

Public Document Pack



PLANNING COMMITTEE

Tuesday, 21st November, 2017 at 7.30 pm
Venue: Conference Room, The Civic Centre,
Silver Street, Enfield, Middlesex, EN1 3XA

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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 20/11/17

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 17 OCTOBER 2017 (Pages 1 - 4)**

To receive the minutes of the Planning Committee meeting held on Tuesday 17 October 2017.

- 4. REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO.98) (Pages 5 - 6)**

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

5. **16/04135/FUL - OAKWOOD METHODIST CHURCH, WESTPOLE AVENUE, BARNET EN4 OBD** (Pages 7 - 32)

RECOMMENDATION: Approval subject to conditions and completion of Section 106 Agreement.

WARD: Cockfosters

6. **17/03044/FUL - 23 CAMLET WAY, BARNET, EN4 0LH** (Pages 33 - 76)

RECOMMENDATION: Approval subject to conditions

WARD: Cockfosters

7. **17/02342/FUL - EVER READY HOUSE, 93 BURLEIGH GARDENS, N14 5AJ** (Pages 77 - 164)

RECOMMENDATION: Approval subject to conditions

WARD: Southgate

8. **17/02964/RE4 - HEREFORD HOUSE, 11 CAMERON CLOSE, N18 2LN** (Pages 165 - 190)

RECOMMENDATION: Approval subject to conditions

WARD: Edmonton Green

9. **17/02151/FUL - SILVERMERE SITE, STONEHILL BUSINESS PARK, LONDON, N18 3QW** (Pages 191 - 228)

RECOMMENDATION: Approval subject to conditions and completion of a S106 legal agreement

WARD: Upper Edmonton

10. **17/02152/FUL - TRIANGLE SITE, STONEHILL BUSINESS PARK, SILVERMERE DRIVE, N18 3QW** (Pages 229 - 266)

RECOMMENDATION: Approval subject to conditions and completion of a S106 legal agreement

WARD: Upper Edmonton

11. **CONFIRMATION OF ARTICLE 4(1) DIRECTION (REPORT NO.97)** (Pages 267 - 296)

To seek agreement to the confirmation of Article 4(1) Direction and note the decision of Council on 19th July 2017.

12. **ANNUAL PERFORMANCE REPORT**

To receive the report of the Head of Development Management.

INF.
(TO FOLLOW)

13. 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)

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PLANNING COMMITTEE - 17.10.2017

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 17 OCTOBER 2017****COUNCILLORS**

PRESENT Dinah Barry, Jason Charalambous, Nick Dines, Ahmet Hasan, Bernadette Lappage, Derek Levy, Anne-Marie Pearce, George Savva MBE, Jim Steven and Elif Erbil

ABSENT Toby Simon and Donald McGowan

OFFICERS: Peter George (Assistant Director, Regeneration and Planning), Andy Higham (Head of Development Management), Kevin Tohill (Planning Decisions Manager), David Gittens (Planning Decisions Manager) and Paula Harvey (Legal Services) Jane Creer (Secretary)

Also Attending: Councillor Joanne Laban, Town Ward Councillor Dennis Stacey, Chair, Conservation Advisory Group
Approximately 6 members of the public, applicant and agent representatives

236**WELCOME AND APOLOGIES FOR ABSENCE**

In the absence of the Chair, Councillor Levy (Vice Chair) welcomed all attendees.

Apologies for absence were received from Councillors Simon and McGowan.

237**DECLARATION OF INTERESTS**

There were no declarations of interest.

238**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 12
SEPTEMBER 2017**

AGREED the minutes of the Planning Committee meeting held on 12 September 2017 as a correct record.

PLANNING COMMITTEE - 17.10.2017

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REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO.77)

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

NOTED

1. Councillor Dines re-iterated comments raised at the previous meeting regarding the high number of refused applications for the period.
2. The Head of Development Management had the agreement of the Chair to submit a report on annual performance at the next Planning Committee meeting. A breakdown of information on refusals of planning permission and the types of applications affected would be included in the report. Item 8 on the agenda for this meeting was therefore deferred.

ACTION: Andy Higham – Head of Development Management.

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ORDER OF AGENDA

AGREED to amend the order of the agenda to better accommodate those attending. The minutes follow the order of the meeting.

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16/03643/FUL - 1 BODIAM CLOSE AND 1-3 PEVENSEY AVENUE, ENFIELD EN1 3HZ

NOTED

1. The introduction by the Vice Chair, clarifying that following the decision of Planning Committee on 27 June 2017, the only issue for the committee's consideration was the proposed conditions list.
2. Following publishing of the agenda, the agent and the planning officer agreed amendment to the wording of Condition 2 to include reference to the ancillary day care centre at ground floor.
3. Two additional letters of objection were not originally recorded as there appeared to have been an issue with email receipt. These objections were received from nos. 2 and 3 Bodiam Close and raised concerns which were covered in the original committee report regarding noise and disturbance, parking impacts and overlooking. Officers did recall that this was comprehensively debated at the June committee and while the objections not being picked up originally was regrettable, it was considered that these issues were fully raised in the committee report.
4. The statement of Councillor Joanne Laban, Town Ward Councillor, highlighting the concerns of neighbouring residents.

PLANNING COMMITTEE - 17.10.2017

5. Officers' response and following Councillor Laban's deputation, it was agreed to review the need for any mini bus parking and impose a condition if this was not addressed as part of the main application
6. The unanimous support of the committee for the officers' recommendation with one abstention.

AGREED that the proposed conditions list set out in the report, including the amendment to Condition 2 above, would be appropriate to approve this application.

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16/05119/FUL - 8 LANCASTER AVENUE, HADLEY WOOD, BARNET EN4 0EX

NOTED

1. The introduction by the Head of Development Management, clarifying the proposal and the planning history.
2. Written representations from two neighbouring residents had been distributed to members by email.
3. Members' debate and questions responded to by officers.
4. The unanimous support of the committee for the officers' recommendation.

AGREED that planning permission be granted subject to the conditions set out in the report.

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17/02962/RE4 - DOVER HOUSE, 28 BOLTON ROAD, LONDON N18 1HR

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 planning permission be granted subject to the conditions set out in the report.

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ANNUAL PERFORMANCE REPORT

NOTED that a report was deferred to the next meeting of Planning Committee.

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PLANNING COMMITTEE - 17.10.2017

SCHEME OF DELEGATION FOR PLANNING APPLICATIONS AND PLANNING ENFORCEMENT

NOTED

1. With the agreement of the Chair, an urgent report from the Assistant Director – Regeneration and Planning had been distributed to members of Planning Committee today to update LB Enfield's Scheme of Delegation to deal with planning applications and planning enforcement. The report is also amended to the minute for information.
2. The introduction by the Head of Development Management, advising that it had been noted that the current Scheme of Delegation did not quite reflect officer titles following the restructuring of Development Management and Regeneration Services Divisions and it should be ensured that delegations were correctly referenced.
3. The delegations as set out in Appendix 1 of the report would remain as previously with the exception of para 8.
4. There was a clarification of powers to serve a Tree Preservation Order.
5. Section 106 authorisations were also considered, to clarify how the process worked.
6. In response to Members' queries it was confirmed that applications for the erection of 10 or more residential units was the threshold of 'major' and 'minor' applications. However, there was provision for applications for fewer than 10 residential units to be determined by Planning Committee where there was significant local interest or a Member asked to be considered by the committee.
7. Officers also took instruction from Members' comments. In the case of applications for betting offices they were also guided by Licensing policy.
8. If there was a need to amend the Council's Constitution to reflect the updated Scheme of Delegation that may require approval by Council.
9. The unanimous support of the committee for the officers' recommendation.

AGREED that the Planning Committee agreed to the revised scheme of delegation.

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DATE OF NEXT MEETING

NOTED that two Planning Committee meetings were scheduled take place next month: on Tuesday 7 and Tuesday 21 November 2017. ***Post Meeting Note: the 7 November committee was subsequently cancelled, with the agreement of the Chair.***

MUNICIPAL YEAR 2017/2018 - REPORT NO 98

COMMITTEE:
 PLANNING COMMITTEE
 21.11.2017

AGENDA - PART 1	ITEM 4
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SUBJECT -

MISCELLANEOUS MATTERS

REPORT OF:
 Assistant Director, Regeneration
 and Environment

Contact Officer:
 Planning Decisions Manager
 David Gittens Tel: 020 8379 8074
 Kevin Tohill Tel: 020 8379 5508

