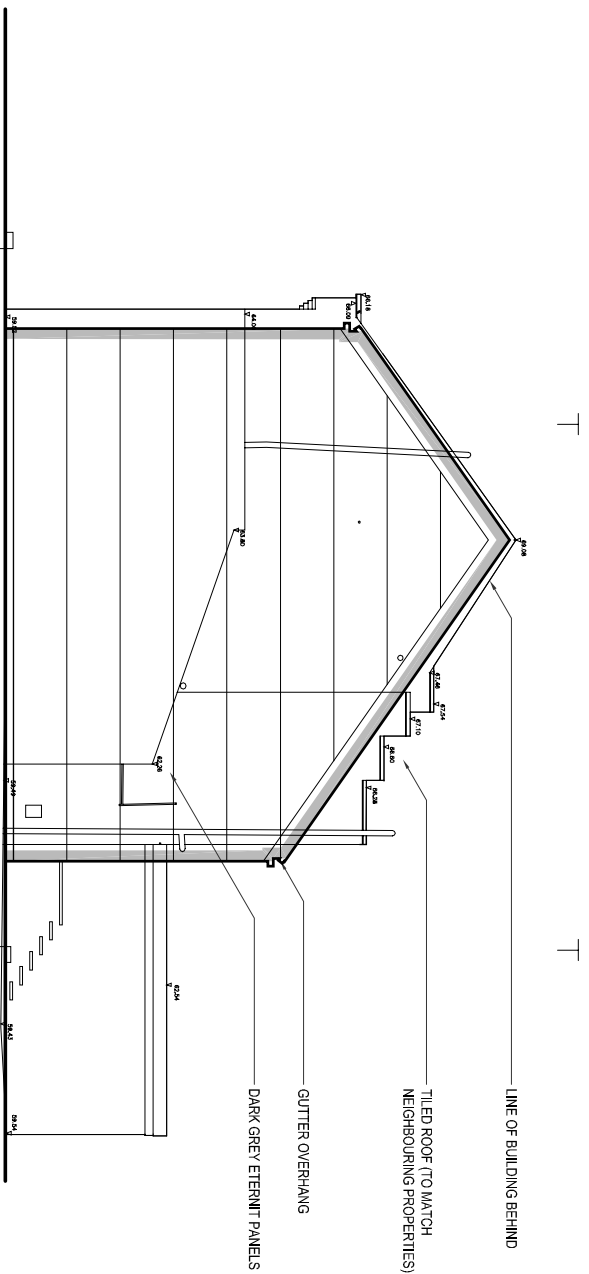
FRONT ELEVATION

B. PLANNING SUBMISSION OF A HOUSE STONEY
 A. PLANNING SUBMISSION
 Keston, Kent

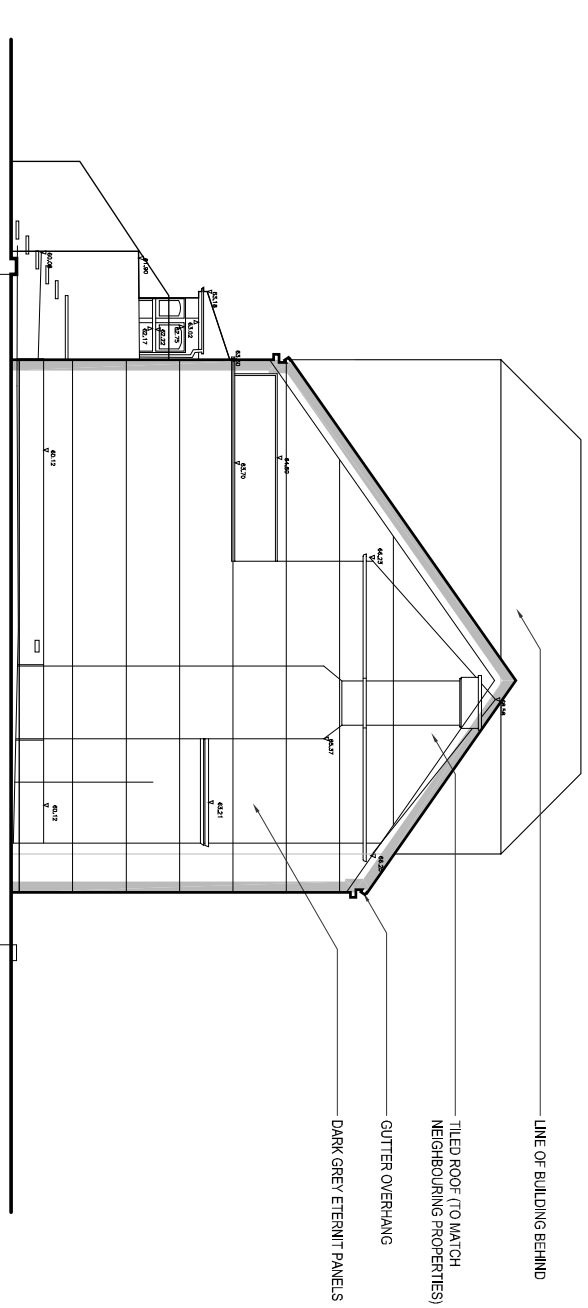
0411334343
 0430344343
 Size: 700mm

BAUFRITZ
 SEIT 1898

Name		BAUFRITZ (UK) Ltd	
Address		The Woodlands, Cambridge CB3 9QJ	
Telephone		01223 235 632	
Fax		01223 235 632	
E-mail		www.baufritz.com	
Project Name		HOUSE STONEY	
Site Address		87A ULLEWATER ROAD	
Postcode		KT17 1LZ	
Date		007	
Scale		1:100	
Drawing No		4 Rev 08	



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

- Notes:**
1. All work to be completed in situ.
 2. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities.
 3. Any alterations to the design must be approved by the Architect immediately.
 4. Do not start.

