

# Public Document Pack



## **PLANNING COMMITTEE**

Tuesday, 17th October, 2017 at 7.30 pm  
Venue: Conference Room, The Civic Centre,  
Silver Street, Enfield, Middlesex, EN1 3XA

Contact: Jane Creer / Metin Halil  
Committee Administrator  
Direct : 020-8379-4093 / 4091  
Tel: 020-8379-1000  
Ext: 4093 / 4091

E-mail: [jane.creer@enfield.gov.uk](mailto:jane.creer@enfield.gov.uk)  
[metin.halil@enfield.gov.uk](mailto:metin.halil@enfield.gov.uk)  
Council website: [www.enfield.gov.uk](http://www.enfield.gov.uk)

## **MEMBERS**

Councillors : Toby Simon (Chair), Dinah Barry, Jason Charalambous, Nick Dines, Ahmet Hasan, Bernadette Lappage, Derek Levy (Vice-Chair), Anne-Marie Pearce, Donald McGowan, George Savva MBE, Jim Steven and Elif Erbil

**N.B. Any member of the public interested in attending the meeting  
should ensure that they arrive promptly at 7:15pm**

**Please note that if the capacity of the room is reached, entry may not be  
permitted. Public seating will be available on a first come first served basis.**

**Involved parties may request to make a deputation to the Committee by  
contacting the committee administrator before 12:00 noon on 16/10/17**

## **AGENDA – PART 1**

### **1. WELCOME AND APOLOGIES FOR ABSENCE**

### **2. DECLARATION OF INTERESTS**

Members of the Planning Committee are invited to identify any disclosable pecuniary, other pecuniary or non-pecuniary interests relevant to items on the agenda.

### **3. MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 12 SEPTEMBER 2017 (Pages 1 - 6)**

To receive the minutes of the Planning Committee meeting held on Tuesday 12 September 2017.

### **4. REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO.77) (Pages 7 - 8)**

To receive the covering report of the Assistant Director, Regeneration & Planning.

**5. 16/05119/FUL - 8 LANCASTER AVENUE, HADLEY WOOD, BARNET EN4 0EX (Pages 9 - 28)**

RECOMMENDATION: Approval subject to conditions  
WARD: Cockfosters

**6. 17/02962/RE4 - DOVER HOUSE, 28 BOLTON ROAD, LONDON N18 1HR (Pages 29 - 38)**

RECOMMENDATION: Approval subject to conditions  
WARD: Upper Edmonton

**7. 16/03643/FUL - 1 BODIAM CLOSE AND 1-3 PEVENSEY AVENUE, ENFIELD EN1 3HZ (Pages 39 - 46)**

RECOMMENDATION: Approval subject to the proposed condition list  
WARD: Town

**8. ANNUAL PERFORMANCE REPORT**

To receive the report of the Head of Development Management.

INF.  
(TO FOLLOW)

**9. EXCLUSION OF THE PRESS AND PUBLIC**

If necessary, to consider passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for any items of business moved to part 2 of the agenda on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).  
(There is no part 2 agenda)

**PLANNING COMMITTEE - 12.9.2017****MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 12 SEPTEMBER 2017****COUNCILLORS**

**PRESENT** Toby Simon, Jason Charalambous, Nick Dines, Ahmet Hasan, Derek Levy, Anne-Marie Pearce, George Savva MBE and Jim Steven

**ABSENT** Dinah Barry, Bernadette Lappage, Don McGowan, Elif Erbil, Dominic Millen (Transport) and Dennis Stacey (CAG)

**OFFICERS:** Peter George (Assistant Director, Regeneration and Planning), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Kevin Tohill (Planning Decisions Manager), Dominic Millen (Regeneration & Environment), Isha Ahmed (Principal Planner) and Robert Davy (Strategic Planning & Design) Jane Creer (Secretary) and Metin Halil (Secretary)

**Also Attending:** Approximately 8 members of the public, applicant and agent representatives

**191****WELCOME AND APOLOGIES FOR ABSENCE**

Councillor Levy, Vice - Chair, welcomed all attendees.

Apologies for lateness were received from Councillors Simon and J. Charalambous.

Apologies for absence were received from Councillors Lappage, Barry and Erbil.

**NOTED**

Councillor Levy's comment, that he was concerned that a Committee member had missed 4 meetings in succession, with which other members concurred.

The Chair joined the Committee at this point (07:35pm) and continued with the meeting.

**192****DECLARATION OF INTERESTS**

**PLANNING COMMITTEE - 12.9.2017**

There were no declarations of interest.

**193**

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 27 JUNE 2017, TUESDAY 1 AUGUST 2017 AND TUESDAY 29 AUGUST 2017.**

**AGREED** the minutes of the Planning Committee meeting held on 27 June 2017, 1 August 2017 and 29 August 2017 as a correct record.

**194**

**REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO.56)**

RECEIVED the report of the Assistant Director, Regeneration and Planning.

NOTED

1. Councillor Dines queried the high number of refused applications in the report numbering 84. This equated to 38.5% of total planning applications for the period.
2. The Head of Development Management clarified that this figure did fluctuate on a monthly basis and depended on applicants' responses to planning advice. A large number of the recent refusals related to applications related to telecommunication equipment.
3. The Head of Development Management would report on annual performance for last year and the first quarter of the current municipal year, at the next Committee meeting.

**ACTION: Andy Higham – Head of Development Management.**

**195**

**17/02775/FUL - FORMER COMFORT HOTEL, 52 ROWANTREE ROAD, EN2 8PW**

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposal.
2. A number of late issues had come to light and officers decided that further consideration was necessary to ensure these issues were comprehensively addressed in a robust analysis of the planning application. It was therefore recommended that the application be deferred.

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3. The majority agreement of the committee to defer the application with 7 votes for and 1 against.

**AGREED** that the application be deferred.

**196**

**17/02952/RM - MERIDIAN WATER, WILLOUGHBY LANE AND MERIDIAN WAY, LONDON**

**NOTED**

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposal.
2. This application represents the first reserved matters submission for the proposed station, dealing with layout only and does not include details of scale, appearance and landscaping.
3. The layout of the building is considered acceptable and officers are satisfied that approval of the layout in isolation will not prejudice the ongoing discussions about the detailed design, scale and appearance of the building.
4. In view of the progress that has been made on the design of the building and as is presented in the images contained in this report, Members are also asked to grant delegated authority to the Head of Development Management/Planning Decisions Managers to deal with the remaining reserved matters for the station building – scale, appearance and landscaping, on the understanding that they come forward largely in accordance with the illustrative drawings included in this report.
5. Members' debate, and questions responded to by officers.
6. The unanimous support of the committee for the officers' recommendation.

**AGREED** to :

- (i) Approve reserved matters required by condition 5, part (i) (Layout) in respect of the Meridian Water Station Building Site only, pursuant to Outline Planning Permission ref: 16/01197/RE3 dated 10/07/2017 subject to the conditions listed in section 9 and;
- (ii) Agree to grant the Head of Development Management delegated authority to APPROVE subsequent reserved matters required by condition 5, parts (ii)-(iv) in relation to the Meridian water Station Building Site pursuant to outline Planning Permission ref: 16/01/01197/RE3 dated 10/07/2017 on the basis of the illustrative details presented in the report.

**197**

**17/03298/PAAG - BEECH BARN FARM, THE RIDGEWAY, ENFIELD, EN2 8AF**

**PLANNING COMMITTEE - 12.9.2017**

**NOTED**

1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposal.
2. The unanimous support of the committee for the officers' recommendation.

**AGREED** that prior approval is Not required.

**198**

**SECTION 106 MONITORING REPORT (REPORT NO.58)**

RECEIVED the report of the Director of Regeneration and Environment providing an update on the monitoring of Section 106 Agreements (S106) and progress on S106 matters during the period 1 April 2016 to 31 March 2017.

1. The report was presented by Isha Ahmed and Robert Davy (Principal Planning Officers).
2. Table 2 of the report (page 4) highlighted the fact that in the last financial year, the Council had spent over £4m in Section 106 monies, with the highest amount being towards affordable housing.
3. In terms of monies received, the department received just under £2.2m for 2016/17 with affordable housing allocated £1.5m. Table 3 (page 5) shows the breakdown of monies by use.
4. Members debate and questions responded to by officers including the following:
  - a. The management fees of £113,522 shown on table 3 (page 5) was a figure negotiated by officers with developers (up to 5%) for monitoring purposes.
  - b. Each Section 106 agreement contained certain triggers that would determine when monies can be released.
  - c. There were no guarantees that that all of the schemes that the Council have agreed monies for, will come forward.
  - d. Section 106 monies are never taken for granted until actual amounts are received. Then each Council department will obtain agreements to spend the money.
  - e. With regards to the closing balance of £6.5m, approximately £4.5m has been earmarked for projects i.e. Cycle Enfield.
  - f. Many of the S106 agreements contain clauses requiring spending of the contributions within a 5 or 10 year time frame. There is around £200k of monies that is approaching expiry and departments were working hard to complete schemes before expiry.
  - g. Request that the red areas shown on the spreadsheets highlighting schemes, ever concerned officers, then members would like each of the concerned schemes to be reported separately.

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- h. If any Members had any concerns with any of the S106 schemes, then they could contact Isha Ahmed/Robert Davy (Principal Planning Officers) for further information.

**AGREED** that Planning Committee noted the contents of this report and its Appended reports.

**199**

**ANY OTHER BUSINESS**

NOTED

16/04324/FUL & 16/04375/LBC – Former Trent Campus, Trent park, Enfield

1. The Head of Development Management wanted to update the Committee and seek agreement for a way forward regarding the above applications which were heard at the 18 July 2017 Committee meeting.
2. At that meeting, members resolved to grant planning permission for the development of the site, comprising 262 residential units, which included 58 affordable units. In response to concerns around accessibility and affordability of these units to general residents of the borough, the resolution allowed for a 6 month window, during which the Council in conjunction with the applicant (Berkeley Homes) was to look at ways in which the affordable housing could be delivered off site as a direct provision, on an alternative location or in the form of a financial contribution. The financial contribution could be put to existing developments and lead to an increase of the delivery of affordable housing.
3. Pursuant to this resolution, officers engaged the GLA in discussions regarding this option. Unfortunately, the indications were that the GLA and Mayor of London were not inclined to support this approach. Therefore further discussions involving the Council, Berkeley Homes and the GLA continued to explore how this agreement could be reached to realise the objective of the Committee resolution.
4. As a result of these discussions, it was now proposed that planning permission be granted subject to a legal agreement securing the 58 affordable housing units on site, but with a separate and concurrent undertaking with Berkeley Homes to use reasonable endeavours to reach an agreement with the Council regarding the re-provision of the affordable housing units at an alternative location or provide a direct financial payment in lieu of the on-site provision for the Council to use to deliver a net increase of an alternative scheme.
5. Berkeley Homes would then be committed to submitting a Deed of Variation to link the planning permission to the delivery of the off-site solution. Berkeley homes, to date, have provided a draft written commitment to this effect and the agreement will be signed by both Berkeley homes and the Council.

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6. This approach has been reviewed by the Council's legal advisers and whilst a more formal agreement under Section 111 of the Local Government Act could be entered into, its effects would probably have little additional weight to securing a desired outcome. It is therefore recommended that officers proceed on the basis of the following:

‘ a planning permission is granted subject to the legal agreement which requires the delivery of 58 affordable housing units on-site and we proceed with a side agreement that commits Berkeley Homes and the Council to enter into those discussions and commits them to making a Deed of Variation application’.

The advantage of this is that things can then progress quicker in terms of these schemes coming forward and to see if Members of the Committee wish to proceed on that basis.