**4.1 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.

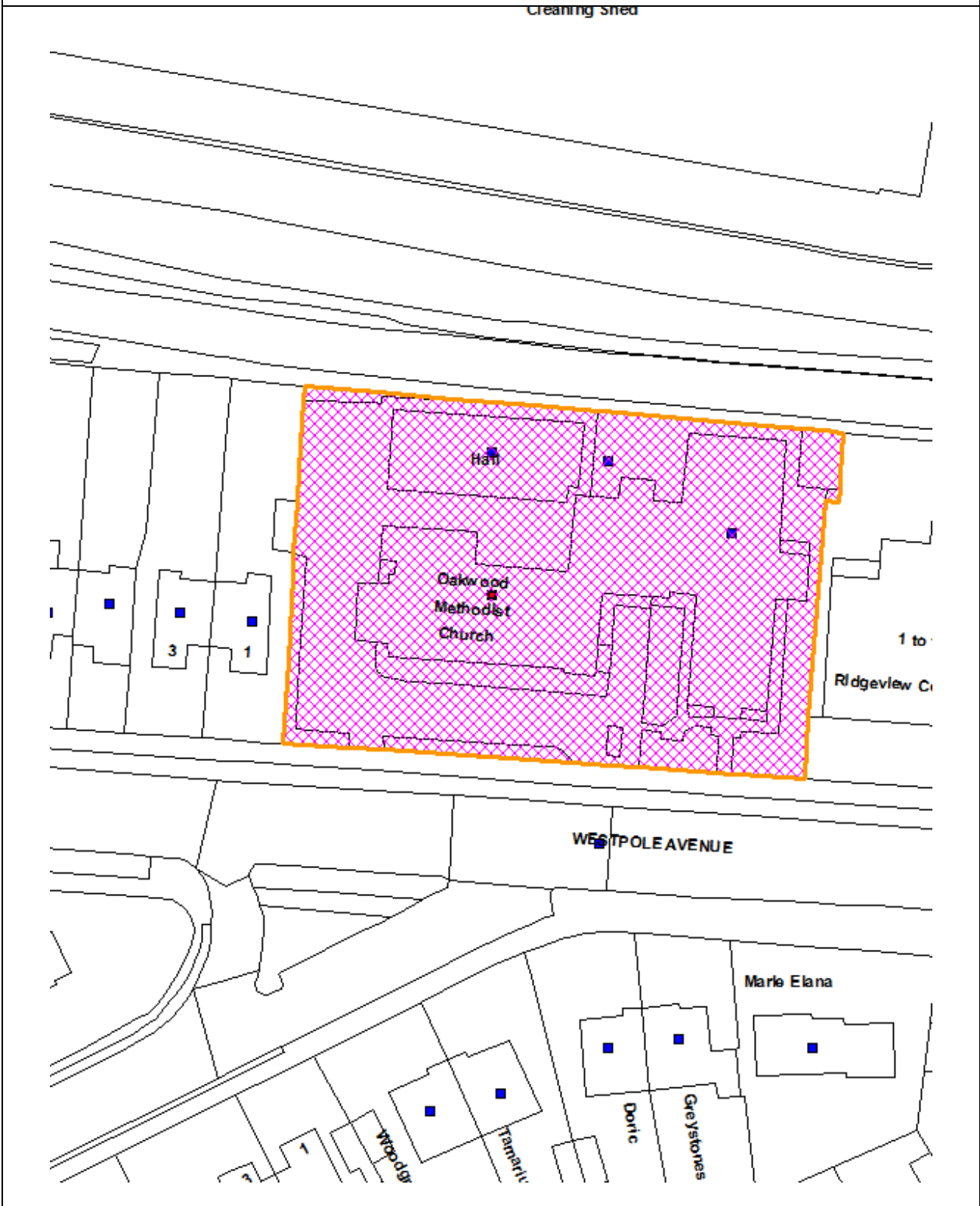
Background Papers

- (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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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 7 th November 2017
Report of Assistant Director, Regeneration & Planning	Contact Officer: Kate Perry 0208 379 3853	Ward: Cockfosters
Ref: 16/04135/FUL		Category: Full Application
LOCATION: Oakwood Methodist Church, Westpole Avenue, Barnet, EN4 0BD		
PROPOSAL: Redevelopment of the site by the demolition of existing buildings and erection of a part 2-storey, part 3-storey building to provide 28 x self-contained residential retirement units with Juliette balconies, plus one guest room, including construction of 1 x vehicular access from Westpole Avenue with automated gates to serve basement level car parking, communal facilities and landscaping (Revised Drawings).		
Applicant Name & Address: McCarthy & Stone McCarthy & Stone Retirement Lifestyle Ltd Prospect Place 85 Great North Road		Agent Name & Address: Kim Rickards The Planning Bureau Prospect Place 85 Great North Road
RECOMMENDATION: It is recommended that planning permission be GRANTED subject to conditions and S106.		
Note for Members: Applications' of this nature can be determined under delegated authority. However, this application is being reported to Planning Committee at the request of the Applicant and due to interest in the proposal by Members.		

Ref: 16/04135/FUL LOCATION: Oakwood Method Church, Westpole Avenue, Bar, EN4 0BD



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The site is located on the northern side of Westpole Avenue, at the junction with Sussex Way. The rear of the site adjoins Cockfosters Underground Depot. The site has a regular shape and is approximately 2,410m² in area (61m wide x 39m deep) and contains Oakwood Methodist Church which closed in September 2014. There are a number of other ancillary buildings on site. The site has two vehicular crossovers on to Westpole Avenue.
- 1.2 The site is located within an established residential area near to Oakwood Underground Station. The surrounding area is predominantly characterised by pairs of semi-detached, two-storey, single family dwellings. The adjoining property to the east contains a three-storey residential building with undercroft car parking known as 'Ridge View Court'.
- 1.3 The site is not located within a Conversation Area and does not contain a Listed Building.

2.0 Proposal

- 2.1 The current application proposes the redevelopment of the site including the demolition of the existing buildings and the erection of a part 2-storey, part 3-storey building to provide 28 self-contained residential retirement units (17 x 2-bed and 11 x 1-bed). The provision of 1 guest suite is also proposed.
- 2.2 The proposed building would have maximum dimensions of 51.5m in width, 31.5m in depth and a maximum height of 11.15m. It would have a hipped roof with forward facing gables and crown roof elements.
- 2.3 28 basement car parking spaces are proposed including 4 disabled spaces. Vehicular access would be via a new vehicular access to the western side of the building and adjacent to number 1 Westpole Avenue.
- 2.4 The main external amenity space would be provided by way of a communal garden in the north eastern corner of the site. This would measure approximately 170 sqm. There are also green areas to the front of the site which provide a setting for the building.
- 2.5 In terms of staffing, there would be one full time house manager.

3.0 Relevant Planning Decisions

- 3.1 17/01052/FUL Re-development of the site by the demolition of existing buildings and erection of a 3 storey building to provide 28 x self-contained residential retirement units with balconies, plus one guest room, including construction of 2 x vehicular access from Westpole Avenue with automated gates to serve basement level car parking, communal facilities, and landscaping.
This application is under consideration
- 3.2 16/00676/PREAPP
Proposed redevelopment of the site by the demolition of existing buildings and construction of 25 self-contained residential units with basement level car parking.

- 3.3 15/04462/PREAPP
Proposed redevelopment of the site by the demolition of existing buildings and construction of 21 self-contained residential units (1 x 1-bed, 11 x 2-bed, 7 x 3-bed, 2 x 4-bed)
- 3.4 15/02351/PREAPP
Proposed redevelopment of the site by the demolition of existing buildings and construction of 25 self-contained residential units within four 2-storey blocks with accommodation at roof level and basement car parking. (Follow up to ref: 14/04834/PREAPP)
- 3.5 14/04834/PREAPP
Proposed redevelopment of the site by the demolition of existing buildings and construction of 32 self-contained residential units within two 2/3 -storey blocks and one 2-storey block and basement car parking.
- 3.6 14/03841/PREAPP
Proposed redevelopment by the erection of a 3-storey building to provide a 65-bed residential care home.

4.0 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation – No objections subject to width of the one-way access road being increased to 3.65m not including the pedestrian pathway. The passing place next to the road needs to be a minimum of 4.8m x 6m to allow space for a car to wait off the road. Also, there would need to be a mechanism at the entrance and exit to the access (e.g. traffic light control) to prevent cars meeting along the access. Revised plans are expected and their receipt/ acceptability will be confirmed at committee.
- 4.1.2 Tree Officer – No objection
- 4.1.3 SUDs Officer – No objections subject to conditions
- 4.1.4 Secure by Design Officer – No objections subject to condition
- 4.1.5 Urban Design Officer – Objects to the proposed development due to (in summary) its overall scale and massing, the layout and the amount and quality of the amenity space provided and lack of dual aspect units which undermines the quality of accommodation on offer.
- 4.1.6 London Underground – No objection subject to conditions
- 4.1.7 Thames Water – No objections
- 4.1.8 Adult Social Services – No objections. It has been confirmed that there is a need for good quality retirement living across tenure types.
- 4.1.9 Environmental Health – No objections

4.2 Public

4.2.1 252 neighbouring occupiers were notified in respect of the proposal. There have been 2 rounds of consultation: the first between 19.9.2016 and 10.10.2016 and the second between 7.3.2017 and 21.3.2017 which occurred due to the submission of revised plans including the reduction in the number of proposed units from 30 to 28, revised design and increase in car parking. Two objections and one letter of support have been received. The following objections were made (in summary):

- Close to adjoining properties
- Development too high
- General dislike of proposal
- Inadequate access
- Inadequate parking provision
- Inadequate public transport provisions
- Increase in traffic
- Increase of pollution
- Information missing from plans
- Loss of light
- Loss of parking
- Loss of privacy
- Noise nuisance
- Not enough info given on application
- Out of keeping with character of area
- Over development
- Height and bulk will result in a loss of daylight and sunlight to number 1 Westpole Avenue.
- Overshadowing to rear garden of number 1 Westpole Avenue.
- Loss of privacy to the front and rear garden of number 1 Westpole Avenue due to a reduction in height of the existing boundary.
- Concern about foundation damage due to the excavation of a basement.
- High level of traffic to the side of number 1 Westpole Avenue.
- Light pollution and from the underground car park entrance.
- Loss of community building.
- No need for the development – other similar developments already exist.
- Strain on local community facilities.
- Will have an impact on education facilities as family sized homes would be released.
- Won't benefit people on the Local Authority waiting list.

5.0 Relevant Policy

5.1 The London Plan

- 3.1 Ensuring Life Chances for All
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities
- 5.1 Climate change mitigation

- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.8 Innovative energy technologies
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 6.3 Assessing the effects of development on transport capacity
- 6.9 Cycling
- 6.12 Road network capacity
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting Particular Housing Needs
- CP7 Health and Social Care Facilities and the Wider Determinants of Health
- CP9 Supporting Community Cohesion
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22 Delivering sustainable waste management
- CP25 Pedestrians and cyclists
- CP30 Maintaining and improving the quality of the built and open environment
- CP32 Pollution

5.3 Development Management Document

- DMD3 Providing a mix of different size homes
- DMD6 Residential character
- DMD8 General standards for new residential development
- DMD9 Amenity space
- DMD10 Distancing
- DMD15 Specialist Housing Needs
- DMD37 High quality and design led development
- DMD45 Parking standards and layout
- DMD46 Vehicle crossover and dropped kerbs
- DMD49 Sustainable design and construction statements
- DMD51 Energy efficiency standards DMD53 Low and Zero Carbon Technology
- DMD58 Water Efficiency
- DMD68 Noise

5.4 Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance
Technical Housing Standards – Nationally Described Space Standards
Monitoring Report and Housing Trajectory 2015

6.0 Analysis

6.1 Principle of Development

- 6.1.1 In broad terms, the proposal is consistent with the aims of the London Plan and policies within the Core Strategy which seek to support development which contributes to the strategic housing needs of Greater London and the Borough.
- 6.1.2 The National Planning Policy Framework and the London Plan seek to ensure that new development offers a range of housing choice, in terms of the mix of the housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors.
- 6.1.3 Policy 6 of the Council's Core Strategy sets out the Council's guiding principles for meeting particular housing needs, and states "*The Council, with its partners, will develop flexible and accessible accommodation services that meet the local housing needs... The Council will work to ensure that there is appropriate provision of specialist accommodation across all tenures*".
- 6.1.4 The Council's Adult Social Services Department has confirmed that there is a need for good quality retirement living across tenures types. Development in this area is included within their Market Position Statement document.
- 6.1.5 However, whilst the proposed development is acceptable in principle and will contribute to supporting the requirements of a growing older population, Council policies also recognise that it is equally important that all other relevant planning considerations are addressed. Policy DMD 15 states that development proposals for specialist forms of housing will only be permitted if all of the following criteria are met:
- a. The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;
 - b. The property is suitable for such a use and would not result in an over intensive use of the site
 - c. That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development';
 - d. It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;
 - e. The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these changes. Developments must have regard 'General Standards for new development', other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and
 - f. The development is well located so that it is easily accessible to existing local community facilities, infrastructure, and services, such as public transport, health services, retail centres, and recreation and leisure opportunities.
- 6.1.6 These issues are considered in detail below.

6.2 Loss of Community Facility

6.2.1 DMD 17 seeks to protect existing community facilities. The loss of an existing community facility will only be permitted if:

- A suitable replacement community facility is provided to cater for the local community and maintain the same level of provision and accessibility; or
- Evidence is submitted to demonstrate that there is no demand for the existing use or any alternative community use.