A. PLANNING SUBMISSION NO. 88 04118460
 1/2024/28/026
 1/2024/28/026

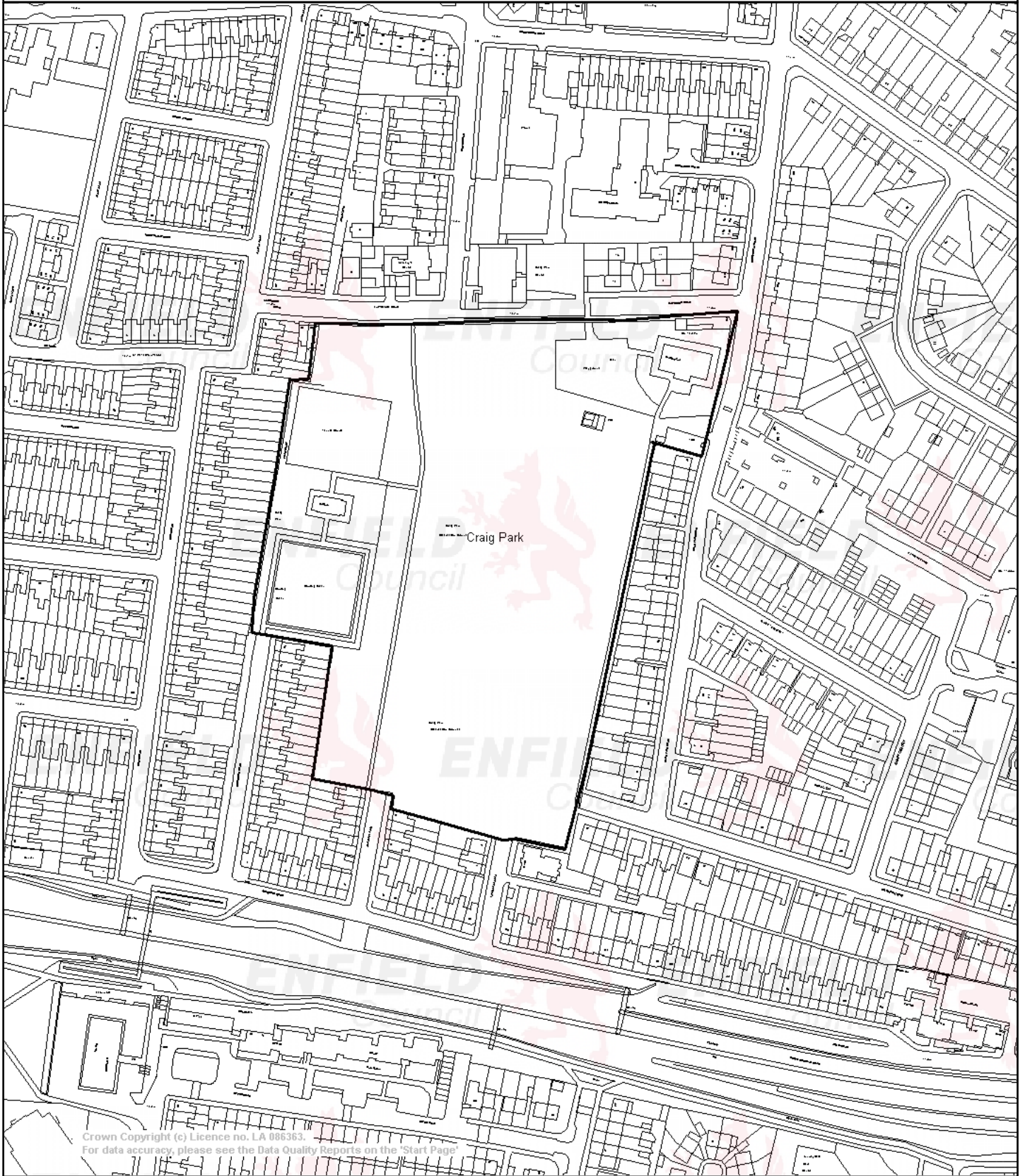
MARK & MRS STOREY
 HOUSE STOREY
 87A LILLEWATER ROAD
 SOUTH ELEVATIONS

Scale: 1:12
 Date: 1/10/24
 Drawn: A
 Checked: A
 Approved: A

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TP/08/2199



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Scale 1/2500 Date 14/1/2009

Centre = 534601 E 192532 N

Application Number: TP/08/2199 **Ward:** Edmonton Green
Date of Registration: 10th December 2008

Contact: Rob Singleton 3837

Location: CRAIG PARK, CRAIG PARK ROAD, LONDON, N18 2HG

Proposal: Installation of climbing frame to existing park playground.

Applicant Name & Address:

Mr David Breckenridge, London Borough of Enfield
Po Box 52
Silver Street
Civic Centre
London
EN1 3XA

Agent Name & Address:

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

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C17 Details of Landscaping
5. For the duration of the construction period all trees and shrubs shown on the approved plans and application as being retained shall be protected by fencing a minimum height of 1.2 metres at a minimum distance of 1.8 metres from the existing planting. No building activity shall take place within the protected area. Any tree or shrub which dies or is damaged during the construction period shall be replaced.

Reason: To protect existing planting during construction.

6. C51A Time Limited Permission

Site and Surroundings

Craig Park occupies an area of 3.77 hectares. The site is surrounded by residential development on all sides with Lawrence Road to the north, Craig Park Road to the east, Aberdeen Road to the south and Kings Road/Argyle Road to the west. The site is accessible from all of the surrounding roads.

The site falls within flood zone 2.

Proposal

Permission is sought for the construction of a new climbing frame to an existing playground area to the north east of the site. The climbing apparatus proposed would reach a maximum height of 6.5m and have a maximum site coverage including surrounding impact zone, of 170m².

Relevant Planning History

None

Consultations

Public: None