7. Members' debate and questions responded to by the Head of Development Management including the following points:
  - a. The 6 month proposal would start from when the decision is made and would not impact on the delivery and speed of the affordable housing units off-site or on-site.
  - b. The Council would now issue the decision in a few weeks' time, allowing a 6 month negotiation window. If the 6 month window then closed, without agreement, the planning permission stands and the Council would be looking for on-site affordable housing.
  - c. If permission is reached, Berkley Homes are then required to make a Deed of Variation and as long as the Council are still delivering 58 affordable housing units, the application would not need to be referred to the GLA.
  - d. If agreement is reached for 58 affordable housing units to be built off-site, then the Council would be looking to do a deal with Berkley Homes to build these, using off-site land in the borough.
  - e. The Head of Development Management would keep the Committee informed of the discussions with Berkley Homes and would give members an opportunity to ask for any Deed of Variation to be considered by the Committee before signature
8. The unanimous support of the committee for the recommendation by the Head of Development Management.

**AGREED** the recommendation by the Head of Development Management.



**MUNICIPAL YEAR 2017/2018 - REPORT NO 77**

**COMMITTEE:**  
PLANNING COMMITTEE  
17.10.2017

**REPORT OF:**  
Assistant Director, Regeneration  
and Planning

**Contact Officer:**  
Planning Decisions Manager  
Liz Sullivan - Tel: 020 8379 4391  
Kevin Tohill - Tel: 020 8379 5508

AGENDA - PART 1	ITEM 4
SUBJECT -  MISCELLANEOUS MATTERS	

#### **4.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS** INF

4.1.1 In accordance with delegated powers, 408 applications were determined between 01/09/2017 and 04/10/2017, of which 281 were granted and 127 refused.

4.1.2 A Schedule of Decisions is available in the Members' Library.

##### Background Papers

To be found on files indicated in Schedule.

#### **4.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS** DEC

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

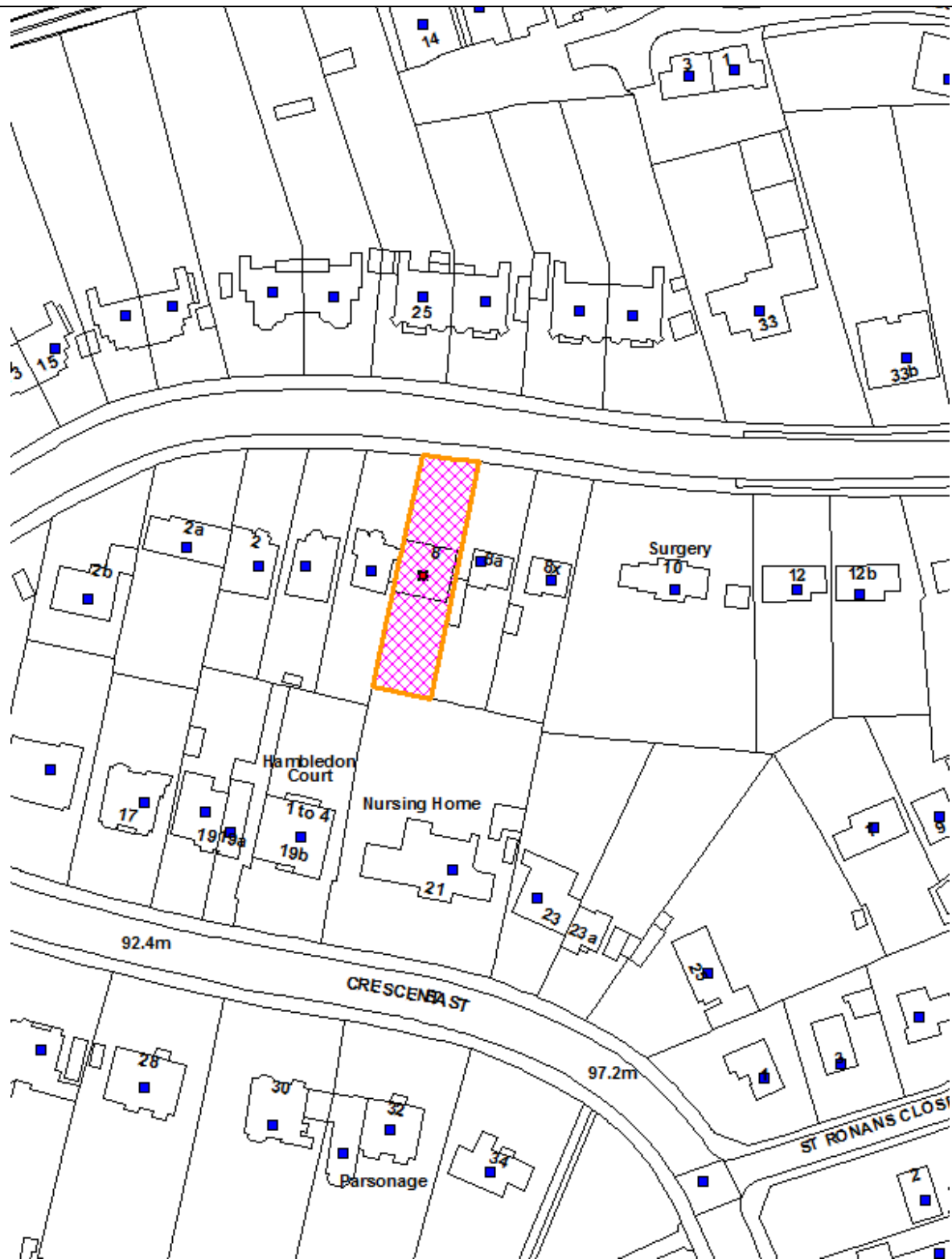
##### Background Papers

- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the London Plan (March 2015), the Core Strategy (2010) and the Development Management Document (2014) together with other supplementary documents identified in the individual reports.
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

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<b>LONDON BOROUGH OF ENFIELD</b>		
<b>PLANNING COMMITTEE</b>		<b>Date :</b> 17 <sup>th</sup> October 2017
<b>Report of</b> Assistant Director, Regeneration & Planning	<b>Contact Officer:</b> Andy Higham David Gittens Kate Perry Tel No: 0208 379 3853	<b>Ward:</b> Hadley Wood
<b>Ref:</b> 16/05119/FUL		<b>Category:</b> Full Application
<b>LOCATION:</b> 8 Lancaster Avenue, Hadley Wood, Barnet, Hertfordshire, EN4 0EX		
<b>PROPOSAL:</b> Single storey front and rear extension including new entrance with ramp together with installation of 7 air conditioning units to rear and associated landscaping.		
<b>Applicant Name &amp; Address:</b>  Mr Michael Singer Hadley Wood Jewish Community 8 Lancaster Avenue Hadley Wood Barnet Hertfordshire EN4 0EX		<b>Agent Name &amp; Address:</b>  Jonathan Lovett Association of Ideas 14 Station Point, 121 Sandycombe Road Richmond, TW9 2AD
<b>RECOMMENDATION:</b> It is recommended that planning permission be <b>GRANTED</b> subject to conditions.		
<b>Note for Members:</b> Applications of this nature would normally be considered under delegated authority however due to the level of public interest and the planning history of the site, it is considered the application should be determined by the Planning Committee		

Ref: 16/05119/FUL LOCATION: 8 Lancaster Avenue, Barnet, EN4 0EX,



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Scale 1:1250

North



## **1. Site and Surroundings**

- 1.1 The site comprises a large detached building on the southern side of the road. The lawful use of the building was established at Appeal (ref APP/Q5300/x/14/2227375) when it was described as a “mixed use of residential and community synagogue” (Appeal decision dated 14.1.2016).

## **2. Proposal**

- 2.1 The current application seeks single storey extensions to the front and rear of the existing building. The single storey rear extension would measure 5m in depth and would extend beyond an existing extension which measures 4.5m in depth. The overall depth would therefore be 9.5m. The extension would have a flat grass roof with 4 rooflights to a height of 3.2m (to the top of the parapet) and extend the full width of the property (11.5m). Seven air conditioning units are also proposed above the flat roof and attached to the rear elevation of the property. These will be positioned behind a screen to minimise the visual impact.
- 2.2 The front extension would measure between 1.4m and 2.9m in depth. It would have a part pitched, part flat roof and measure 3.5m in height. A ramp, steps and raised entrance platform are also proposed.
- 2.3 The proposed development would increase the floor space of the ground floor from 125 sqm to 194 sqm (an increase of 69 sqm). The ground floor accommodation would comprise an enlarged entrance hall (including a coat store, 3 WCs and a baby change), a kitchen, refreshment room, crèche, study/library, lecture room and religious meeting room. The first floor would also be reconfigured to include 2 bedrooms, a rabbi's office, a bathroom, WC and living/dining room. It is important to note that no kitchen facilities are proposed at first floor level and no door is indicated at either the top or the bottom of the stairs to subdivide the residential accommodation.. This suggests that the use will remain as a “mixed use of residential and community synagogue” as outlined in the Appeal Inspectors decision. This is discussed further in the Analysis section of this report.
- 2.2 The applicant has advised that the development is to improve facilities for existing users and no intensification of the use is proposed.
- 2.3 The access and car parking arrangements will remain as existing.

## **3. Relevant Planning Decisions**

- 3.1 TP/73/1185 - Extension (Granted with conditions 12<sup>th</sup> September 1973)
- 3.2 TP/87/0790 - Erection of part 2-storey part single storey extension at front side and rear of existing house to provide garage and additional living accommodation. (Granted with conditions 27<sup>th</sup> August 1988)
- 3.3 P13-03561PLA - Erection of single storey front extension including new entrance with ramp, raised planters and recycling shed, rear extension to provide religious meeting rooms with 4 x rooflights. (Withdrawn 23<sup>rd</sup> January 2014)
- 3.4 P14-00812LDC - Use of ground floor as a community synagogue (Use Class D1), with ancillary living accommodation on the first floor (Refused 7<sup>th</sup> October 2014) for the following reason:

*The applicant has failed to demonstrate that, on the balance of probabilities, the use of ground floor of the application property as a community synagogue (Use Class D1), with ancillary living accommodation on the first floor, has been used continuously for 10 years before the date of this application*

Appeal Allowed 14<sup>th</sup> January 2016 (Appeal Decision is at Appendix 1)

#### Summary of Appeal Conclusions

- 3.5 The Inspector concluded “as a matter of fact and degree that there was a material change of use of the property at 8 Lancaster Avenue from residential to a mixed use of residential and a community synagogue in about August 2002 and that this mixed use continued from then until the application date in March 2014, and indeed continues to the present time” (para 52).
- 3.6 The Inspector considered that “the Council’s refusal to grant a certificate of lawful use of development in respect of ‘use of ground floor as a community synagogue, with ancillary accommodation on the first floor’ as described in the application was well founded...(however) on the evidence now available, that a certificate of lawful use or development in respect of a mixed use of residential and community synagogue should be granted” (para 53).
- 3.7 The Inspector was clear that there was insufficient evidence to demonstrate that the ground floor had been used solely as a Synagogue in D1 use for the required period and that a residential element had been present throughout the period with the levels and intensity of use varying over time. The upper floor residents were, at minimum, reliant on the ground floor kitchen and similarly there were no physical restrictions between the ground and first floors of the building. The Inspector considered that the residential use was not ancillary to the synagogue use but instead should be considered as a parallel use which occurred over both ground and first floor and did not require a functional link to the synagogue (i.e. it is not necessary the residential occupiers were part of the religious community even though this may have been the case on occasion).

#### **4. Consultations**

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

##### Environmental Health

- 4.1.1 No objections - Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality, noise or contaminated land.
- 4.1.2 The acoustic report demonstrates that the noise from the air conditioning units will be 10dB below the lowest measured background level during operational hours. The report has stated that the units will only be used during the daytime period (7am - 11pm). This can be secured by condition.