6.2.2 A 'Statement of Reasons for Sale' prepared by Enfield Methodist Church Council has been submitted as well as justification provided in the submitted planning statement. From these documents, it is understood that:

- Oakwood Methodist Church closed September 2014 after 75 years of local service.
- It was 1 of 11 congregations within the Enfield Circuit which more or less follows the boundaries of the London Borough of Enfield and includes a small area north of the M25 where the Goffs Oak Methodists Church is located.
- The congregation has been noting the changes in its community; the aging of its core membership and the difficulty attracting new people.
- In December 2013, the Church Council decided to close Oakwood Methodist Church and dispose of the property.
- The Leadership Team identified a need to invest the sale proceeds in existing facilities east of the A10, particularly those located at Ordnance Road, Ponders End and Edmonton. In contrast to the churches in the western part of the Borough, the churches in the eastern part of the Borough have experienced sustained growth and the Leadership Team would like to modernise and extend these facilities.
- Following the decision to close the church, the premises were placed on the open market. The property was advertised on the basis it could be suitable for a number of alternative D1 (non-residential intuitions) and D2 (assembly and leisure) uses of the use class order, as well as having development potential, subject to the necessary planning consent.
- The site was first marketed in 2014. A sale was agreed in November 2014 however this later fell through. The property returned to the market in December 2015, where McCarthy & Stone Retirement Lifestyles Ltd were the successful bidders.
- As a charity Methodist Church premises must be sold for best price achievable in the current market conditions. There was no interest from other community uses and no substantive bids for the property were received from other community organisations and therefore the Church Council had no alternative but to sell the property to McCarthy & Stone.

6.2.3 In relation to DMD 17, it is accepted that in 2014 the church was no longer in viable use due to a declining congregation and the remaining congregation re-located to other churches in the area. The site was then marketed for sale on the basis it could be suitable for a number of alternative D1 (non-residential intuitions) and D2 (assembly and leisure) uses. However, after over a year on the open market without any community use coming forward, the site was sold to McCarthy and Stone. This sale has also led to the improvement of facilities at Methodist churches in the East of the borough which continue to prosper.

6.2.4 Given the length of time the site was on the market prior to sale to McCarthy and Stone, it is considered that this demonstrates that there was not sufficient demand from alternative community uses. Furthermore, the sale has led to improvement in facilities elsewhere while it is considered their other community facilities in the locality which accommodated the former uses. The proposal is therefore considered acceptable in relation to DMD 17.

6.3 Housing Mix

6.3.1 DMD 3 requires that residential developments of 10 or more units provide a housing mix in accordance with Core Policy 5; 35% 1 and 2-bedroom units, 45% 3-bedroom units, and 20% four or more bedroom units.

6.3.2 The current application proposes 17 2-bed units and 11 1-bed units. No 3 or 4-bedroom units are proposed. However, given that the proposed development would provide specialist accommodation for older residents, for which there is an established need, the development is considered acceptable in this instance. In addition, the consequence of older people downsizing from larger 3 and 4-bedroom family homes is that existing properties, which would not have otherwise become available, being released on the open market improving the supply of larger family sized accommodation.

6.4 Density

6.4.1 DMD 6 and DMD 8 seek to ensure that the density of residential development is appropriate to the locality having regard to the character of the surrounding area, public transport accessibility and local infrastructure provision. Table 3.2 of the London Plan provides a residential density matrix that should be used as a guide to realise optimum housing potential.

6.4.2 The site is approximately 0.241 hectares and has a PTAL of 3 (1 being the least accessible to public transport and 6 being the most accessible). 28 units and 102 habitable rooms are proposed. This equates to a density level of 423 habitable rooms per hectare which is more than the range considered acceptable for a site with a PTAL 3 score in a suburban setting (150-250hr/ha) and can indicate an overdevelopment of the site. However, the DMD recognises that higher densities may be appropriate particularly for some types of specialist housing where demands for amenity space, for example, may be less. Further consideration is given to this later in this report. In addition, it is also important to consider how well the proposed development integrates into the surrounding area.

6.5 Impact on the Street Scene and the Character of the Area

6.5.1 London Plan policies 7.1 and 7.4 set out the design principles that all boroughs should seek to ensure for all development proposals. The policies state that all development proposals should have regard to the local context, be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion, composition, scale and orientation.

6.5.2 Policy DMD8 sets out the 'General Standards for 'New Residential Development' and Policy DMD37 sets out criteria for 'Achieving High Quality and Design-Led Development. Both aim to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing.

- 6.5.3 The surrounding area is characterised by pairs of semi-detached two-storey single family dwellings. The adjoining property to the east contains a three-storey apartment building with undercroft car parking that presents as a two-storey residential building with accommodation in the roof.
- 6.5.4 The current application proposes a building of some 51.5m in width and 31.5m in depth. The development has been amended during the application process to reduce the height of the building, particularly at each end, to ensure that the building will relate more sympathetically to the immediately neighbouring properties in terms of its height. Efforts have also been made to articulate the building with recesses in the front elevation so that despite its overall width, the individual building sections will relate to the proportions of the neighbouring residential properties. The varied roof form and the articulation of the front elevation, as well as the varied materials, adds visual interest to the building which reduces the impact of its overall width and mass.
- 6.5.5 The Council's Urban Design Officer has raised concern about the proposal in relation to the overall scale and massing, the layout and the amount and quality of the amenity space provided and lack of dual aspect units which he suggests undermines the quality of accommodation on offer. With regard to the scale and massing, it is acknowledged that this is greater than may normally be expected on a site of this size and this is also highlighted through the assessment of density at section 6.4 of this report. However, the Development Management Document also recognises that higher densities and a greater scale of development may be appropriate in some cases, especially where specialist forms of housing are proposed. It acknowledges that, in the case of bespoke housing for older people, higher densities may be appropriate and flexibility should be applied to standards depending on the specific group (DMD 15). In light of this the proposed scale and massing is considered acceptable in this instance. A further assessment on amenity space is made at paragraph 6.6.11 of this report.

6.6 Impact on Residential Amenity

Daylight and Outlook

- 6.6.1 DMD 11 applies to rear extensions to residential properties, but the principles behind the policy are also relevant to the proposed development. It seeks to protect neighbours' light and outlook, and requires that ground floor rear extensions do not exceed a 45-degree line as taken from the centre of the adjoining ground floor windows and that first floor rear extensions do not exceed a 30-degree line as taken from the centre of the adjoining first floor windows.
- 6.6.2 The dwelling most affected by the current proposal would be No. 1 Westpole Avenue to the west of the application site. The building would extend to the rear of the neighbouring building by a maximum of 18m but at its closest to the boundary, would extend 8m to the rear. The development would therefore breach the 45 and 30-degree angles from this property. However, given the presence and extent of the existing buildings on the site and the separation between the proposed new building and the existing dwelling (minimum 9m to the rear of the existing building), it is considered that the development would not result in a worsening of the relationship and an unacceptable loss of light or outlook nor would it be overly dominant.
- 6.6.3 In relation to the existing properties in Ridge View Court, the development would not breach a 45 or 30 degree from the rear of this property and would not have an unacceptable impact.

Sunlight

- 6.6.4 In relation to sunlight, No 1 Westpole Avenue is located to the west of the site. The neighbouring occupiers have raised concern about loss of sunlight and overshadowing. However, whilst the proposal may have some impact in terms of loss of early morning sunlight, the development would not have a significant impact in terms of loss of afternoon or evening sun. The existing garden at No. 1 Westpole Avenue is north facing and it is considered that the development would not unacceptably impact the properties existing access to sunlight.
- 6.6.5 Ridge View Court is located to the east of the site. The existing buildings on the site will already cause some overshadowing of the existing amenity space at the rear of the property and this will also be impacted by the design and layout of Ridge View Court itself. The current development will result in the removal of buildings in the north-eastern corner of the site and therefore, despite extending to a greater height, overall it is considered that the development will not result in an unacceptable loss of sunlight.

Privacy

- 6.6.6 In relation to privacy, it is proposed that all first floor side facing windows in the main block be obscure glazed. First floor windows/Juliette balconies in the rear projecting element would not be. However, given these are separated from the common side boundaries by a minimum of 25m to No 1 Westpole Avenue and 15m to Ridge View Court this is considered acceptable as it complies with the Council's distancing standards. No side facing windows are proposed at second storey level. Windows in the ground floor flank elevations will face towards the common boundary fences and will not overlook the neighbouring sites.

Intensity of use

- 6.6.7 The current proposal would provide 28 residential units, mainly occupied by single older residents. The previous use of the site was as a church. Whilst the pattern of activity would be different, it is considered that the proposed use would not significantly increase the overall intensity of the use of the site. It is considered activity is more likely to be a more constant lower level of activity rather than the concentrated numbers of visitors generated by a church and associated clubs and activities at particular times. The intensity of the use is considered acceptable.

6.6.8 *Access Road*

The proposed access road to the basement car parking (28 spaces) would run along the common boundary with No 1 Westpole Avenue. Given the relatively low level of expected vehicle movements it is considered that this will not have an unacceptable impact on the nearest residential occupiers. However, a condition is recommended to limit any impact and to provide measures in the form of boundary screening and/or acoustic fencing which will minimise any potential impacts.

Quality of Accommodation

Unit Size and Layout

- 6.6.9 In terms of unit sizes, the London Plan and Nationally Described Space Standards specify minimum Gross Internal Areas (GIA) for new residential units. Although

this development is not for a conventional residential use and areas of communal living will also be provided, the Standards provide a guide as to the acceptable size and standard of accommodation to be provided. It is noted that the majority of the units will provide for individual occupiers (McCarthy and Stone have indicated that 85-90% of their residents are single or widowed with 75% of apartments comprising single female households (Planning Statement Para. 1.6)) and this will be taken in to consideration, if necessary, when making an assessment in relation to the spaces proposed. In this case, 17 x 2-bed and 11 x 1-bed units are proposed. Each of the 2-bed units has an equivalent 4 bed spaces and the 1-bed units have an equivalent 2 bed spaces. The minimum floor areas for these sized units is 50 sqm for the 1-beds and 70 sqm for the 2-beds and all the apartments would meet these minimum standards, with some significantly exceeding the requirements.

- 6.6.10 With regard to the layout of the units, concern has been raised in relation to the fact that the majority of the flats will be single aspect and therefore will have limited access to natural daylight and sunlight. This could potentially result in a poor quality living environment for future occupiers. In response to this concern, a sunlight and daylight report has been submitted. The report demonstrates that 82% of the habitable rooms will achieve their recommended Average Daylight Factor (ADF) and where rooms do not meet the required standard the shortfall is minimal. In addition, the majority of rooms which have less access to natural light are bedrooms rather than the primary living spaces and therefore any adverse impact would be minimised. Whilst, ideally the apartments would all be dual aspect, this could not be achieved for the density of development proposed on this site. The development is addressing an acknowledged demand for this type of housing and it is important to optimise development whilst maintain reasonable standards of residential accommodation. Due to the daylight analysis undertaken, it is considered that this, on balance, outweighs the identified concern.