External:

Any response from the Environment Agency will be reported at the meeting.

Internal

Traffic and Transportation raises no objection.

Relevant Policy

London Plan

- 3A.17 Addressing the needs of London's diverse population
- 3D.8 Realising the value of open space and green infrastructure
- 3D.13 Children and young people's play and informal recreation strategies
- 3D.14 Biodiversity and nature conservation
- 4B.5 Creating an inclusive environment
- 4B.8 Respect local context and communities

Unitary Development Plan

- (I)GD1 Regard to surroundings
- (I)GD2 Development to improve the environment
- (II)GD3 Aesthetic and functional design
- (II)GD6 Traffic generation
- (I)O4 Safeguard and enhance public open spaces
- (II)O11 Resist loss of public open space
- (II)O13 Improvements to existing open spaces
- (I)AR1 Provision of recreational facilities
- (II)AR3 Mixed use recreational facilities
- (II)CS1 To facilitate through the planning process the work of various community services
- (II)CS2 To ensure development for community services complies with the Council's environmental policies

Local Development Framework - Core Strategy Preferred Options

The Planning and Compulsory purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF core strategy will set out the spatial vision and strategic objectives for the Borough. The core strategy is at an early stage in its adoption process.

As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

- SO3 Protect enhance Enfield's Environmental quality
- SO7 Distinctive, balanced and healthier communities
- SO10 Address social deprivation, child poverty and inequalities in health and educational attainment
- SO11 Safer and stronger communities

- SO16 Preserve local distinctiveness
- SO 17 Safeguard established communities

The site has also been designated as a 'Small Local Park / Open Space' in the recent Enfield Open Space and Sports Assessment Study (2006). This document forms part of the evidence base for the emerging Local Development Framework.

Other Material Considerations

- PPS1 Delivering Sustainable Development

Analysis

Impact on Character and Amenities of Surrounding Area.