##### Traffic and Transportation

- 4.1.3 No objections - This proposal appears unlikely to have significant traffic and transportation impacts.

- 4.1.4 With regard to the new access ramp to the applicant should refer to Inclusive Mobility (DfT, 2005) for guidance on suitable gradients and widths for the proposed ramp. Details of this can be secured by condition.

## **5. Public**

- 5.1 Consultation letters were sent to 10 neighbouring properties. The consultation period ended 16.12.2016. 5 letters of objection have been received. The following objections have been made (in summary):

- Conflict with local plan
- Development too high
- General dislike of proposal
- Inadequate parking provision
- Increase in traffic
- Increase of pollution
- Loss of parking
- Loss of privacy due to high number of attendees
- More open space needed on development
- Noise nuisance
- Out of keeping with character of area
- Over development
- Strain on existing community facilities
- Front extension out of keeping
- Development will result in intensification of use – planning statement includes significantly higher numbers and greater range of activities than that previously submitted with 2013 LDC
- Planning statement proposes very high numbers – greater than expected following meeting of HWJC with the community
- High numbers at events will cause disruption and noise nuisance
- Rear extension is far too big
- The front extension and ramps will have an ‘institutional’ appearance which is out of keeping with the residential character of the area
- The air conditioning units will cause significant disturbance
- There are other halls and venues in Hadley Wood which are far more appropriate for these activities

## **6. Relevant Policy**

### **6.1 London Plan**

Policy 7.1	Lifetime Neighbourhoods
Policy 7.4	Local character
Policy 7.6	Architecture

### **6.2 Core Strategy**

CP30	Maintaining and Improving the Quality of the Built and Open Environment
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6.3 Development Management Document

DMD 11	Rear extensions
DMD37	Achieving High Quality and Design-Led Development
DMD 68	Noise

6.4 Other Material Considerations

National Planning Policy Framework  
National Planning Policy Guidance

**7. Analysis**

Background

- 7.1 A planning application was submitted in 2013 for the erection of a single storey front extension including new entrance with ramp, raised planters and recycling shed and rear extension to provide religious meeting rooms with 4 x rooflights. However it was considered the lawful use of the property was not clear and thus this application was withdrawn in January 2014 and an application for a Certificate of Lawful Development to establish the lawful use of the property was made. The applicant's applied for the "use of ground floor as a community synagogue (Use Class D1), with ancillary living accommodation on the first floor" (ref: P14-00812LDC). This was refused by the Council in October 2014 as it was considered that the applicant had failed to demonstrate that, on the balance of probabilities, the use of ground floor of the application property as a community synagogue (Use Class D1), with ancillary living accommodation on the first floor, has been used continuously for 10 years before the date of this application.
- 7.2 On appeal following a Public Inquiry in 2015, the Inspector concluded that the lawful use of the building was a "mixed use of residential and community synagogue".
- 7.3 Fundamental to the assessment of the current proposal is that the number of users/visitors to the premises was not established through the Appeal process. The physical size of the building and its mixed use is the only limiting factor restricting numbers although the applicants' have advised that currently when more people need to be accommodated a marquee is erected temporarily in the rear garden.
- 7.3 The current application seeks extensions to the existing building to improve facilities for existing users. The applicant has confirmed that they do not seek to increase visitor numbers. They have however provided a schedule of user numbers and the type of activities which occur within the building (within the planning statement and in a separate document). These are apparently based on existing numbers and are not projected figures based on the increased floor area. However, the figures provided have not been robustly justified and were not established through the Appeal process. Therefore, they can only be considered for indicative purposes. Consequently, the current assessment focusses on the floor areas of the building and its mixed use. If the proposal is therefore to receive favourable consideration, it is considered that it is important that the building remains as a "mixed use of residential and community synagogue" as established by the Appeal and thus will not have a greater impact on the residential amenities of neighbours or further diminish the residential character of the area.



- 7.4 It is noted that the submitted Planning Statement also states that the property has been established through the LDC in 2015 as “a synagogue on the ground floor, with ancillary residential accommodation on the first floor”. It also refers to the community synagogue as Use Class D1. This is an incorrect description of the existing use as established at the Appeal. For the purposes of this assessment the property is being considered as a “mixed use of residential and community synagogue” as established at Appeal.

#### Principle

- 7.5 There is no objection in principle to the extension of the existing building subject to the development remaining as a “mixed use of residential and community synagogue” as established by the 2015 Appeal. The development should not result in a change to the nature or intensity of the operation as established by the Appeal decision.

#### Intensity of Use

- 7.6 Intensification within a lawful use does not normally constitute development and as previously stated, the proposed extensions due to their size, should not result in an increase in the intensity of the use above which was established by the Appeal decision in 2015. The number of users or activities was not established through the Appeal – only that it was a “mixed use of residential and community synagogue”. It was established that the residential element was evident on both floors and was not intrinsically linked or ancillary to the synagogue. It is considered that the current proposal would retain this balance. The proposal has been amended to remove a kitchen from the first floor so the kitchen downstairs will be used to serve the residential element as well. Similarly the rabbi’s office is at first floor. There are no doors at the top or bottom of the stairs marking a physical divide between the residential and synagogue elements. In this way it is considered that the property would remain a single planning unit with a mixed use as per the 2015 Appeal. No change of use is occurring as a result of the current proposals..
- 7.7 Concerns regarding the potential for there to be an increase in visitor numbers and an increased intensity of use as a result of the extensions are noted. However, given the approach of the Inspector in the appeal decision, it is considered that assessment must focus on the existing and proposed floor areas and the proposed layout of the building. To this end, the existing property has one large room used for religious services measuring 69 sq.m. The proposed religious meeting room as indicated on drawing 021 measures 52 sq. Therefore the main meeting room has actually been reduced in size. There are also 2 additional rooms proposed labelled Study/ library and lecture room. In order to maintain user numbers it is recommended that a condition be attached to any permission granted that these only be used for the identified purposes and for no other purpose including ‘overspill’ accommodation from the religious meeting rooms.
- 7.8 In relation to the other facilities proposed, including a refreshments room and crèche it is considered that, whilst less formally allocated, these can be and are accommodated within the existing building and therefore are considered acceptable and within the parameters of the existing LDC.
- 7.9 Overall, for the reasons stated above and subject to conditions, the proposed increase in floor area will not result in an unacceptable form of development which would be more intensively used or different in nature to the existing “mixed use of residential and community synagogue”.

Impact on the street scene and the character of the area

- 7.10 The National Planning Policy Framework (NPPF) at Section 7 confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development. Whilst LPAs should not be too prescriptive in terms of architectural style, in order to achieve high quality outcomes, particular regard will be given to the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area generally.
- 7.11 Policies 7.4, 7.5 and 7.6 of the London Plan confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards “a positive relationship between urban structure and natural landscape features...” The above Policy aims are reflected within the Core Strategy and within the Development Management Document.
- 7.12 The current application proposes a single storey front extension. The extension would measure between 1.4m and 2.9m in depth with a partly flat, partly pitched roof. The extension would relate acceptably to the existing building and would not be overly dominant in the street scene.
- 7.13 With regard to the access ramp, steps and raised entrance platform, this does not appear typical of a residential dwelling. An objection has raised concerns regarding the “institutional” appearance” of the proposed works but it is not felt the appearance is sufficiently detrimental to the appearance and character of the area to warrant refusal, given the lawful mixed use of the property.
- 7.14 In relation to the rear extension, this would measure 9.5m in depth (5m deeper than the existing rear extension) and therefore would represent a significant addition at the rear of the property, particularly in terms of its depth. However, due to its siting at the rear of the building, it would not be prominent in the street scene and would not detract from the overall character of the area. The existing buildings in the road have existing extensions and a staggered and varied rear building line and the proposed extension would not appear out of keeping in this context. Furthermore, a green sedum roof is proposed which will minimise its visual impact. Details of this will be secured by condition should planning permission be granted.

Impact on residential amenity

*Use*

- 7.15 As stated previously, no change of use is proposed as a result of the proposed extensions the building will remain as a “mixed use of residential and community synagogue” as established by the 2015 Appeal.

*Extensions*

- 7.16 The proposed front extension would not breach a 45 degree angle from the nearest forward facing windows at either neighbouring property. The development therefore would not result in an unacceptable loss of light or outlook for either neighbouring occupiers.
- 7.17 At the rear the extension would measure an overall depth of 9.5m (including the

existing extension). In relation to No 8A Lancaster Avenue, this has an existing garage/ outbuilding which projects in to the rear garden and does not have a rear facing window. The development therefore would be largely obscured from view by the existing building and would not impact the rear windows of number 8A Lancaster Avenue in terms of loss of light and outlook; nor would it be overly dominant.

- 7.18 In relation to No.6 Lancaster Avenue, the rear building line of this property is positioned further rearward than No 8. In addition, it has a single storey rear extension. The proposed extension would extend 5m to the rear of the existing extension. This is more than would usually be acceptable under DMD 11. However, there is an existing brick wall between the properties which extends to 2.8m in height and extends 9.5m in depth from the original rear elevation. The proposed extension would measure 3.2m in height to the top of the parapet and therefore extend 0.4m above the height of the existing wall. It is considered that given the limited increase in height, the development would not have an unacceptable or overbearing impact on the neighbouring occupiers and would not result in an unacceptable loss of light or outlook.
- 7.19 In terms of privacy, no side facing windows are proposed and the provision of additional windows can be restricted by condition. A condition will also be added to ensure that the proposed flat roof is not used for recreational purposes.

#### *Air conditioning Units*

- 7.19 The proposed air conditioning units would be located on the rear elevation above the single storey rear extension. An acoustic report was submitted with the application to demonstrate that the noise levels would be acceptable would not unacceptably harm the residential amenities of neighbouring occupiers nor be detrimental to appearance. The Council's Environmental Health Department have advised that the acoustic report demonstrates that the noise from the air conditioning units will be 10dB below the lowest measured background level during operational hours. The report has stated that the units will only be used during the daytime period (7am - 11pm). Subject to this being secured by condition the proposal is acceptable in this regard.

#### Car Parking, Servicing and Traffic Generation

##### *Car parking*

- 7.20 The car parking arrangement will remain as existing. There is a large paved forecourt to the front of the property. As the development does not propose a change or intensification of use this is considered acceptable.

##### *Cycle parking*

- 7.21 5 cycle parking spaces are indicated in the rear garden. As this application is only for extensions no cycle parking is required. However, the provision of 5 spaces is welcome.

##### *Pedestrian Access*

- 7.22 Pedestrian access is via steps or an access ramp. With regard to the new access ramp to the applicant should refer to Inclusive Mobility (DfT, 2005) for guidance on suitable gradients and widths for the proposed ramp. Details of this can be secured by condition.

*Servicing*

- 7.28 Servicing will take place as per the existing servicing arrangements. As this application is only for extensions and no change of use is proposed this is considered acceptable.

Community Infrastructure Levy

*Mayoral CIL*

- 7.29 Mayoral CIL is collected by the Council on behalf of the Mayor of London. Mayoral CIL is only collected for developments of more than 100 sq.m. The current proposal has a net gain in additional floor space of 69sq.m. The development therefore if not CIL liable.

*Enfield CIL*

- 7.30 On 1 April 2016, the Council introduced its own CIL. The money collected from the levy (Regulation 123 Infrastructure List) will fund rail and causeway infrastructure for Meridian Water. As above, Enfield CIL is only collected for developments over 100 sq.m and therefore the proposal is not CIL liable.

**8. Conclusion**

- 8.1 Having regard to the above it is recommended that planning permission be granted subject to conditions.