Amenity Space

- 6.6.11 There are no standards as to the required level of amenity space for specialist housing for older people. However, minimum standards for self-contained flats are set out in DMD 9 of the Development Management Document (DMD). This policy requires that each 1-bed 2 person flat should have 5 sq.m of private amenity space and each 2-bed 4 person flat should have 7 sqm private amenity space. However, it is also recognised that there may be instances where it is not feasible or desirable to achieve the targets. Housing for older people is given as a case in point in the DMD.
- 6.6.12 In this case, no private amenity space is proposed. The ground floor flats at the rear of the site have access to small shared gardens/ terraces and there is a larger communal amenity area in the north-eastern corner of the site which would measure 170 sq.m. Flats at first floor level would have Juliette balconies but no actual balconies are proposed. Forward facing flats would look out on to areas of green but no direct access is proposed. This provides a setting for the building but does not contribute to quality amenity space provision.
- 6.6.13 Concern has been raised in relation to the amount as well as the quality of the amenity space proposed, particularly the larger area in the north-eastern corner which will be over shadowed by the proposed building. However, the applicant has argued that it is comparable to that allowed at the immediately adjoining flats at Ridge View Court. They also advise that due to the nature of their residents a reduced provision should be accepted as they do not require the same amenity provision as conventional flats. The DMD advises that reduced standards may be appropriate for specialist housing and on balance, this is considered appropriate in

this instance.

Highway Considerations

- 6.6.14 Policy 6.3 of the London Plan is relevant in “assessing the effects of development on transport capacity”. This policy seeks to ensure that impacts of transport capacity and the transport network are fully assessed and that the development proposal should not adversely affect safety on the transport network. In addition, Core Policies 24 and 25 and DMD policies 45, 46 and 47 are also relevant. Paragraph 32 of the National Planning Policy Framework is also applicable and advises that all developments that generate significant amounts of movement should be supported by a Transport Statement/ Assessment. The proposal falls outside the Travel Plan Statement requirement criteria as it is fewer than 50 units.

Access

- 6.6.15 The proposal includes a separate pedestrian and vehicular access arrangement which is appropriate. The Council’s Traffic and Transportation Department have commented on the proposed vehicular access and have advised that the minimum width of a one way access should be 3.65m. The passing/ waiting place should be a minimum of 4.8m x 6m. A method of controlling vehicle movements such as traffic lights will also be required at the top and bottom of the ramp to ensure there is no conflict between vehicles. The applicant has provided revised drawings in accordance with the above. These are currently being reviewed by the Council’s Traffic and Transportation Department and confirmation as to the acceptability will be reported at Committee.

Car Parking Provision

- 6.6.16 Twenty-eight car parking spaces are proposed including 4 spaces suitable for people with disabilities and 2 visitor car parking spaces. Six Electric Vehicle charging points have also been included. Traffic and Transportation have confirmed that this is acceptable and will provide sufficient car parking for future residents’ and visitors.

Cycle Parking Provision

- 6.6.17 A revised plan has been submitted showing the proposed location of 4 long stay and 4 short stay cycle spaces. This is below the standard usually applied to housing but it is considered appropriate given the nature of the specialist housing proposed.

Servicing

- 6.6.18 On-street servicing is proposed and is considered to be acceptable by the Council’s Traffic and Transportation Department. The number of bins proposed is in line with the Refuse and Recycle Storage Guidance (ENV/08/162). The refuse and recycling storage area is located adjacent to the waiting area/passing place for vehicles using the basement car park. The applicant must ensure the waiting space is kept clear at all times and does not become occupied by bins on collection day. Subject to this the proposed servicing arrangement is considered acceptable. This can be addressed by condition.

Sustainable Design and Construction

Energy

- 6.6.19 The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. A 35% CO₂ reduction is required for new residential units. An energy statement has been submitted with this application which demonstrates that a 35.05% reduction will be achieved. This meets the required standard.
- 6.6.20 In addition, water efficiency measures will need to be provided. Submitted details will need to demonstrate reduced water consumption using water efficient fittings, appliances, and recycling systems to show consumption equal to or less than 105 litres per person per day. This will be required by condition.

Biodiversity

- 6.6.21 Core Policy 36 of the Core Strategy seeks to protect, enhance, restore or add to biodiversity interests within the Borough, including parks, playing fields and other sports spaces, green corridors, waterways, sites, habitats, and species identified at a European, national, London or local level as being of importance for nature conservation.
- 6.6.22 The current application has been accompanied by an Ecology Report dated February 2016. This concludes that it is unlikely, at the time of the survey, that there were any bats roosting on site. It did however identify that it was likely that bats were roosting nearby as they were seen flying close to the site. In light of this and as the survey is over a year old, the report recommends that an updated survey is carried out. This can be secured by condition. Details of proposed ecological enhancements will also be required.

Trees

- 6.6.23 DMD 80 requires consideration to be given to the impact of a proposed development on existing trees on development and neighbouring sites. It also requires additional landscaping to be provided where necessary. A tree survey has been submitted with this application and inspected by the Council's Tree Officer who raises no objections to the proposal.

Sustainable Urban Drainage (SUDs)

- 6.6.24 According to DMD 61, all developments must maximise the use of, and where possible retrofit, sustainable urban drainage systems (SUDS).
- 6.6.25 The proposed development must incorporate SUDs in accordance with the quality and quantity requirements set out in the London Plan Drainage Hierarchy and the Development Management Document. The post-development runoff rate must be lower than the pre-development runoff rate and achieve greenfield runoff rates if possible.
- 6.6.26 A SUDs strategy has been submitted with this application. The SUDs officer has confirmed it is acceptable in principle. However, additional information in relation to green roof specification, invert levels, management plan and overland flow routes is required and these details can be required by condition.

6.6.27 Core Policy 3 of the Core Strategy states that “The Council will seek to achieve a Borough-wide target of 40% affordable housing units in new developments, applicable on sites capable of accommodating 10 or more dwellings. Affordable housing should be delivered on-site unless in exceptional circumstances, for example where on-site affordable housing would not support the aims of creating sustainable communities...The Council will aim for a borough-wide affordable housing tenure mix ratio of 70% social/affordable rented and 30% intermediate provision.”

6.6.28 In this case the applicants’ have argued that providing on-site affordable units would not be appropriate and have advanced a case of exceptional circumstances as to why off-site provision should be accepted. In summary, it has been argued that:

- It is not practical to mix “affordable retirement housing” with “open market retirement housing” within one building because of the communal facilities within retirement housing and the on-going service and maintenance arrangements which results in a weekly service charge. Housing associations are unable or unwilling to meet these charges and thus it is not practical to have mixed tenure affordable housing within an open market retirement housing development.
- Mixed tenure developments cannot sustain, either economically or physically, independent facilities such as separate entrances, two wardens/staff etc, unless the site is large enough and of suitable configuration to accommodate two separate developments each of substantial size. This particular site is certainly not “substantial” and it is not possible to accommodate two blocks with the requisite facilities on site.
- If there is shared/dual management there will undoubtedly be conflict between the requirements of the Housing Association and those of the private management company. For example, would the communal facilities be shared and, if so, who manages, maintains, replaces, and pays for what? There can only be one management regime.
- The different attitudes, expectations and requirements of those private owner-occupiers who are paying the management/service charge direct and those tenants who pay their rent to their landlord who in turn has to pay the management/service charge.
- The managerial problems of mixed tenure are well recognised. There have been a substantial number of planning appeals which deal with managerial issues of sheltered housing which have concluded that on site mixed tenure schemes were not possible.
- The following is a selection of appeals over the years (there are others which have also reached the same conclusions) dealing with the issue of attempting to provide affordable housing as part of sheltered/retirement developments:
 - Fordingbridge August 2000 at paragraph 24
 - Newbury May 2006 at paragraphs 24/25
 - Launceston June 2006 at paragraphs 27/28
 - Wigginton June 2006 at paragraphs 17/19
 - Warminster October 2006 at paragraph 10
 - Guisley November 2006 at paragraphs 45/50
 - Greenford April 2007 at paragraphs 18/19
 - Edenbridge August 2007 at paragraph 23
- Since 2007, and in consideration of the Appeals above, amongst others, it has been widely accepted that an off-site affordable housing contribution will be accepted for this type of development.

6.6.29 Considering the above, it is accepted that on-site provision of affordable housing would not be appropriate in this instance. However, an off-site contribution will be

expected. The Council's Independent Viability Assessor is currently reviewing the submitted viability appraisal with a view to agreeing an appropriate level of off-site contribution to ensure this is maximised. Details of this will be reported to Members at the Meeting

Community Infrastructure Levy

6.6.30 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by the Outer London weight of £20 together with a monthly indexation figure

6.6.31 The current proposal has a net gain in additional floorspace of 2805.6sq.m (the existing building has been vacant 3 years and therefore the floor space is not deducted for the purposes of CIL). The contribution required is therefore:

$$2805.6\text{sqm} \times £20 \times 282 / 223 = £70,957.78$$

Enfield CIL

6.6.32 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. The applicable CIL rate is be £120 per square metre together with a monthly indexation figure.

$$\text{Enfield CIL is } 120/\text{m}^2 \times 2805.6\text{m}^2 \times 282/274 = £346,501.84$$

6.6.33 CIL is based on the monthly indexation figure at the time of the decision and therefore is liable to change when the CIL Liability Notice is issued.

7.0 Conclusion

7.1 The proposed development would result in the creation of well-designed, purpose-built specialist housing for older people, the principle of which is consistent with the Council's Development Plan policies and supported by the Council's Adult and Social Care department. Whilst it is acknowledged that there are some concerns about the development in relation to the quantum of development proposed and the resultant number of single aspect units and the amount and quality of amenity space, these are relatively minor considerations and although could be used to refuse planning permission, it is considered that the benefits of the proposal outweigh these concerns and the development will provide much needed housing for older people and will satisfactorily meet the needs of this particular client group.

8.0 Recommendation

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. 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) the development shall only be used as specialist housing for older people (aged 55+) within Use Class C3 and for no other purpose whatsoever without express planning permission first being obtained.

Reason: The development is only acceptable as a specialist form of accommodation and would meet the general housing standards set out in Council policy.

4. No above ground works shall 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.

5. No above ground works shall 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 safety and to ensure a satisfactory external appearance.

6. The development shall not be occupied until all redundant points of access to the site have been closed and the footway reinstated, and the new vehicular access has been constructed.

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.

7. 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.

8. 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 satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

9. 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.

10. The glazing to be installed in the first floor flank elevations of the development shall be in obscured glass and fixed shut to a height of 1.7m above the floor level of the room to which they relate. 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.

11. The development shall not be occupied until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written warranty by the appointed specialist to confirm implementation prior to the commencement of development.

Reason: To avoid risk to public health and the environment.

12. The development hereby permitted shall not commence until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures
- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
- demonstrate that there will at no time be any potential security risk to our railway, property or structures
- accommodate ground movement arising from the construction thereof
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

13. Prior to first occupation details of proposed boundary screening/ acoustic fencing

along the boundary with number 1 Westpole Avenue shall be submitted to and approved in writing by the Local Planning Authority. The screening/acoustic fencing shall be installed as agreed and permanently retained.

Reason: In the interests of residential amenity.

14. The proposed vehicle passing place indicated on drawing NL-2740-03-AC-004 Rev B shall be clearly labelled as such and shall be kept clear (other than for the intended purpose) at all times.