The proposed climbing apparatus would be compatible with the general function and recreational use of Craig Park. Thus, the appearance of the equipment would not appear incongruous or detract from the character and appearance of the locality.

In addition, the apparatus would be sited some 30 metres from the flank wall of the nearest residential property on Lawrence Road. Due to this separation, it is considered that the apparatus would have no impact upon the residential amenities of these properties.

Parking and Access

The subject proposal does not involve any alterations to public highways or public rights of way and it is not anticipated that the provision of the climbing frame to an existing park playground would represent a significant intensification of use likely to result in additional vehicle traffic generation.

Conclusion

The proposal would represent an enhancement of an existing site for recreational purposes and in addition, the scheme would contribute to the provision of viable and accessible recreation, open space and leisure facilities for the wider community. Thus, it is compatible with the overarching objectives of planning policy including the emerging objectives of the Core Strategy of the Local Development Framework; in terms of children and young people. Consequently, in light of the above, it is recommended that planning permission be granted for the following reasons:

- 1 The proposed installation of climbing apparatus to the Craig Park open space for recreational purposes actively contributes to the provision of viable and accessible recreation, open space and leisure facilities for the wider community and thus is compatible of Policies (I)O4, (II)O12, (II)O13, (I)AR1, (II)CS1 and (II)CS2 of the Unitary Development Plan; Core Policy 20 of

the emerging Core Strategy of the Local Development Framework; 3A.14, 3D.8 and 3D.13 of the London Plan; and, PPG17: Planning for Open Space, Sports and Recreation.

2 The proposed installation of climbing apparatus would not detract from the character and appearance of the surrounding area having regard to Policies (I)GD1, (I)GD2 and (II) GD3 of the Unitary Development Plan.

3 The proposed installation of climbing apparatus to the site for enhanced recreational uses would be appropriately located and not give rise to conditions prejudicial to the amenities enjoyed by neighbouring residential properties in terms of noise and disturbance having regard to Policies (I)GD1, (I)GD2 and (II)GD1 of the Unitary Development Plan.

NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
4. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.

Rev	Revision details	Date

Rev Revision details Date

NOTATION: ALL DIMENSIONS UNLESS OTHERWISE STATED ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS UNLESS OTHERWISE STATED ARE TO FACE UNLESS OTHERWISE SPECIFIED.