**9. Recommendation**

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

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

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

2. Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- 001 Location Plan
- 002 Existing Block Plan
- 003 Existing Ground Floor Plan
- 004 Existing First Floor Plan
- 005 Existing Roof Plan
- 006 Existing Front and Rear Elevation
- 007 Existing Side Elevations
- 020 Proposed Block Plan
- 021 Proposed Ground Floor Plan
- 022 Proposed First Floor Plan

- 023 Proposed Roof Plan
- 031 Proposed Front and Rear Elevations
- 032 Proposed Side Elevations
- Noise Impact Assessment

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

3. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4. Before development commences details of the proposed green sedum roof shall be submitted to and approved in writing by the Local Planning Authority. The green sedum roof shall be installed in accordance with the approved details.

Reason: To ensure a satisfactory appearance and in the interests of Sustainable Development.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

7. The rooms indicated as 'study/library' and 'lecture room' identified on drawing number 021 shall be used solely for the identified purpose and shall not at any time be used as 'overspill' accommodation for the proposed religious meeting room.

Reason: To ensure that the development does not result in an over-intensive use of the site and to ensure the development remains within the parameters of its lawful use.

8. In accordance with drawing number 022, no kitchen or cooking facilities shall be provided at first floor level.

Reason: In order that the lawful mixed use is maintained on site.

9. The air conditioning units hereby approved shall only be used between the hours of 7am and 11pm.

Reason: In the interests of residential amenity

10. Before any development commences details of the proposed pedestrian access ramp shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the safety of future users.

11. The development shall not commence until details of the proposed rear garden landscaping, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice the amenity of neighbouring occupiers.

12. The use of the property shall remain as a mixed residential and community synagogue and no works to create a separate unit of residential accommodation should take place unless the written permission of the local planning authority has been obtained.

Reason: to ensure the use of the property remains lawful and appropriate to its location and does not give rise to conditions detrimental to the residential character of the area or the amenities of the surrounding area

### **Informatives**

1. The applicant is advised that the description of development included in the submitted Design and Access Statement and Planning Statement does not represent the Lawful Use of the site. The lawful use of the site was established under application P14-00812LDC where the Appeal Inspector described the lawful use of the site as a "mixed use of residential and community synagogue". The granting of this current planning application does not in any way confirm the use of the site as being for anything other than that determined at Appeal in 2015.
2. The Applicant is advised that this planning application has been considered based on the increase in floor area between the existing and proposed building. The existing visitor numbers submitted as part of this application have not been robustly verified and therefore have not been taken in to consideration in the determination of this application. The granting of this permission therefore does not give any credence to the number of visitors and should not be used as justification or evidence of intensity of use should a future planning application for extensions and/or change of use be made.

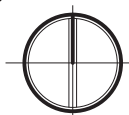
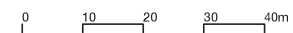


Job No.	Drawn by	Stage	Drawing no.	Revision	Scale
761	LC	Planning	001	/	1:1250 @ A4
Date	05.10.16				
Title	Location Plan				

**8 Lancaster Avenue**  
**Enfield**  
**EN4 0EX**

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All Dimensions to be checked on site





Job No.	Drawn by	Stage	Drawing no.	Revision	Scale
761	LC	Planning	020	/	1:500 @ A4
Date	05.10.16				
Title	Proposed Block Plan				

**8 Lancaster Avenue**  
 Enfield  
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 site

0 5 10 15 20m

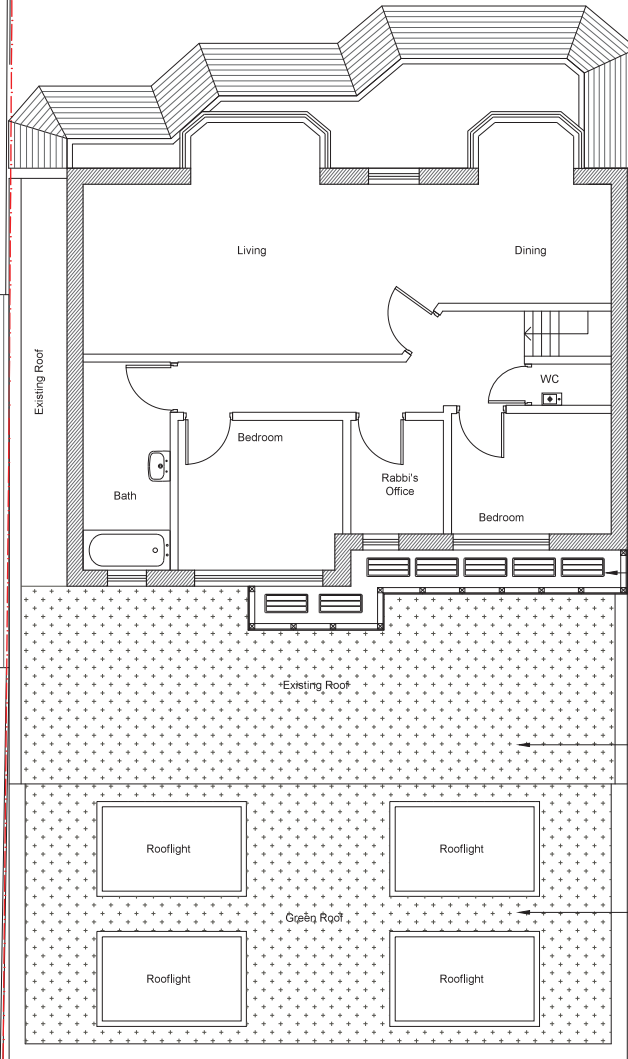




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0 1 2 3 4m

8 Lancaster Avenue  
Enfield  
EN4 0EX

Job No.	Drawn by	Stage	Drawing no.	Revision	Scale
761	LC	Planning	022	/	1:100 @ A3
Date	05.10.16				
Title	Proposed First Floor Plan				



14 Station Point  
121 Sandycroft Road  
Richmond, TW9 2AD  
tel: 020 8939 2200  
e: aoi@aoi.uk.com  
w: www.aoi.uk.com

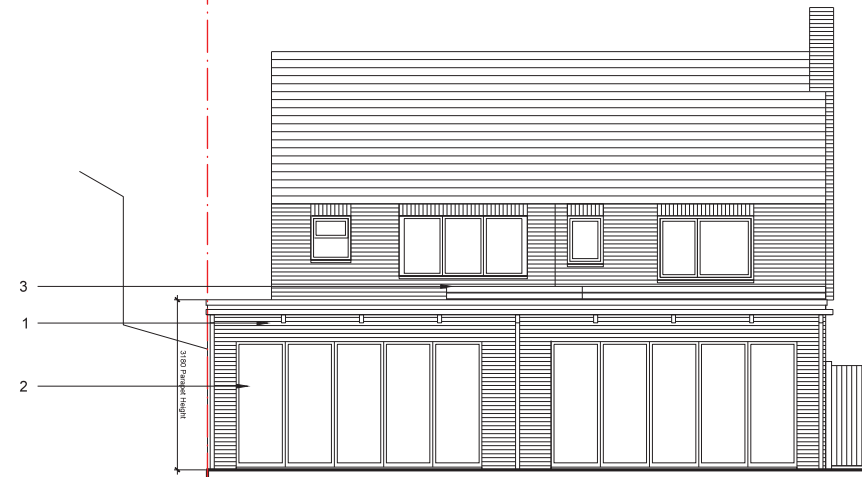
ASSOCIATION OF IDEAS

8a

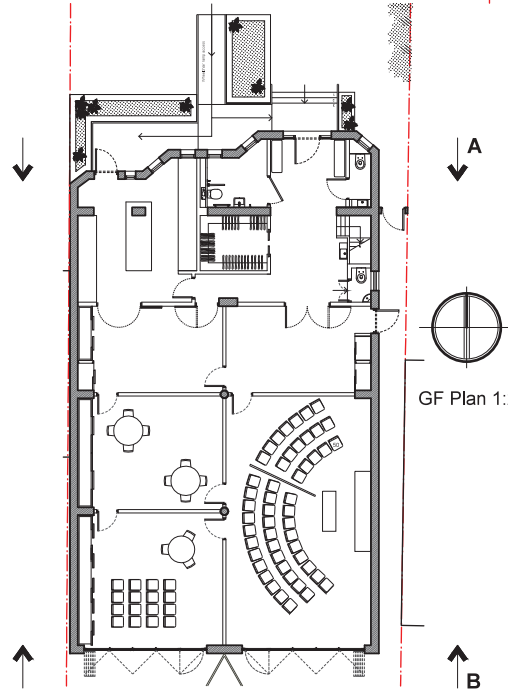
A Proposed North (Front) Elevation



B Proposed South (Rear) Elevation



1. Elevations and gable ends in white painted render
2. New pitched roof in plain clay tiles (colour to match main roof)
3. Windows in white powder coated aluminium
4. Door to kitchen in white painted timber to match rendered elevation.
5. Front door frame in white powder coated aluminium, front door in solid light oak with stainless steel ironmongery.
6. Planters and low walls in red brick with brick paviours to steps and ramps.



GF Plan 1:200 @ A3

1. New rear extension in brick to match existing
2. Aluminium powder coated sliding folding doors in dark grey
3. Screen to roof mounted AC units in horizontal aluminum slats powder coated to match the colour of the existing brickwork.

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0 1 2 3 4m

**8 Lancaster Avenue**  
Enfield  
EN4 0EX

Job No.	Drawn by	Stage	Drawing no.	Revision	Scale
761	LC	Planning	031	/	1:100 @ A3
Date	Title				
05.10.16	Proposed North (Front) & South (Rear) Elevations				

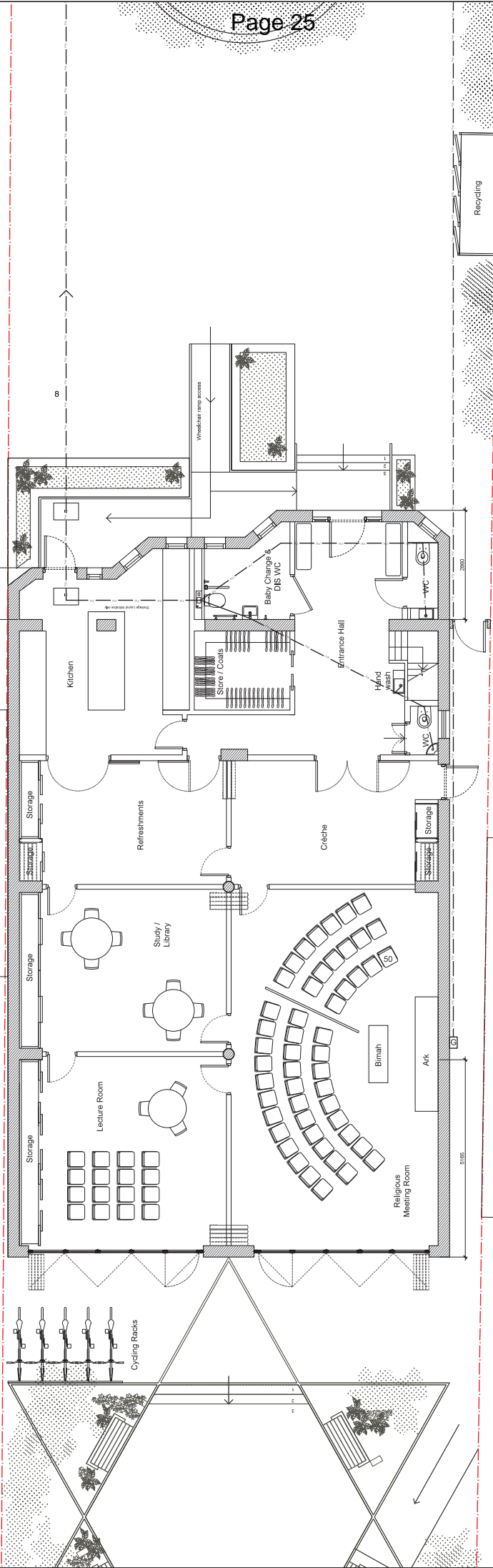
14 Station Point  
121 Sandycroft Road  
Richmond, TW9 2AD  
tel: 020 8939 2200  
e: aoi@aol.uk.com  
w: www.aol.uk.com