Reason: To maintain the function of the vehicular access and in the interest of highway safety

15. Prior to development commencing, including demolition, an updated ecological survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development does not harm protected species in line with policy DMD 36.

16. Prior to development commencing, details of proposed biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. A plan shall be provided to show the locations of the proposed biodiversity enhancements and the development shall be carried out strictly in accordance with the approved plan.

Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan.

17. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into all the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer, sustainable communities and to reflect guidance in the NPPF and Policy CP17 of the Core Strategy.

18. The development hereby permitted shall be carried out strictly in accordance with the energy saving measures identified in the submitted Energy Strategy produced by 'Energist London' dated 8th September 2016 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.

19. Prior to first occupation details of the internal consumption of potable water shall be submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption using water efficient fittings, appliances, and recycling systems to show consumption equal to or less than 105 litres per person per day. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

20. Notwithstanding the details set out in the submitted Preliminary Drainage Strategy (Drawings 1611/09/05 Rev A roof, ground and basement strategies) – October 2017, prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- Sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all the source control SuDs measures including rain gardens, raised planters, green roofs, swale and permeable paving
- Final sizes, storage volumes, invert levels, cross-sections and specifications of all site control SuDs measures including ponds, soakaways and underground tanks. Include calculations demonstrating functionality where relevant
- A management plan for future maintenance
- Overland flow routes for exceedance events

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

21. Prior to occupation of the development, 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. This report must include:

- As built drawings of the sustainable drainage systems including level information (if appropriate)
- Photographs of the completed sustainable drainage systems
- Any relevant certificates from manufacturers/ suppliers of any drainage features
- A confirmation statement of the above signed by a chartered engineer

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

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

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

23. No development shall commence until a Construction Logistics Plan prepared in accordance with the Transport for London “Construction Logistics Plan Guidance” published in June 2017 has been submitted to and approved in writing by the local planning authority.

Reason: To minimise the impact of construction works upon highway safety, congestion, and parking availability

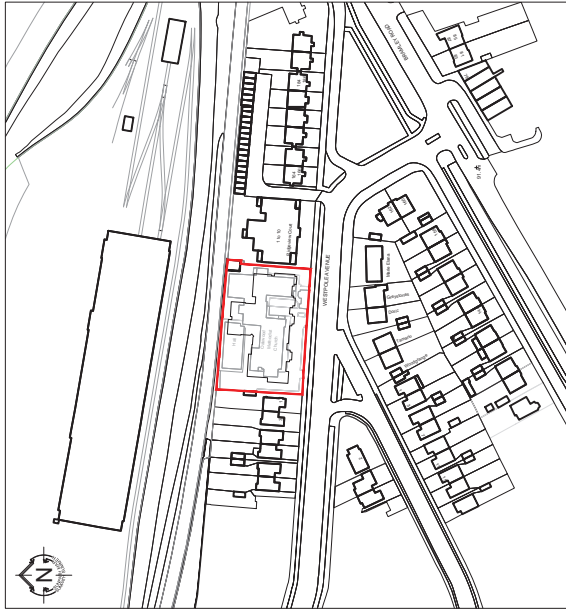
Directives

1. The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting
2. All redundant crossovers should be reinstated as public highway. All works to the highway (the footway reinstatement and the extension of the existing vehicular access) will need to be undertaken by the Council's Highway Services team, and the applicant should contact the footway crossing helpdesk (020 8379 2211) as soon as possible so the required works can be programmed.

REVISIONS

No.	Date	By
A	24.02.2017	CP

Rev: A Proposed location of planning comments

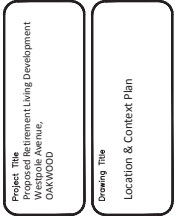


Location Plan - Scale 1:1250



Context Plan - Scale 1:500

ALTERNATIVAS DE LOCALIZAÇÃO
E LOCALIZAÇÃO DO PROJETO



Client
 Drawing No. NL-2740-03-AC-001
 Date: 24.02.2017
 Drawn: CP
 Checked: A
 Scale: A

Scale: A
 Date: 24.02.2017
 Drawn: CP
 Checked: A
 Scale: A

REVISIONS

Rev.	Date	By
A	Feb 2017	IDP
Schema revised following comments from Planning Officers.		
B	Feb 2017	IDP
Updated perspective supplied.		



Streetscene



Perspective

ALL DIMENSIONS TO BE CHECKED ON SITE
WHERE NECESSARY DIMENSIONS MUST
REPORT DISCREPANCIES TO THE
ARCHITECT AT ONCE BEFORE PROCEEDING

IP ARCHITECTS,
URBAN DESIGNERS,
PLANNERS,
PROJECT MANAGERS,
LANDSCAPE ARCHITECTS,
LIFE USE IDP

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THE PLANNING BUREAU LIMITED
Town Planners Architects

Client
McCarthy & Stone
The UK's leading retirement housing builder

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Project Title
Proposed Retirement Living Development
Westpole Avenue,
OAKWOOD

Drawing Title
Planning
Streetscene & Perspective

Scale	NTS	Date	Feb-2017
Drawn	IDP	Checked	IDP
Drawing No.	NL-2740-03-AC-002	Rev.	B

CAD plot date:

REVISIONS

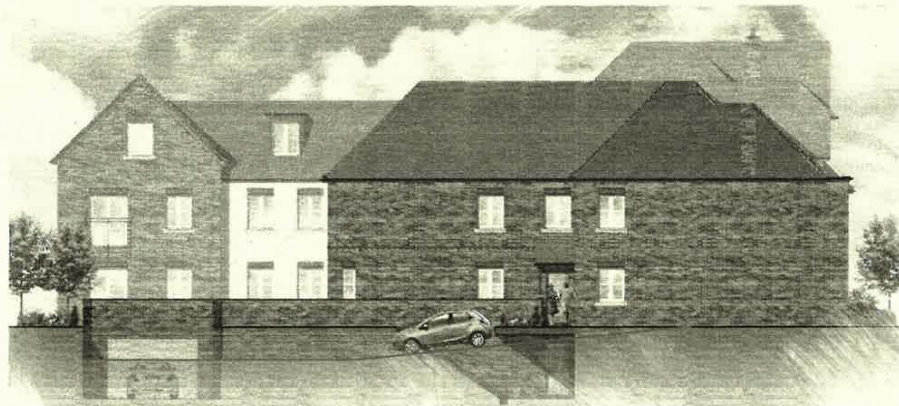
Rev.	Description	Date	By
B	Scheme revised following comments from Planning Officers	14/02/2017	IDP

Material Specification

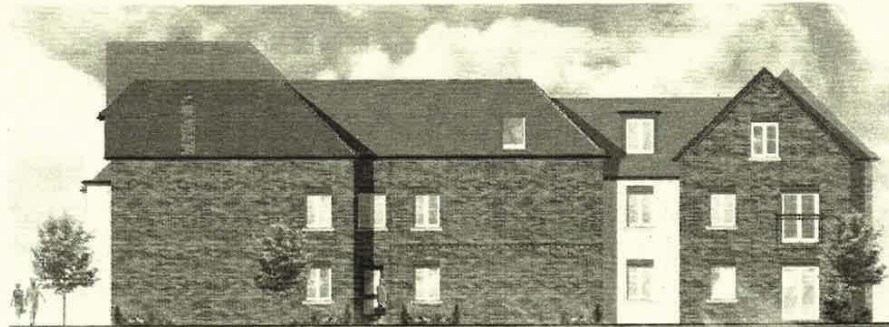
- K-Rend Through coloured render - 'white' or similar
- Wienberger New Red facing brick or similar
- Recon Bath M Stone or similar
- White UPVC frames with glazing bars within
- Powder coated aluminium traditional Juliette, black finish
- GRP chimneys with brick slips to match facing brickwork
- Black UPVC rainwater goods
- Marley Elmrit Riverside fibre cement tile or similar
- Feature Timber Boarding Detail



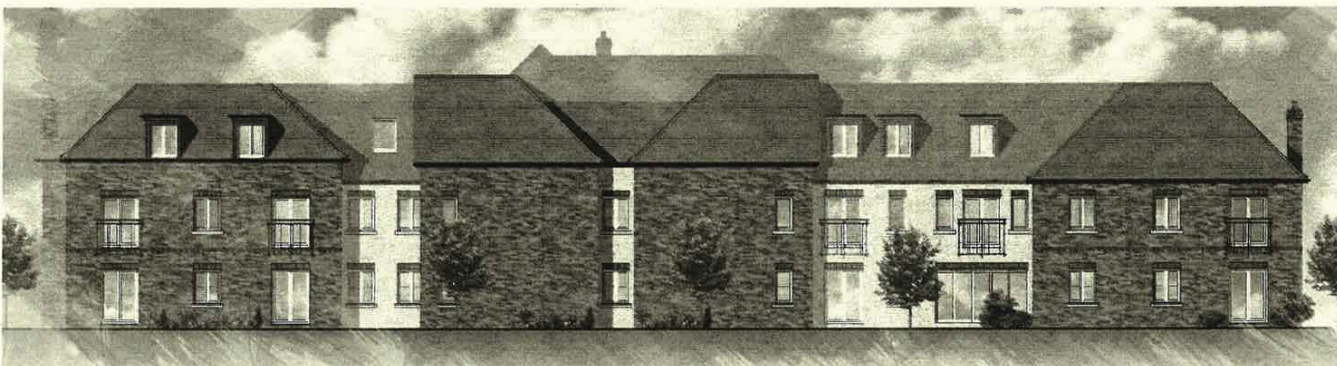
South Elevation



West Elevation



East Elevation



North Elevation



ALL DIMENSIONS TO BE CHECKED ON THE WORK. EXCEPT WHERE SHOWN ONLY. PLEASE REFER TO THE ARCHITECT'S DRAWINGS FOR ALL PROCEEDINGS.