STATUS

FEASIBILITY

CLIENT

LONDON BOROUGH OF ENFIELD

JOB TITLE

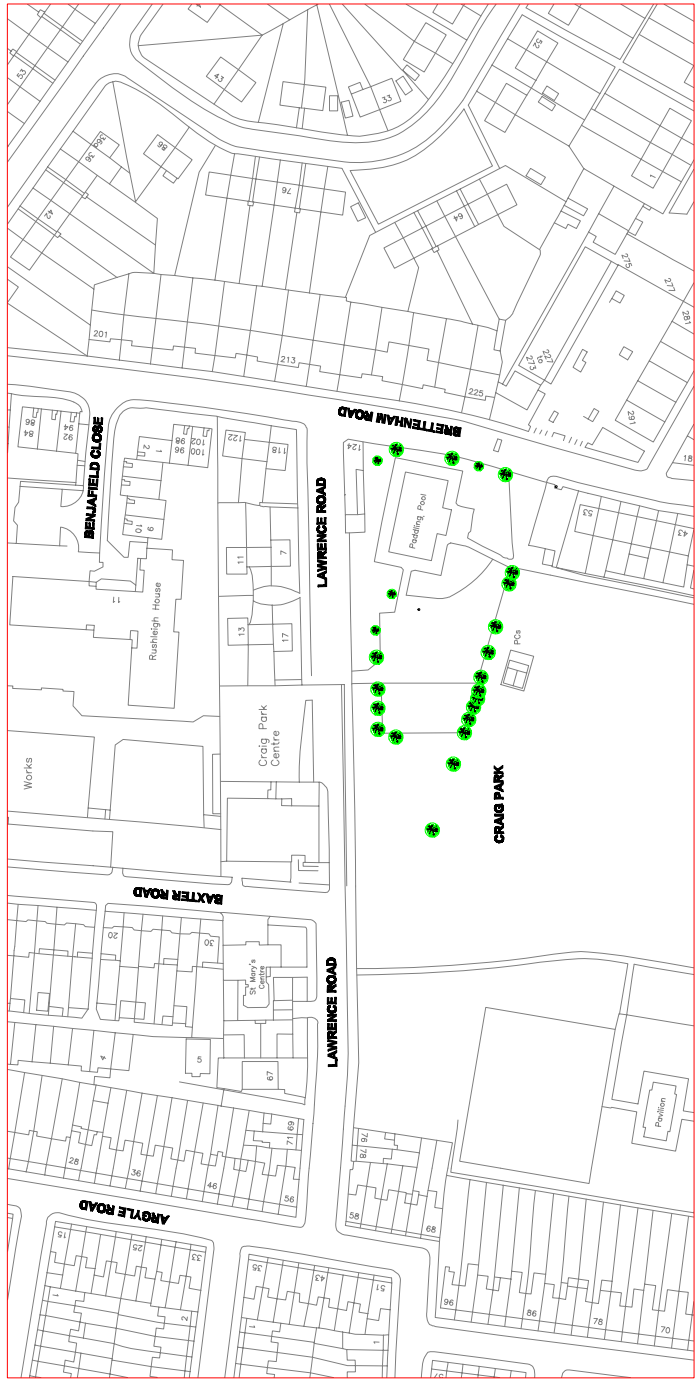
CRAIG PARK

DRAWING TITLE

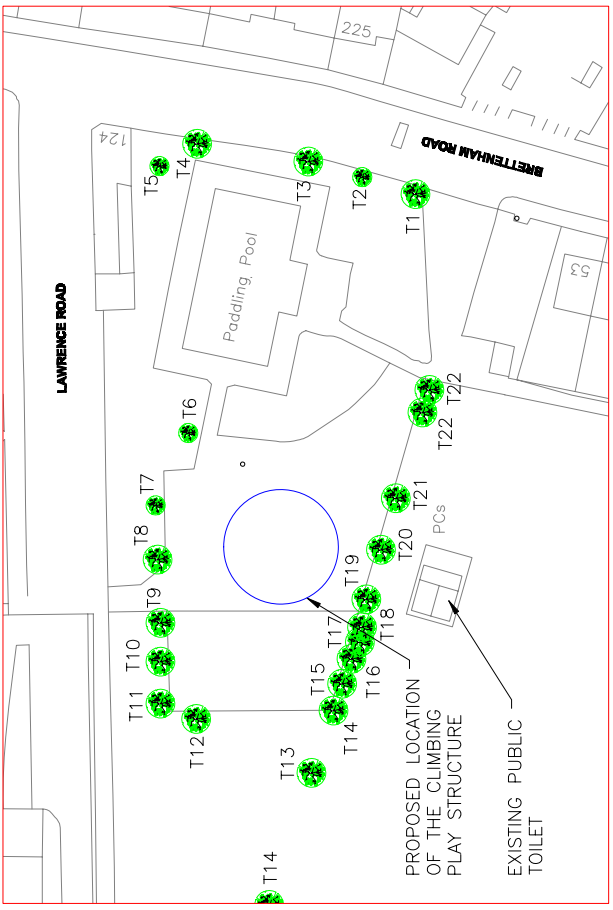
PROPOSED PLAY STRUCTURE



DATE: DEC 2008	CHECKED:
DRAWN: M.J.H.	PROJECT MANAGER: N.T.B.
SCALE: 1:1	
DRAWING NO. C010102/07/01	A

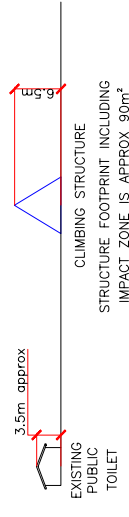


LOCATION PLAN

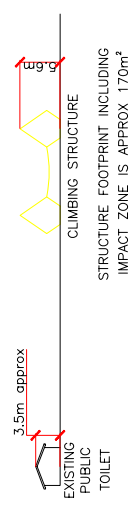


PROPOSED LAYOUT PLAN

OPTION 1



OPTION 2



TREE SCHEDULE

- | | | | |
|-----|---------------|-----|------|
| T1 | LIME | T17 | LIME |
| T2 | LIME | T18 | LIME |
| T3 | LIME | T19 | LIME |
| T4 | LIME | T20 | LIME |
| T5 | LIME | T21 | LIME |
| T6 | HORSE CHESNUT | T22 | LIME |
| T7 | HORSE CHESNUT | T23 | LIME |
| T8 | LIME | T24 | LIME |
| T9 | LIME | | |
| T10 | LIME | | |
| T11 | LIME | | |
| T12 | LIME | | |
| T13 | LIME | | |
| T14 | LIME | | |
| T15 | LIME | | |
| T16 | LIME | | |
| T19 | LIME | | |
| T20 | LIME | | |
| T21 | LIME | | |
| T22 | LIME | | |
| T23 | LIME | | |
| T24 | LIME | | |