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14 Station Point  
121 Sandycroft Road  
Richmond, TW9 2AD  
tel: 020 8939 2200  
e: aoi@aoi.uk.com  
w: www.aoi.uk.com

Job No.	Drawn by	Stage	Drawing no.	Revision	Scale
761	LC	Planning	021	/	1:100 @ A3
Date	05.10.16				
Title	Proposed Ground Floor Plan				

**8 Lancaster Avenue**  
Enfield  
EN4 0EX

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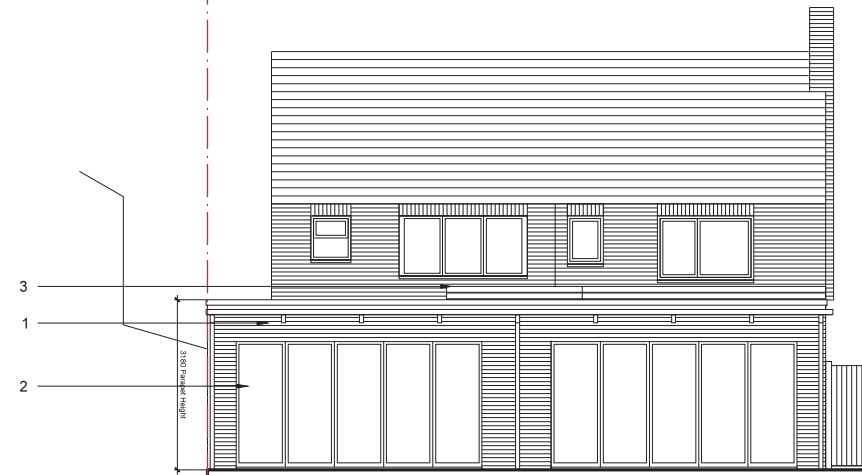
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A Proposed North (Front) Elevation

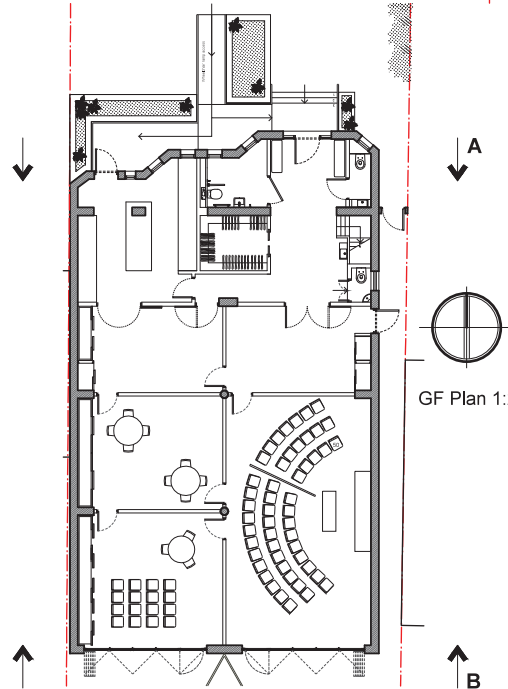


1. Elevations and gable ends in white painted render
2. New pitched roof in plain clay tiles (colour to match main roof)
3. Windows in white powder coated aluminium
4. Door to kitchen in white painted timber to match rendered elevation.
5. Front door frame in white powder coated aluminium, front door in solid light oak with stainless steel ironmongery.
6. Planters and low walls in red brick with brick paviours to steps and ramps.

B Proposed South (Rear) Elevation



1. New rear extension in brick to match existing
2. Aluminium powder coated sliding folding doors in dark grey
3. Screen to roof mounted AC units in horizontal aluminum slats powder coated to match the colour of the existing brickwork.



GF Plan 1:200 @ A3

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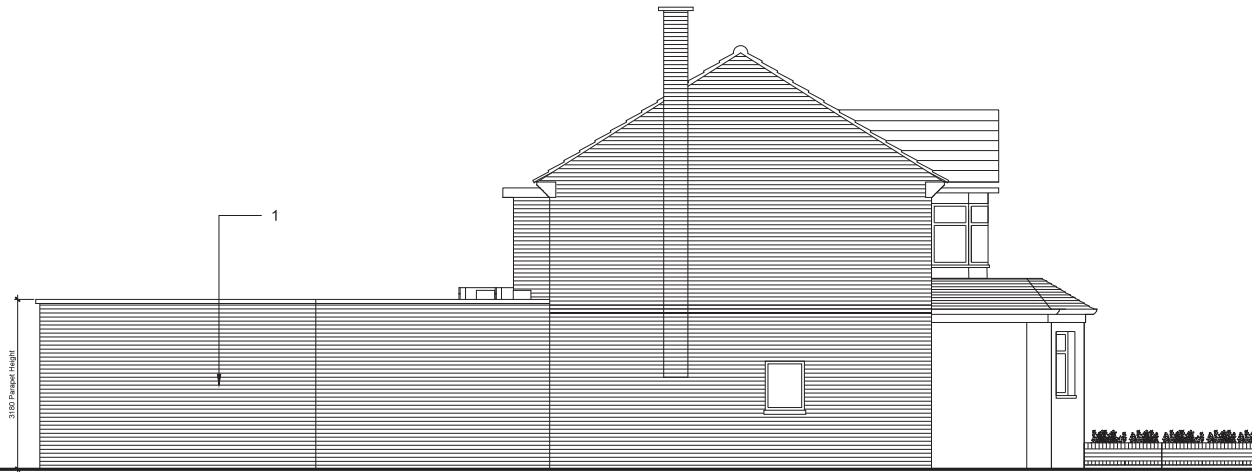
**8 Lancaster Avenue**  
Enfield  
EN4 0EX

Job No.	Drawn by	Stage	Drawing no.	Revision	Scale
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Date	Title				
05.10.16	Proposed North (Front) & South (Rear) Elevations				

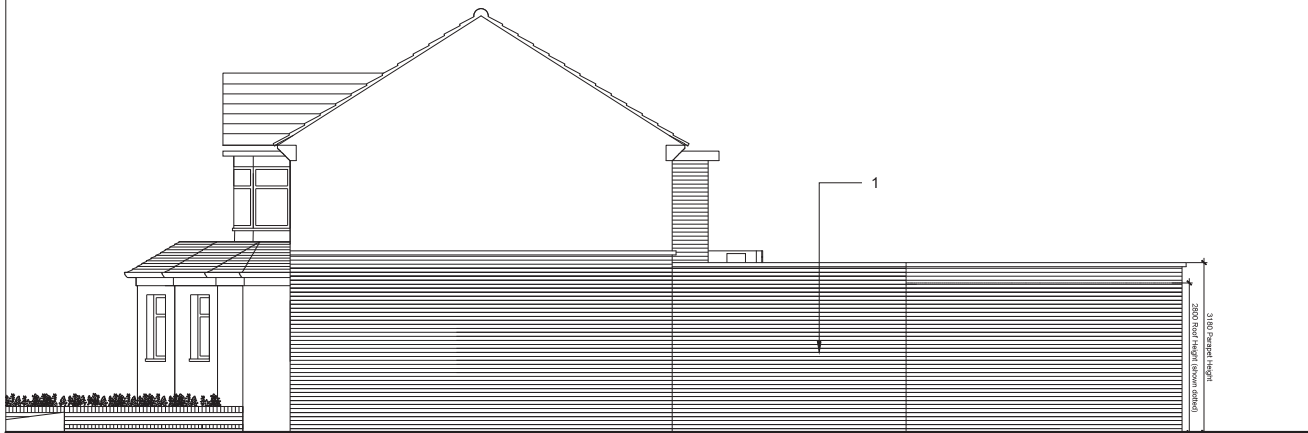
14 Station Point  
121 Sandycroft Road  
Richmond, TW9 2AD  
tel: 020 8939 2200  
e: aoi@aol.uk.com  
w: www.aol.uk.com

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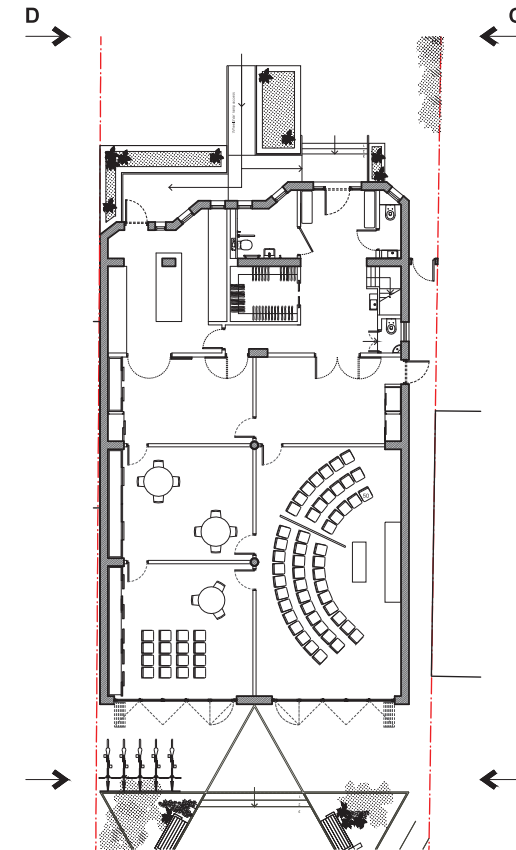
### C Proposed East (Side) Elevation