I+P ARCHITECTS
 URBAN DESIGNERS
 PLANNERS
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 LANDSCAPE ARCHITECTS
 1st FLOOR
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Project Title
 Proposed Retirement Living Development
 Westpole Avenue,
 OAKWOOD

Drawing Title
 Planning
 Building Elevations

Scale	Date	Rev.
Scale 1:100 @ A1	Date Feb 2017	
Drawn: IDP	Checked: IDP	
Drawing No. NL-2740-03-AC-003	Rev. B	

Rev.	Date	By
A	16/01/17	CP
B	02/01/17	CP



ALL DIMENSIONS TO BE CHECKED ON SITE
 IN ACCORDANCE WITH THE
 I.P. ARCHITECTS DRAWINGS

I.P. ARCHITECTS
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Project Title:
 Proposed Retirement Living Development
 Westpole Avenue,
 ONYWOOD

Drawing Title:
 Planning
 Site Plan

Date: 16/01/17
Checked: CP
Drawing No.: NL-2740-03-AC-004
Rev.: B

CUO plot date:



Scale 1:200 @ A1



Site Plan

Rev.	Date	By
C	16/08/2017	CP
D	16/08/2017	CP
E	16/08/2017	CP
F	16/08/2017	CP

REVISIONS

Comments received following
comment from Planning Officers
Schemes as issued following
Deregulating Report
Disabled spaces, visitor spaces
and changing points added
Approaches to car ramp
and cycle apron removed

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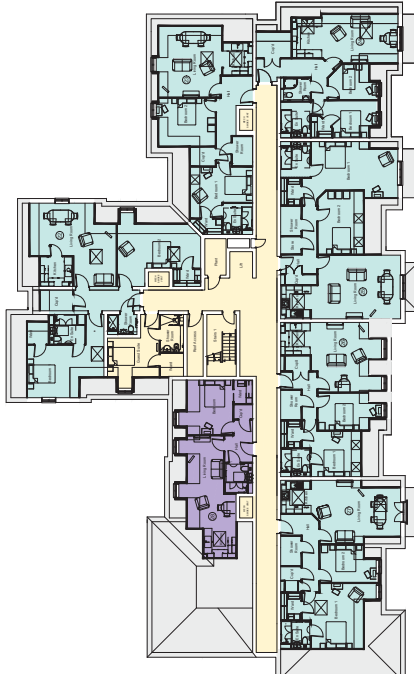
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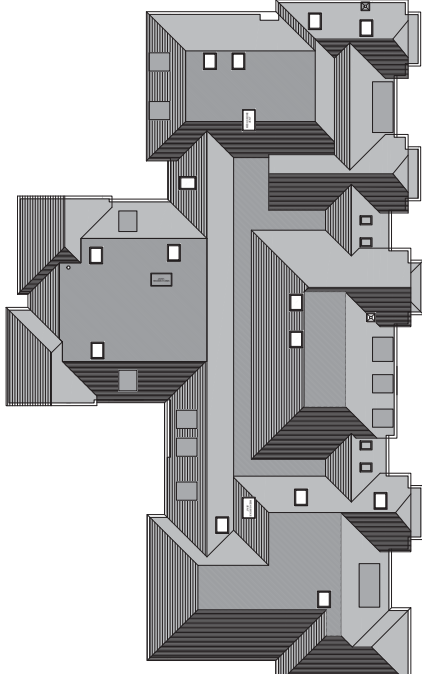
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Second Floor Plan

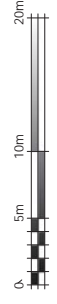


Roof Plan

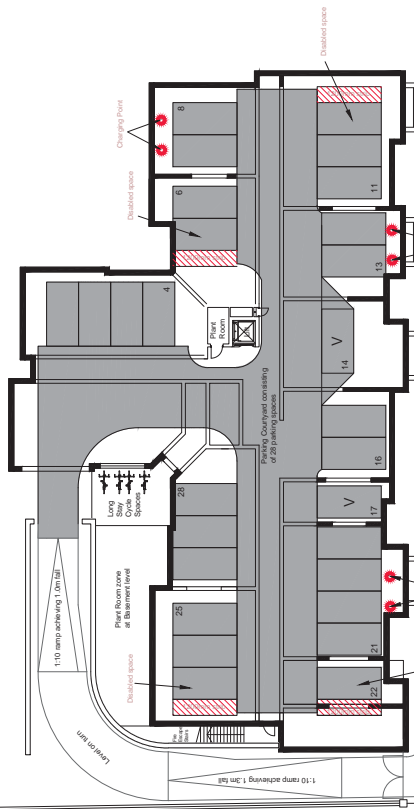
Legend:

- Communal Area (Yellow)
- One Bed Apartment (Purple)
- Two Bed Apartment (Teal)

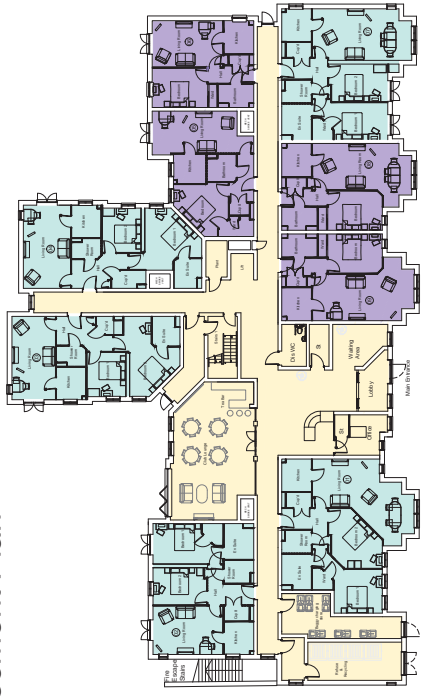
Scale 1:200 @ A1



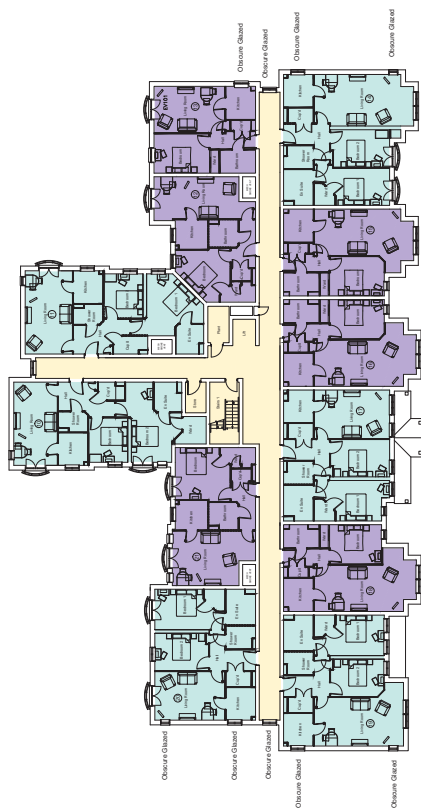
CAD plot date:



Basement Plan



Ground Floor Plan



First Floor Plan

I-P
ARCHITECTS
PROJECT MANAGERS
100, BRIDGE STREET, CHELTENHAM, GLOS. HP8 9JQ
TEL: 01295 424242
WWW.I-P-ARCHITECTS.COM

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Town Planning • Architecture

Client:
McCarthy & Stone
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Project Title:
Proposed Retirement Living Development
Westpole Avenue,
OLNWOOD

Drawing Title:
Planning
Floor Plans

Date: 16/08/17
Drawing ID: 16/08/17
Checked: CP
Rev: F
NL:2740-03-AC-005

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 21 November 2017

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
David Gittens
Adam Squires

Ward: Cockfosters

Ref: 17/03044/FUL

Category: Full Application

LOCATION: 23 Camlet Way, Barnet, EN4 0LH

PROPOSAL: Redevelopment of site and erection of 2x4 bed detached single family dwellings and a block of 7 flats comprising 4x3, 1x2 and 2x1 bed apartments with associated landscaping and amenity space with carparking provided at basement level.

Applicant Name & Address:
Mr & Mrs Terry & Jill Feldman
23 Camlet Way
Enfield, EN4 0LH

Agent Name & Address:
Mr Alan Cox
224a High Street
Barnet

RECOMMENDATION:

It is recommended that planning permission be **GRANTED** subject to conditions

Note for Members: Applications of this nature would normally be considered under delegated powers but the application has been brought to the Planning Committee because Councillor Pearce has requested that the application be presented to and determined by the Committee if Officers are minded to approve the scheme.

1. Site and Surroundings

- 1.1 The application site comprises the land at No.23 Camlet Way. The property is located on the northern side of Camlet Way, to the east of the intersection with Beech Avenue. The site is a rectangular shape and features 2 vehicle crossovers onto Camlet Way. The site is occupied by a detached dwelling to the front of the site with private amenity space located to the rear.
- 1.2 The surrounding area is residential in character, characterised by larger detached dwellings of varying sizes and styles and limited examples of flat type developments.
- 1.3 The rear of the site adjoins the Hadley Wood Conservation Area and the properties facing onto Crescent East.
- 1.4 There are a number of mature trees on the site to the front and rear, these are not protected by Tree Preservation Orders.

2. Proposal

- 2.1 The application seeks planning permission for demolition of the existing dwelling (no planning permission required) and redevelopment of the site to provide a three-storey block (plus basement car park) comprising seven (7) self-contained flats at the front of the site and two (2) two-storey detached dwellings toward the rear, with associated amenity space, gardens and car parking.
- 2.2 The proposed apartment block would feature four (4) three-bedroom apartments, one (1) two-bedroom apartments and two (2) one-bedroom apartments with associated gardens/balconies and underground car park below.
- 2.3 The two detached dwellings would each feature four bedrooms with a garage for two (2) parking spaces.
- 2.4 Access to the site would be provided via the existing crossovers from Camlet Way. The basement car park would be accessed via the eastern crossover and the dwellings to the rear of the site would be accessed via the western crossover with the driveway running along the western boundary.
- 2.5 A total of 15 car spaces would be provided on site, with 7 private spaces and 3 disabled access visitor spaces within the basement and 2 spaces within the garage of each detached house. One service/ visitor park would be located at the front of the site.

3. Development History

3.1 Site History

- 3.1.1 The following planning history for the site is considered to be relevant:

Reference	Proposal	Decision	Date
15/04097/FUL	Redevelopment of site involving demolition of the existing house, and erection of 3-storey block of 9x2-bed self contained flats and 4 x3 bed terraced mews houses with gardens, amenity space and car parking	Refused	16/12/2015

3.1.2 16/01384/FUL

Redevelopment of site and erection of a 3-storey block of 9 flats comprising (7 x 2-bed and 2 x 3 bed) involving balconies, terraces and basement parking and 3 x 4-bed terraced mews houses, involving associated landscaping, amenity space, and car parking.- Refused under Delegated Authority 09/08/2016 for the following reasons;

- 1- *The proposed apartment building at the front of the site, by reason of its density, scale, bulk, mass, design and siting, would be inconsistent with the pattern of development and would dominate and detract from the character and appearance of Camlet Way contrary to Policies 3.5, 7.4 and 7.6 of the London Plan, Policies CP 4 and CP 30 of the Core Strategy, Policies DMD 6, DMD 8, DMD 37 and DMD 38 of the Development Management Document, and the Enfield Characterisation Study.*
- 2- *The proposed form of development at the rear of the site, by way of its height, scale, siting and inadequate setbacks, represents inappropriate development of garden land which would cause adverse impacts on the character of the surrounding area and would fail to conserve or enhance the setting of the Hadley Wood Conservation Area, contrary to Policies CP 4 and CP 30 of the Core Strategy and Policies DMD 6, DMD 7, DMD 8, DMD 37, DMD 38 and DMD 44 of the Development Management Document, the Enfield Characterisation Study and the Hadley Wood Conservation Area Character Appraisal.*
- 3- *The proposed extent of hardstand at the front of the site, design of the forecourt and loss of the existing grass verge would cause harm to the character and appearance of the property and the street scene. These concerns are exacerbated the inability to provide sufficient scope for adequate landscaping on the loss in addition to harm to an established tree of significant amenity value. The proposal would therefore be contrary to Policies 3.5, 7.4 and 7.6 of the London Plan, Policies CP 4 and CP 30 of the Core Strategy, Policies DMD 6, DMD 8, DMD 37, DMD 38 and DMD 80 of the Development Management Document, and the Enfield Characterisation Study.*
- 4- *The proposal would fail to provide an appropriate mix of different sized dwellings, including an overprovision of two-bedroom units and an under provision of family sized dwellings, or an acceptable number of units suitable or easily adaptable for wheelchair users, and therefore fails to make an acceptable contribution to the recognised housing needs of the borough, contrary to Policies CP4 and CP 5 of*

the Core Strategy and Policies DMD 3 and DMD 8 of the Development Management Document.

- 5- *The proposal fails to robustly demonstrate that the proposed car parking facilities and access arrangements are acceptable, including access for refuse collection vehicles, contrary to Policy CP 24 of the Core Strategy, Policies DMD 45, DMD 46 and DMD 47 of the Development Management Document and Policies 6.12 and 6.13 of the London Plan.*
- 6- *The proposed car parking provision of two spaces per dwelling within the apartment building at the front of the site and visitor parking provision for the mews dwellings at the rear of the site would exceed the requirements of the London Plan and has not be robustly justified, contrary to Policy CP 24 of the Core Strategy, Policy DMD 45 of the Development Management Document and Policy 6.13 of the London Plan.*
- 7- *The proposed development would fail to provide adequate cycle parking facilities in accordance with the minimum standards set out in Table 6.3 of the London Plan or provide balanced car and non-car modes of travel, contrary to Policy 6.9 of the London Plan, Policy 25 of the Core Strategy, and Policy 45 of the Development Management Document.*
- 8- *The proposal fails to provide a sufficient affordable housing contribution contrary to Policies 3.10, 3.11, 3.12, 3.13 and 8.2 of the London Plan, Policies CP 2 and CP 46 of the Core Strategy, Policy DMD 1 of the Development Management Document, and the S106 Supplementary Planning Document.*

3.1.3 16/0059/REFUSE

Appeal against decision 16/01384/FUL for the Redevelopment of site and erection of a 3-storey block of 9 flats comprising (7 x 2-bed and 2 x 3 bed) involving balconies, terraces and basement parking and 3 x 4-bed terraced mews houses, involving associated landscaping, amenity space, and car parking.- The appeal was dismissed by the Inspector who found that;

- 1- The bulk, scale and massing of the development would be harmful to the character of the area
- 2- The proposal would not private a suitable housing mix to meet the Borough's needs.
- 3- The development had the potential for overlooking and harm to the amenity of the adjoining No.21 and No.25 Camlet Way.
- 4- The intensity of parking supplied would exceed the requirements of the site without suitable demonstration of need.

3.1.4 The main text of the Inspector's decision is discussed in more detail within the body of the report.

3.2 Relevant surrounding applications

3.2.1 The following planning history of the immediate area is considered to be relevant:

14/02622/FUL – 35 Camlet Way, Barnet, EN4 0LJ
Redevelopment of the site to provide 8 residential apartments
S106- Granted with conditions 27/03/2015

17/02071/FUL - 31 Camlet Way, Barnet, EN4 0LJ
Redevelopment of site by the erection of a detached 2-storey 6-bed dwelling house including rooms in roof, basement level incorporating swimming pool, garage at front and associated landscaping
Granted with conditions 10/07/2017

15/01615/FUL- 18-20 Camlet Way
Demolition of 2x existing dwellings, redevelopment of site to provide 1x3 storey 4-bed single family dwelling on plot 20 and erection of 2-storey building to provide 5 flats (3-bed) on plot 18 with accommodation in ground and first floors and roof space, basement parking and communal amenity space
S106- Granted with conditions 17/02/2016

TP/05/1426- 19 Camlet Way, Barnet, EN4 0LH
Demolition of existing dwelling and erection of a new detached 2-storey, 8-bed dwelling incorporating enclosed swimming pool and games room at basement level, and rooms in roof with front and rear dormer windows together with associated vehicular access.
Granted with conditions 12/10/2005

TP/03/1437- Land at rear of 29 Camlet Way, Hadley Wood,
Detached six-bed house with detached double garage and access from Camlet Way
Granted with conditions 10/10/2003

4. **Consultations**

4.1 **Statutory and non-statutory consultees**

Traffic & Transport

4.1.1 No objection pending the provision of additional information by way of condition, as discussed in the body of the report.

Tree Control

4.1.2 No objection pending the provision of additional information by way of condition, as discussed in the body of the report.

Sustainable Drainage

4.1.3 Sustainable Drainage advise that a sustainable drainage scheme is required for the development, as detailed in the body of the report

4.2 **Public response**

4.2.1 Letters were sent to seven (7) adjoining and surrounding properties with the consultation period expiring on the 11th of August. **Five (5) objections** were received, in summary the points of objection are;

- Too close to adjoining properties
- Development too high
- Increase danger of flooding
- Increase in traffic
- Increase of pollution
- Loss of privacy
- More open space needed on development
- Out of keeping with character of area
- Over development
- Will result in houses close to conservation area
- Overlooking
- Concerns regarding drainage
- Undesirable precedent
- Increase in noise and traffic
- Unneeded development
- Similar developments already under construction
- Road safety concerns
- Overdevelopment of back garden
- Style of dwellings to rear is out of character to the surrounding houses
- Proximity to trees
- Affect local ecology
- Loss of residential amenity
- Impact to setting of Hadley Wood Conservation Area
- Inconsistent with London Plan
- inconsistent with DMD
- bulky presentation to street scene
- crown roof inconsistent with area
- dwellings to rear overly visible
- oversupply of hardstanding
- difference in site levels leading to issues of overlooking
- lack of screening between dwellings to rear and houses facing Crescent East
- un-neighbourly intrusion
- impacts to drainage
- overdevelopment of site
- overlooking from flank windows
- lack of landscaping along shared boundaries
- previous inspectors decision
- more prominent than previous scheme
- reduction in building width insufficient
- over intensive use of rear garden

- request for obscure glazing of flank windows
- need for refuse management plan
- effect of basement on drainage issues

Conservation Advisory Group

4.2.2 The application was also considered by the Conservation Advisory Group (CAG) at its meeting held on the 31st of October 2017. On balance, CAG opposed the proposal by a vote of 5 for and 6 against, with 6 abstentions. A summary of the meeting minutes is provided as follows

- CAG noted the application abounds conservation area
- Flats on Camlet Way considered an improvement of the earlier proposal (16/01384/FUL)
- Proposal includes 2 dwellings to located 13m from Conservation Area
- Hadley Wood Conservation Area Study Group stated that views to and from the conservation area are largely void of buildings and structures. Concerns over visibility from Conservation Area
- Agent indicated ability to introduce additional screening to rear of site to screen the houses from Conservation Area
- CAG felt the modern design of the two houses was interesting and of a high architectural quality
- Vote was taken due to disparity of views amongst members
- On balance CAG opposed the application

5. Relevant Policies

London Plan

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing development
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on schemes
Policy 3.13	Affordable housing thresholds
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Waste self sufficiency
Policy 6.13	Parking

Policy 7.1	Lifetime Neighbourhoods
Policy 7.4	Local character
Policy 7.6	Architecture

Core Strategy

CP2	Managing the supply and location of new housing
CP3	Affordable housing
CP4	Housing Quality
CP5	Housing Types
CP6	Meeting Particular Housing Needs
CP8	Education
CP9	Supporting Community Cohesion
CP20	Sustainable Energy use and Energy Infrastructure
CP21	Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP28	Managing Flood Risk
CP30	Maintaining and Improving the Quality of the Built and Open Environment
CP32	Pollution
CP36	Biodiversity
CP46	Infrastructure Contributions

Development Management Document

DMD2	Affordable Housing on Sites of less than 10 units
DMD3	Providing a Mix of Different Sized Homes
DMD4	Loss of existing residential units
DMD5	Residential Conversions
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD45	Parking Standards and Layout
DMD49	Sustainable Design and Construction Statements
DMD 51	Energy Efficient
DMD 53	Low and zero carbon Technology
DMD 54	Allowable Solutions
DMD 55	Use of Roof Space/ Vertical Services
DMD 56	Heating and Cooling
DMD 57	Responsible Sourcing of Materials
DMD 58	Water Efficiency
DMD 59	Avoiding and Reducing Flood Risk
DMD 60	Assessing Flood Risk
DMD 61	Managing Surface Water
DMD 68	Noise

DMD 69	Light Pollution
DMD 78	Nature Conservation
DMD 79	Ecological Enhancements
DMD 80	Trees
DMD 83	Development adjacent to Green Belt

Other Material Considerations

National Planning Policy Framework
National Planning Policy Guidance
Technical Housing Standards – Nationally Described Space Standards
Monitoring Report and Housing Trajectory 2015
Hadley Wood Conservation Area Appraisal

Analysis

6. Procedural matters

- 6.1 It is noted that the planning statement supplied as part of the application states that a number of documents have been agreed to be supplied by way of condition as part of the pre-application for the scheme. Formal agreements are unable to be reached at the preapplication stage as such application provide advice only. In some instances, it may be possible to condition the supply of certain information as a pre-commencement condition pending the approval of a scheme however this varies between applications and is decided by the relevant authority.

7. Previous application

- 7.1 The proposal is similar to previous applications for the site, with the most recent of these being, 16/01384/FUL which proposed 'Redevelopment of site and erection of a 3-storey block of 9 flats comprising (7 x 2-bed and 2 x 3 bed) involving balconies, terraces and basement parking and 3 x 4-bed terraced mews houses, involving associated landscaping, amenity space, and car parking'
- 7.2 This application was refused under delegated authority with this decision subsequently being upheld on appeal.
- 7.3 The key differences between the current proposal and the previous proposal include:
- A reduction in the number of dwellings from 12 to 9, through the loss of one of the dwellings at the rear, and 2 flats within the apartment building.
 - A reduction in the overall number of car spaces from 31 to 15.
 - A reduction in the overall maximum height of the apartment building at the front of the site from 9.4m to 8.7m
 - The change in form of the apartment building to create a staggered setback

- Reduction in maximum width of development from 26.7m to 22.1m
- Increase in maximum depth of stepped development from 21.7 to 28.6m
- Increase in setback of apartment building from western boundary from 1.5m to 7m
- reduction in setback of apartment building from eastern boundary from 8.3m to 7.5m
- Alterations to the apartment mix to provide for a greater proportion of three-bedroom units.
- Increase in landscaping to front setback and reduction in hardstanding
- Increase in landscaping to side and rear boundaries
- Change in roof type of dwellings to rear from mansard to flat roofed
- Reduction in the number of dwellings to the rear from 3 to 2
- Reduction in the number of storeys of the dwellings to the rear from 3 to 2

7.4 The current application and the revisions from the previously refused scheme will be assessed against the previous Inspector's decision and the other relevant legislation, as outlined above.

8. Principle

8.1 The National Planning Policy Framework (NPPF) and London Plan advise that Local Authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable and inclusive and mixed communities. In addition they advocate the efficient use of brown field sites provided that it is not of high environmental value. Policy 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected.

8.2 In broad terms, the proposal to provide residential accommodation would contribute to the strategic housing needs of Greater London and increase the housing stock of the Borough. Therefore the proposals are considered to be consistent with the aims and objectives of both strategic and local planning policies in this regard.