### D Proposed West (Side) Elevation



GF Plan 1:200 @ A3



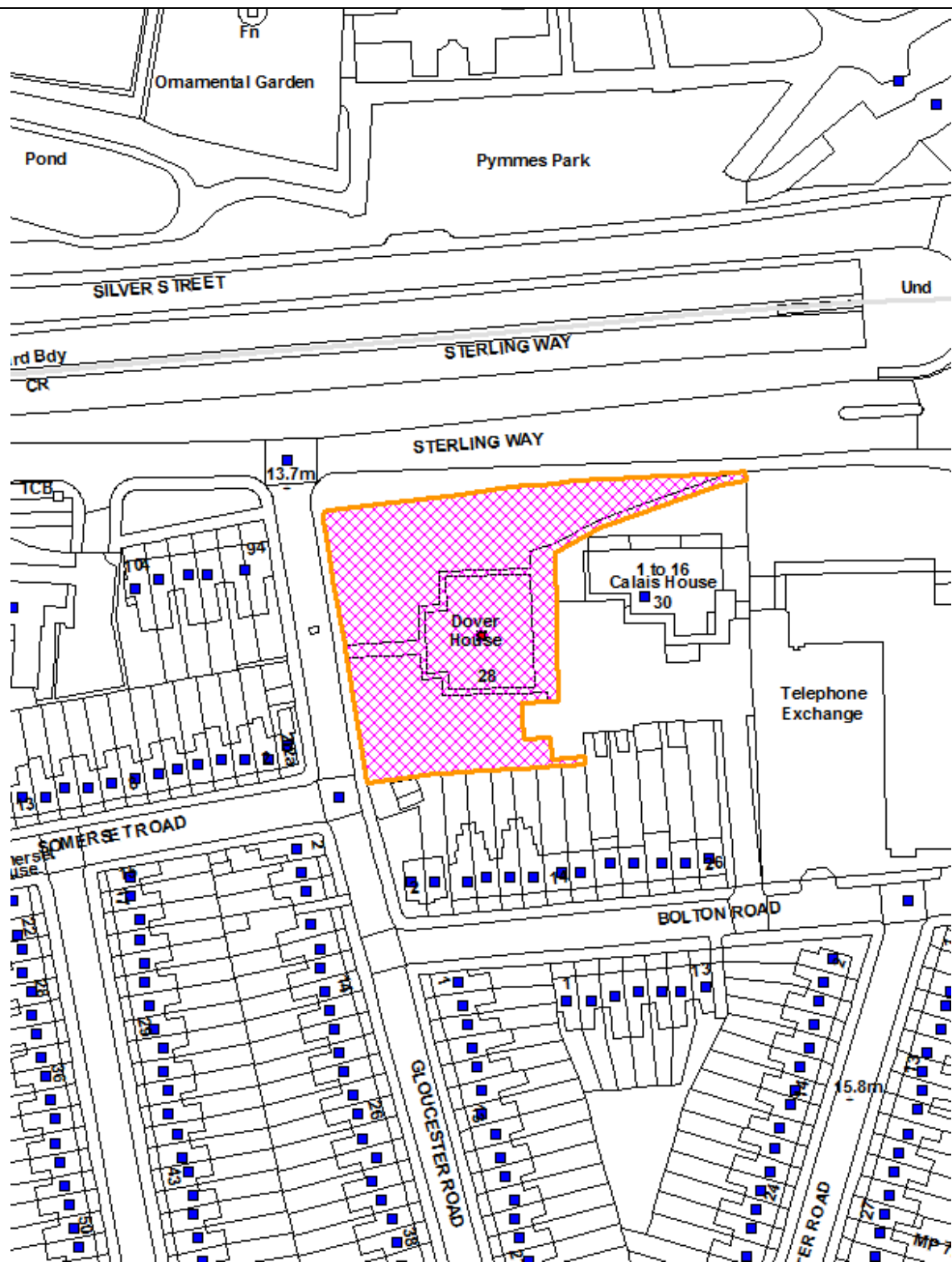
1. Flank walls to new extension in red brick to match the existing bricks to the remainder of the building.

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## LONDON BOROUGH OF ENFIELD

<b>PLANNING COMMITTEE</b>		<b>Date :</b> 17 October 2017
<b>Report of</b> Assistant Director, Regeneration & Planning	<b>Contact Officer:</b> Andy Higham Kevin Tohill Eloise Kiernan Tel No: 0208 379 2531	<b>Ward:</b> Upper Edmonton
<b>Ref:</b> 17/02962/RE4		<b>Category:</b> Development by Local Authority
<b>LOCATION:</b> Dover House, 28 Bolton Road, London, N18 1HR		
<b>PROPOSAL:</b> Conversion of Caretakers space into 1 x 2 bed self-contained flats involving installation of windows.		
<b>Applicant Name &amp; Address:</b> London Borough of Enfield The Edmonton Centre 34-44 South Mall Edmonton N9 0TN		<b>Agent Name &amp; Address:</b> Capital Property and Construction Nicon House 45 Silver Street Enfield EN1 3EF
<b>RECOMMENDATION:</b> That Planning Permission be <b>GRANTED</b> subject to conditions.		
<b>Note for Members:</b> The proposal is referred to Planning Committee due to the Councils interest in the building under the Councils scheme of delegation.		

Ref: 17/02962/RE4 LOCATION: Dover House, 28 Bolton Road, London, N18 1HR





**1. Site and surroundings**

- 1.1 The application site comprises a fourteen storey tower block, which is situated on the northern side of Bolton Road with vehicular access to the south eastern corner of the site onto Bolton Road and pedestrian access to the western side of the site.
- 1.2 The street scene is predominantly residential with rows of terraced dwellings; however the Telephone Exchange abuts the site to the east and Sterling Way to the north.
- 1.3 The site is not listed, or within a Conservation Area.

**2. Proposal**

- 2.1 The applicant seeks full planning permission for the conversion of Caretakers space into 1 x 2 bed self-contained flats involving installation of windows at first floor level.
- 2.2 The previous scheme ref: 16/04338/RE4 was withdrawn as further details were required to demonstrate the use of the existing communal room within the Council block, which would be lost with the conversion into a two-bed flat.

**3.0 Relevant Planning Decisions**

- 3.1 16/04338/RE4 - Conversion of communal area on first floor into 1 x 2 bed self-contained flat - withdrawn.

**4. Consultation**

*Statutory and Non Statutory Consultation*

- 4.1 Traffic and Transportation - No objections subject to conditions.
- 4.2 Education - No comments.
- 4.3 Estates Renewal - No comments.
- 4.4 Thames Water - No objections.

*Public Responses*

- 4.5 Letters were sent to 87 adjoining and nearby residents on 1 August 2017 and expired on 22 August 2017. No responses were received.

**5. Relevant Policy**

**5.1 Development Management Document**

DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD17	Protection of Community Facilities
DMD37	Achieving High Quality and Design-Led Development
DMD45	Parking

DMD49 Sustainable Design and Construction Statements

5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting particular housing needs
- CP30 Maintaining and improving the quality of the built and open environment

5.3 London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 6.13 Parking
- 7.4 Local character

5.4 Other Policy  
NPPF, NPPG

**6. Analysis**

Principle of development

- 6.1 The proposal seeks to convert the existing floorspace at first floor level serving a communal area into an additional two bed flat.
- 6.2 Policy DMD17 of the Development Management Document states that the Council will protect existing community facilities in the Borough and that proposals involving the loss of community facilities will not be permitted unless:
  - a. A suitable replacement facility is provided to cater for the local community that maintains the same level of public provision and accessibility, or
  - b. Evidence is submitted to demonstrate that there is no demand for the existing use or any alternative community use.
- 6.3 Within the Design and Access Statement, the applicant states that the existing space is not utilised for any purpose. Its most recent function was as a communal meeting room over three years ago and prior to that as a remote storage facility for the residents of Dover House and in the past for residential purposes as Caretakers flat.
- 6.4 Given the above history of the units, it is considered that as the existing area has served no function for existing residents for the last 3 years and the creation of a further residential unit to serve housing needs, would provide an acceptable use of this space, having regard to policies DMD3 and DMD17 of the Development Management Document and CP5 of the Core Strategy.

Character and Appearance

- 6.5 The creation of an additional flat would be predominantly internal with the exception of one additional window to serve bedroom 1 and patio doors to serve the

living/dining area. The additional fenestration would match the existing building in regards to size, colour and type. It is therefore considered that the proposed alterations would not be detrimental to the character and appearance of the building, or visual amenities of Bolton Road, having regard to policy DMD37 of the Development Management Document.

#### Unit Sizes and Standard of Accommodation

- 6.6 Policy 3.5 of the London Plan, as detailed in Table 3.3 stipulates the minimum space standards for new development. The proposed unit would be expected to meet and where possible exceed these minimum standards. The proposals will also be expected to meet the design criteria in the London Housing SPG.
- 6.7 The GIA excludes staircases, communal areas and any other area which is incapable of practical use. Additionally, each unit would need to be self-contained and have, inter alia, rooms of an adequate size and shape and feature its own entrance, kitchen and bathroom accommodation.

Flats	Dwelling type (bedroom (b)/persons- bedspaces (p))	Required GIA (sq.m) in London Plan	GIA (sq,m)
Flat 13	2b4p	70	72

- 6.8 The submitted drawings demonstrate that the flat would exceed minimum standards. Additionally, the layout and room sizes are acceptable to provide a spacious form of accommodation to future residents, having regard to policies 3.5 of the London Plan and CP4 of the Core Strategy.
- 6.9 In regards to amenity space, policy DMD9 of the Development Management Document seeks to provide adequate space for new development. The submitted drawings indicate that future residents would have direct access to the balcony area from the living room patio doors and additionally there is a large area of amenity space at ground floor level, which is adequate and accessible to all residents, having regard to policy DMD9 of the Development Management Document.

#### Neighbouring Amenities

- 6.10 The proposed works are predominantly internal and as such would not have any impact on residential amenities over the existing arrangement.
- 6.11 Additionally, it is considered that the creation of one additional unit for residential purposes, would not give rise to increase noise disturbance over the existing arrangement, having regard to policy DMD68 of the Development Management Document.

#### Traffic and Transportation

- 6.12 The application site is located on Bolton Road, which is unclassified with a PTAL of 5 and therefore is well served by public transport. The existing pedestrian and vehicular access will remain, which are considered acceptable.
- 6.13 The proposals are not considered to increase the demand for off-street parking significantly at the site and therefore the proposals would not lead to significant adverse impacts which will be prejudicial to the free flow of traffic in the area.

#### Cycle Parking

- 6.14 No details are given relating to cycle storage, however there is a space on the site to accommodate this and therefore details could be secured by an appropriate condition, should this be required, having regard to Policy DMD45 of the DMD and 6.9 of the London Plan.

#### Refuse Storage

- 6.15 No details are given relating to refuse storage, however there is adequate space within the existing refuse area, which could accommodate and therefore details could be secured by an appropriate condition, should this be required, having regard to Policy DMD47 of the DMD.

#### S106 and Community Infrastructure Levy (CIL)

- 6.16 As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development.
- 6.17 In this instance the development would not be liable for CIL as it is a conversion of existing floorspace.

### 7. Conclusion

- 7.1 In conclusion, the proposed development would result in the creation of additional residential accommodation which is welcomed and the loss of the existing community facility has been demonstrated as this has been vacant for the last 3 years. The proposals would not be detrimental to residential amenities or highway safety.

### 8. Recommendation

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

1) Time limit

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

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

2) Approved plans

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

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

3) Matching materials

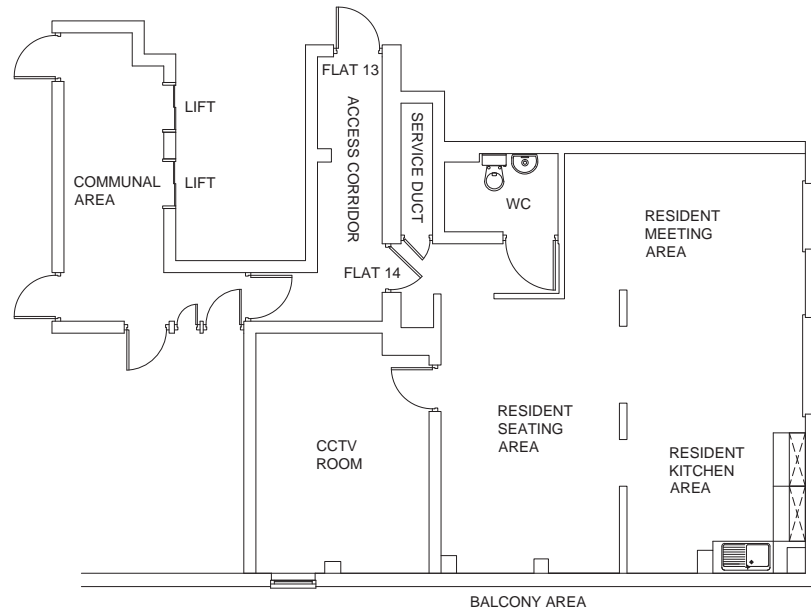
The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

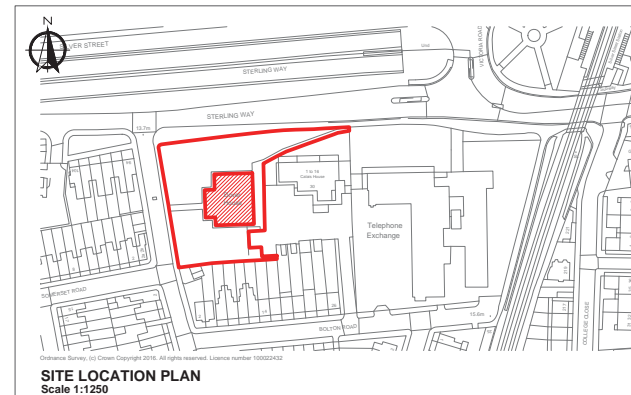
4) No additional fenestration

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

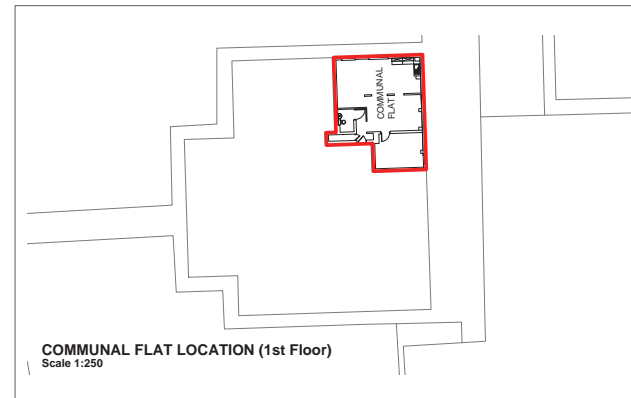
Reason: To safeguard the privacy of the occupiers of adjoining properties.



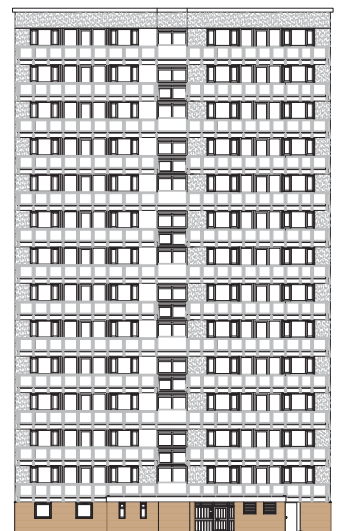
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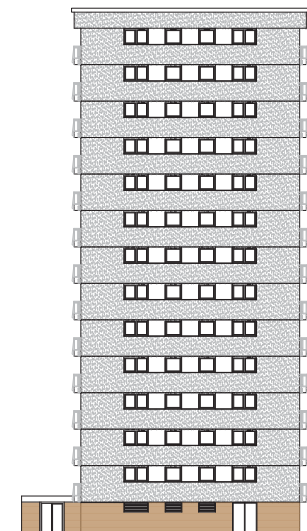
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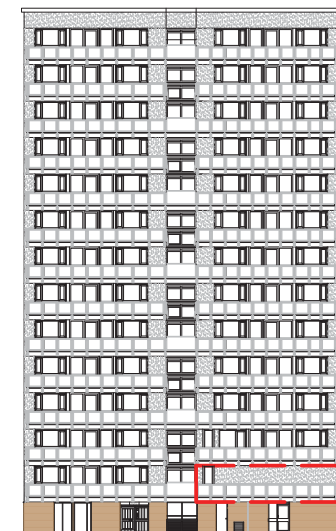
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Scale 1:250



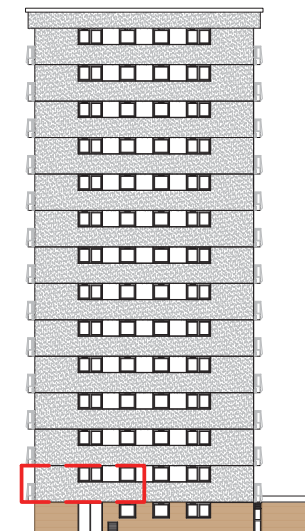
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Scale 1:200



EXISTING SIDE ELEVATION - SOUTH  
Scale 1:200



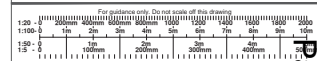
EXISTING REAR ELEVATION - EAST  
Scale 1:200



EXISTING SIDE ELEVATION - NORTH  
Scale 1:200

#### General Notes:

1. Drawing can be scaled for L.A. Planning purposes only
2. Dimensions for fabrication to be checked on site
3. All works to comply with the current Building Regulations
4. All works may be subject to revision
5. All drawings are the copyright of Capital PCC
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Rev	By	Chk	Date	Notes

**Capital**   
PROPERTY & CONSTRUCTION CONSULTANTS



Nicon House  
45 Silver Street  
Enfield, EN1 3EF  
T: 0203 327 7700  
W: capitalpcc.co.uk  
E: info@capitalpcc.co.uk

#### Client:

Enfield Homes

#### Project:

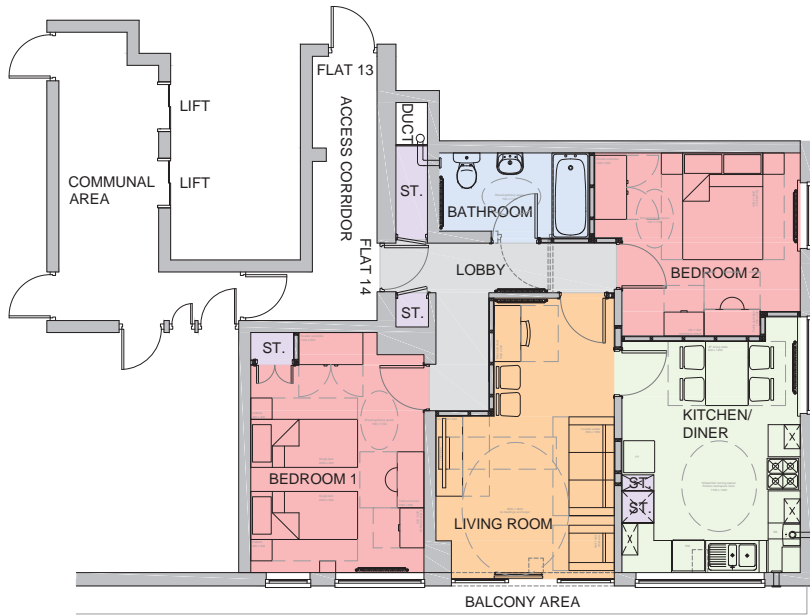
14 Dover House  
Flat Conversion - 4p/2b Flat

Scale:	Date:	Drawn by:	Checked by:
As shown @ A1	Feb 2016	AP/DLW	DLW

#### Drawing Title:

Existing Plans & Elevations

Drawing No:	Revision	Status
16/14DH/01	-	P



PROPOSED FLOOR PLAN  
Scale 1:50

#### Legend - Room Use

- Bedrooms
- Lounge
- Kitchen/dining
- WC/Bathroom
- Lobby
- Storage
- Communal area
- Walls

DWELLING SIZE	
Type	Flat
Bedrooms	2
Persons	4

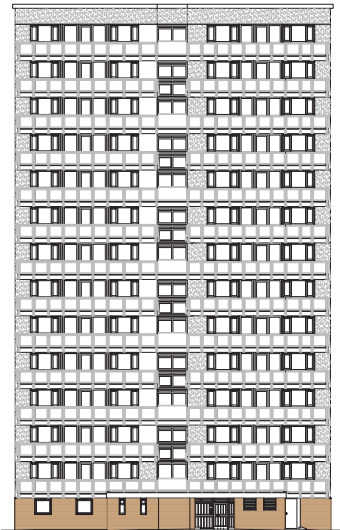
ROOM SIZES	
Living room	15 M <sup>2</sup>
Kitchen/Dining	14.3 M <sup>2</sup>
Lobby	6.4 M <sup>2</sup>
Storage	2.5 M <sup>2</sup>
Bedroom 1	13.8 M <sup>2</sup>
Bedroom 2	12 M <sup>2</sup>
Bathroom	4.4 M <sup>2</sup>

FLOOR AREA	
GIA	72.6 M <sup>2</sup>

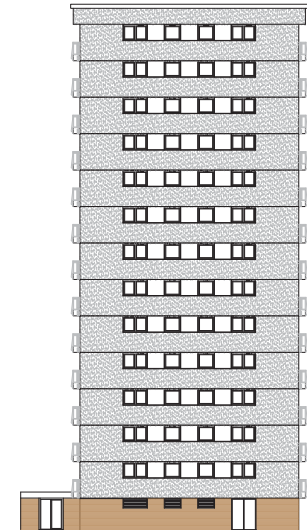
#### Design Standards

The dwelling layout is designed in accordance with the London Housing Design Guide where achievable. The LHDG incorporates the Lifetime Homes standards with compliance as set out below:

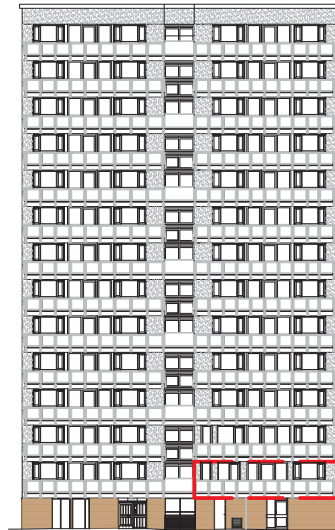
- Criterion 1 Car Parking Width: No designated parking - Not applicable.  
Criterion 2 Access From Car Parking: The existing non-designated car parking is not adjacent to the main entrance however is within 50m and there is level access from the rear of the block.  
Criterion 3 Approach gradients: Existing pedestrian access to the building is level or gently sloping.  
Criterion 4 Entrances: The existing main entrance is illuminated, covered with level access and accessible access controls.  
Criterion 5 Communal Stairs and Lifts: These areas were not assessed due to retrospective works being unfeasible as however the areas appear reasonable.  
Criterion 6 Doorways & Hallways: The front door provides a clear opening width of 800 mm however a 300mm nib to leading edge is only available to the external side of the flat due to existing conditions. All other doors comply with the minimum clear opening requirements apart from those immediately accessed from the lobby due to the existing lobby width requiring 900mm clear opening which is unfeasible.  
Criterion 7 Wheelchair Accessibility: There are spaces for turning a wheelchair within the living room and dining/kitchen areas. The entrance lobby is restricted due to the existing corridor width of 900mm.  
Criterion 8 Living Room: The living room is accessible on the flat entrance level with adequate circulation space for wheelchair users and additional seating provision allocated.  
Criterion 9 Entrance Level Bedspace: The bedspaces are accessible on the flat entrance level.  
Criterion 10 W.C: A wheelchair accessible entrance level WC is not feasible as a retrospective provision however the bathroom is accessible on the flat entrance level.  
Criterion 11 Adaptability: The bathroom walls are capable of taking adaptations such as handrails between heights of 300 mm and 1500 mm above ffl. Any stud-work walls are to be ply banded between these heights.  
Criterion 12 Future Through Floor Lifts: This property is situated within a block of flats with 2 No. communal lifts - Not applicable  
Criterion 13 Tracking Hoist Route: It is deemed that the route between the bathroom and the main bedroom is a reasonable route due to the short distance required to travel.  
Criterion 14 Bathroom Layout: The bathroom is designed to incorporate ease of access to the bath, WC and wash basin. The activity space in front of the WC is slightly restricted at 800mm.  
Criterion 15 Windows: The windows do not comply with the requirement for glazing to begin at 800mm above ffl or lower. The window heights are existing and the new windows are designed to match the existing windows sizes throughout the high rise block.  
Criterion 16 Controls: All switches, sockets, ventilation and service controls in all rooms, including the kitchen and bathroom, to be consistently located between 450mm and 1200mm from ffl. Service controls include boiler controls, programmers and thermostatic controls (including those on radiators). Electrical consumer units and associated trip switches are deemed a service control and should be within the height range required by this Criterion. At least one window in each room should have window handles (a ventilation control) within this height band.



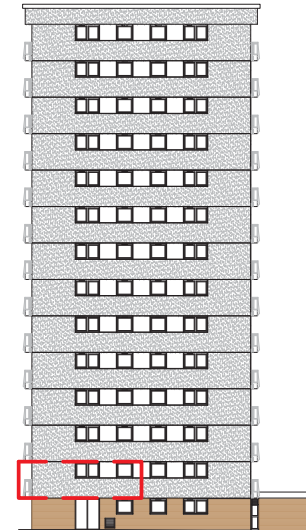
PROPOSED FRONT ELEVATION - WEST  
Scale 1:200



PROPOSED SIDE ELEVATION - SOUTH  
Scale 1:200



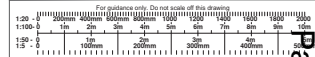
EXISTING REAR ELEVATION - EAST  
Scale 1:200



PROPOSED SIDE ELEVATION - NORTH  
Scale 1:200

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Rev	By	Chk	Date	Notes

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PROPERTY & CONSTRUCTION CONSULTANTS

**RICS** the mark of property professional excellence  
**RIBA** Chartered Practice

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**Client:**  
Enfield Homes

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14 Dover House  
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Scale:	Date:	Drawn by:	Checked by:
As shown @ A1	Feb 2016	AP/DLW	DLW

**Drawing Title:**  
Proposed Plans & Elevations

Drawing No:	Revision	Status
16/14DH/02	-	P

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# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 17 October 2017

**Report of**  
Assistant Director,  
Regeneration & Planning

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Ms Kate Perry  
Tel No: 020 8379 3853

**Ward:**  
Town

**Ref:** 16/03643/FUL

**Category:** Full Application

**LOCATION:** 1 Bodiam Close And 1 -3 Pevensey Avenue, Enfield, EN1 3HZ,

**PROPOSAL:** Demolition of the existing buildings and erection of a detached 3-storey building fronting both Bodiam Close and Pevensey Avenue to one day care centre at ground floor level, for up to 10 adults with learning and physical disabilities (Class D1), with supported living accommodation for up to 14 residents with learning and physical disabilities (Class C2) at ground, first and second floor levels; alterations to vehicular access and provision of associated car parking to the front, cycle parking and refuse/recycle storage (revised plans)

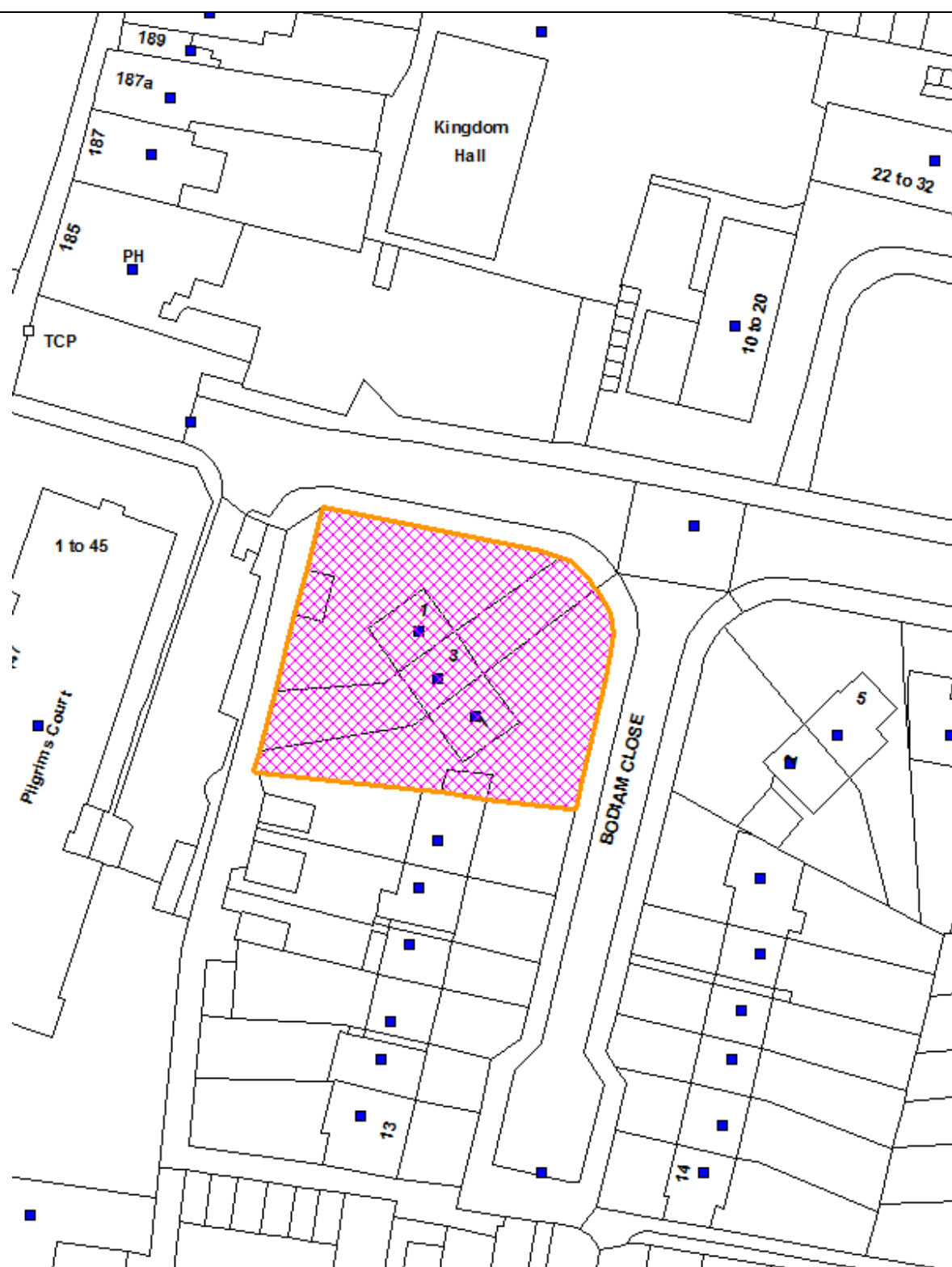
**Applicant Name & Address:**  
Mr SAVVAS MICHAEL  
BUCKWORTH COURT  
HOLTWHITES HILL  
ENFIELD  
EN2 0RR

**Agent Name & Address:**  
Mrs Carolyn Apcar  
Kinetic House  
Theobald Street  
Borehamwood  
WD6 4PJ  
United Kingdom

**RECOMMENDATION:** GRANT permission subject to the attached conditions list.

**Note for Members:** This planning application was over turned by the planning committee 27.06.2017, at which meeting, members asked for a conditions list to be brought forward for the committee's consideration. This is the proposed conditions list which officers consider should be attached to this permission.

Ref: 16/03643/FUL LOCATION: 1 Bodiam Close And 1 -3 Pevensey Avenue, Enfield, EN1 3HZ



**DRAFT CONDITIONS:** 1 Bodiam Close and 1-3 Penvensey Avenue ref: 16/03643/FUL

Permission be **GRANTED** subject to the following conditions:

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

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) the development shall only be used as supported living accommodation within Use Class C2 and for no other purpose whatsoever without express planning permission first being obtained.

Reason: In the interests of residential amenity and car parking and highway safety.

3. The supported Living Accommodation hereby permitted shall be occupied by no more than 14 residents and 7 members of staff at any one time.

Reason: To minimise the impact of the development on the occupiers of neighbouring properties and to ensure car parking provision complies with the Council's adopted standards.

4. The day care centre hereby permitted shall be occupied by no more than 10 adults and 4 members of staff at any one time.

Reason: To minimise the impact of the development on the occupiers of neighbouring properties and to ensure car parking provision complies with the Council's adopted standards.

5. The day care centre hereby approved shall be open between the hours of 09:30 and 16:00 Mondays to Fridays only. The centre shall not be used at all at weekends.

Reason: To minimize the impact of the development on the occupiers of neighbouring properties

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

Reason: To ensure a satisfactory external appearance.

7. The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway

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

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

9. The parking area(s) forming part of the development shall 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 Development Plan Policies and to prevent the introduction of activity which would be detrimental to neighbouring amenity.

10. The development shall not be occupied until the redundant point of access to the site has been closed and the footway reinstated, and the new accesses constructed. The works shall be carried out at the developers expense.

Reason: To confine vehicle movements to the permitted points of access, to enable additional kerb-side parking to the roadway and to improve the condition of the adjacent footway

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

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

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

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

13. The development shall not be occupied until details of the siting and design of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield – Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied.

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

14. No development shall take place until a Sustainable Drainage Strategy has been submitted and approved by the Local Planning Authority.

A Sustainable Drainage Strategy must include the following information, and must conform to the landscaping strategy:

- a. A plan of the existing site
- b. A topographical plan of the area
- c. Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks)
- d. The controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change), this should be based on the estimated greenfield runoff rate
- e. The proposed storage volume
- f. Information (specifications, sections, and other relevant details) on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan and the principles of a SuDS Management Train
- g. Geological information including borehole logs, depth to water table and/or infiltration test results
- h. Details of overland flow routes for exceedance events
- i. A management plan for future maintenance

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 and to ensure implementation and adequate maintenance.

15. Prior to occupation of the development approved, a verification report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing.

Reason: In the interest of managing surface water runoff as close to the source as possible in accordance with adopted policy.

16. The development shall not commence until an 'Energy Statement' has been submitted to and approved by the Local Planning Authority. The details must demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in total CO2 emissions arising from the operation of the development and its services over Part L of the 2013 Building Regulations. The Energy Statement should outline how the reductions are achieved through the application of the following energy hierarchy, with each tier utilised fully before a lower tier is employed:

- a. Fabric Energy Efficiency performance (inclusive of the use of energy efficient fittings) and the benefits of passive design;

- b. The potential to connect to existing or proposed decentralised energy networks; and
- c. Demonstrating the feasibility and use of zero and low carbon technology.

Unless otherwise required by any other condition attached, the development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met.

17. Having regard to Condition 16 of this permission ('Energy Efficiency'), where it is demonstrated that it is feasible to employ low and zero carbon technologies, details of the selected technology / technologies shall be submitted to and approved in writing by the Local Planning Authority. Details shall be inclusive of:

- a. Any machinery/apparatus location, specification and operational details;
- b. A management plan and maintenance strategy/schedule for the operation of the technologies; and
- c. A servicing plan including times, location, frequency, method.

The renewable low and zero carbon technologies shall be installed in accordance with the approved details and operational prior to the first occupation of the development approved and shall be maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by renewable energy are met in accordance with adopted policy.

18. No balustrades or other means of enclosure shall be erected on the flat roof of the development. No roof shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

19. Before development commences details of the proposed green roof shown on drawing Bod/16/P/03 Rev.B shall be submitted to and approved in writing by the Local Planning Authority. The Green Roof shall be installed in accordance with the approved details.

Reason: To ensure a satisfactory appearance and in the interests of Sustainable Development.

20. The development shall not commence until details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To prevent the transfer of site material onto the public highway in the interests

of safety and amenity.

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

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

Informative

The construction of the vehicular access and the reinstatement of the existing access involve work to the public highway and this can only be undertaken by the Council's Highway Services team, who should be contacted on the footway crossing helpdesk (020 8379 2211) as soon as possible so that the required works can be programmed.

Ref: 16/03643/FUL LOCATION: 1 Bodiam Close And 1 -3 Pevensey Avenue, Enfield, EN1 3HZ