8.3 In addition, the principle of providing 2 detached single family dwellings to the rear of this site is acceptable. Whilst local objections have been noted concerning back land development in this characteristically low density suburban location, provided that the proposals do not cause harm to the established character and appearance of the area, it is not considered a refusal in principle could be supported. The 2 new dwellings and the dwelling to be replaced would each provide 4 bedrooms which means that family accommodation would be provided and the development would reflect the priorities identified in the "Monitoring Report and Housing Trajectory 2015" which seeks a greater provision of family accommodation (3+ bedroom homes) for which there is a deficit within the borough.

- 8.4 There is existing evidence of back land (or development of rear gardens) along Camlet Way and Beech Hill to the east of the site. Alderwood Mews and Burwood Place to the east of the subject site were both granted planning permission in the early 2000's, while properties located at 29 and 39 Camlet Way both feature dwellings to the rear (see planning history section of this report). These developments are considered to represent a material consideration in the assessment of the current proposal, as they now contribute to establishing the character of the locality which forms the context for the consideration of this application.
- 8.5 It is further noted that neither the previous application nor the Inspectors Decision raised an objection to the principle of the development of the site and accordingly, the LPA would see no reason to find otherwise in this regard.
- 8.6 Notwithstanding the above, the proposal must be judged on its own merits and it raises additional issues of density, scale, site coverage, context and the impact on the amenities of neighbours. In this context, Policy DMD 7 relates to the development of garden land. The policy states that the Council will seek to protect and enhance the positive contribution gardens make to the character of the borough. Development on garden land will only be permitted if all of the following criteria are met (in summary):
- The development does not harm the character of the area
 - Increased density is appropriate taking into account the site context
 - The original plot is of sufficient size to allow for additional dwellings
 - The development must not have an adverse impact on residential amenity within the development or the existing pattern of development in the locality
 - Garden space and quality must be adequate for new and existing dwellings
 - The proposal provides appropriate access to the public highway
- 8.7 The current proposal therefore must be assessed in relation to this policy. The development will be expected to respect the established character of Camlet Way, having regard to density and scale, quality of design and appearance, impact on neighbouring amenities and parking provision.

9. Development density

- 9.1 The London Plan Density Matrix (Table 3.2) sets out appropriate density levels for residential development based on a range of criteria, including Public Transport Accessibility Level (PTAL), location and site area.
- 9.2 The site has a PTAL of 1b (Very poor), an overall area of 0.361 hectares and is considered to be within a 'Suburban' location. 'Suburban' locations are described as:

'areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys'.

- 9.3 Based on the above, the London Plan Density Matrix (Table 3.2) suggests a density of 150-200 habitable rooms per/hectare and 35-75 units per/hectare for the subject site. This translates to a suggested range of 135-180 habitable rooms per/ha and 31.5-67.7 units per/ha for the subject site.
- 9.4 The proposed development would be within the suggested maximum density based on the London Plan Density Matrix.
- 9.5 However, density is not the only measure when assessing suitability of a proposal for its locality. Other considerations such as impact on local character, impact on adjoining amenity, quality of the proposed, parking provision and scale of development are also relevant.
10. Housing Mix
- 10.1 As noted above, one of the reasons for refusal of the previous application was the over concentration of 2-bedroom dwellings, resulting in an inappropriate housing mix inconsistent with DMD and Core Policy.
- 10.2 Core Strategy Policy CP 5 requires that new development should provide a mix of different sized homes, and sets the following targets for different sized housing:
- | | |
|------|-------------------------------|
| 20% | 1 & 2 bed flats (1-3 Persons) |
| 15 % | 2 bed houses (4 persons) |
| 45 % | 3 bed houses (5-6persons) |
| 20% | 4+ bed house (6 + persons) |
- 10.3 CP 5 is supported by DMD 3 which requires that *'Development on sites capable of accommodating 10 or more dwellings should meet the targets'*.
- 10.4 The Core Strategy policy (CP 5) is based on evidence from research undertaken by Ecotec. The findings of Ecotec's research, *Enfield Strategic Housing Market Assessment (February 2010)*, demonstrates a shortage of houses of all sizes, particularly houses with 3+bedrooms across owner occupier, social and private rented sectors. The greatest requirement in the owner occupied market housing sector is for family sized housing.
- 10.5 The earlier findings of Fordham's Research, Enfield Council Housing Study (September 2005) corroborate Ecotec's findings. The research showed there was an absolute shortage of four bedroom properties in the owner occupied sector, which is unique to that sector. The report modelled the potential demand and supply for different sized properties from 2003-2011 and found the greatest relative shortfall is for three or more bedroom properties for owner occupation. This is confirmed with data in the Monitoring Report and Housing Trajectory 2015 ("Monitoring Report") which was reported to the Local Plan Cabinet Sub-Committee on 3 March 2016. The Monitoring Report confirms that in 2014/15, new 3+ bedroom houses accounted for 23% of provision whereas Core Policy 5 and DMD3 seek 65%.

- 10.6 The proposal would provide for two (2) one-bed apartments (ie. 22%), one (1) two-bed apartments (ie. 11%), four (4) three-bedroom dwellings (ie. 44%) and two (2) four-bed apartments (ie. 22%).
- 10.7 It is noted that the two dwellings at the rear of the site each feature a 'study room' which could be used as a fifth bedroom.
- 10.8 Notwithstanding, Policy CP 5 calls for aggregate totals of 35% one and two-bedroom dwellings and 65% three and four-bedroom dwellings. on this basis, it is considered that the development would provide a more appropriate provision of larger 3 and 4-bedroom dwellings than the previously refused scheme. It is therefore considered that the proposal would be consistent with Policies CP 5 and DMD 3.
- 10.9 Policy 3.8 of the London Plan states that at least 10% of new homes should be designed to be wheelchair accessible or be easily adaptable for residents who are wheelchair users. This is supported by Policy CP 4 which states that 'The Council will seek to achieve a borough-wide target of 10% of all new homes to be suitable or easily adaptable for wheelchair users'.
- 10.10 The supplied plans indicate that the ground 2 flats are designed so as to be wheel chair accessible. This would result in greater than 10% of the accommodation being wheelchair accessible, in accordance with Policy 3.8 of the London Plan.

11. Impact on the character of the surrounding area

- 11.1 The proposal consists of redevelopment of the site to provide a three-storey block (plus basement car park) comprising seven (7) self-contained flats at the front of the site and two (2) two-storey detached dwellings toward the rear, with associated amenity space, gardens and car parking.
- 11.2 The surrounding area is predominantly residential and generally characterised by large single dwellings set on large sites surrounded by extensive gardens. There are examples of unit development and garden development both to the east and west of the site. Recent approval history indicates the approval of a number of larger apartment type development in the surrounding area, as identified earlier in the report.
- 11.3 Policy DMD 6 requires that '*The scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies*' and Policy DMD 8 states that new residential development must '*Be of an appropriate scale, bulk and massing*'.
- 11.4 The revised scheme maintains the provision of a large flat building to the front and dwellings located to the rear. The previous scheme proposed a square building, while the current scheme is for a stepped elevation, in line with the front

elevation of No.21 to the east and stepping back to sit 4m in front of No.25 to the east. To the west of the site the development would sit 6m forward of the existing building line while to the west it would sit 2m behind the existing building line. The proposed flat building would be approximately 4m narrower than the existing dwelling to either side.

11.5 In terms of the visual impacts of the development, the major changes involve the reduction ridge height to match that of No.25 to the west, the reduced width of the flat building to preserve views down the side of the building and the stepped design of the building to break up the visual mass of the building from the previous square design.

11.6 The previous proposal was refused due to, among other reasons highlighted in this report:

- The scale, bulk, mass, design and siting of apartment building at front of site; and
- The height, scale, siting, inadequate setbacks and number of dwellings proposed at the rear.

11.7 More particularly, the inspector found in the previous decision that:

‘the envelope of this (flat) building would provide a substantial three storey building with a bulk and mass that would be extremely dominant and visible in the street. The proposed building would be higher than the existing house. I accept this would only be a minor increase in height, however, given the shallow slopes and hipped roof of the existing building it would appear as a building of significantly greater bulk and mass. The existing building is already one of the larger properties in the street and the general form and appearance of the proposed apartment building, including the flat roof mansard style and depth of the property, would to my mind, result in the building appearing substantially larger than any in the immediate surroundings, out of keeping and excessively large

11.8 The development at the front of the site would be approximately 600mm lower than the previous proposal in terms of overall maximum height and would include alterations to the building footprint by the creation of the stepped elevation towards Camlet Way. The volume of dormers within the roof has been reduced from 6 to 4 at the front and 4 to 2 at the rear.

11.9 It is acknowledged that the development has made efforts to reduce the visual bulk of the structure in relation to the block structure, the massing at roof level and that the current building would have a narrower profile to the existing dwelling on the site. This is offset somewhat by the significant ridge height and roof mass when compared to the current dwelling of the site

11.10 In terms of the development character of the wider area, the use of large crown roofs to facilitate residential development and maximise living space within a site. Within the immediate setting of Camlet Way and Beech Hill to the east there are a number of example of similar roofed developments, with recently approved

development at No.19 Camlet Way, No.18-20 Camlet Way and No.31 Camlet Way all featuring significant crown roof elements

- 11.11 While the inspectors decision previously stated that there were limited examples of similar crown roofs within the wider area, it is noted that the flat building approved at No.20 Camlet Way on the opposite side of the road to the subject site features a significant square crown roof which would not have been constructed at the time of the previous decision. The flat building approved at No.35 Camlet Way also features a similar development In comparison to this roof structure, the proposed roof comprised of 2 smaller crown elements is seen as providing a favourable juxtaposition to the roof and form of No.20.
- 11.12 It is noted that, in the decision for the development at No.20, the officers report identified that,

It is acknowledged that large buildings in comparison to the buildings within the vicinity would remain. However it is considered that the size of the plot, and the broader character of the area which is defined by larger dwellings and flatted buildings with crown roofs, can support a building of the proposed size. The building has been amended and this has reduced the bulk and massing of the building, so that it would not appear significantly out of keeping with the character and appearance of the street scene. Given the wide site frontage, and taking into account the scale of the existing building, it is considered that the proposed building is acceptable in terms of its height, width and depth. The presence of established trees and vegetation along the front and side boundaries of the site, and the separation of the building to the shared flank boundaries would further help ensure that the impact of the development would be lessened.

- 11.13 With reference to this decision, and the proximity to the subject site, it is considered that these views remain valid and that with the presence of comparable development within the area, having been constructed since the previous decision, the development would not appear overly out of keeping with the wider area
- 11.14 The previous decisions from the LPA and Inspector both referenced the width of the previous scheme and the lack of separation between the boundaries in the previous decision. This as a key feature of the area given the predisposition towards development fronting Camlet Way, with open and clear separation along boundaries between properties
- 11.15 Per paragraph 7 of the Inspectors decision it was identified that; '*the separation of the development to allow access to the rear would allow views between the properties towards the rear and expose views through to the development at the rear. Whilst there are examples of development beyond the predominant frontage development, this was for the most part individual properties and well screened*'

- 11.16 To address this issue, the form of development has been revised, with a reduction to 2 dwellings at the rear and a change in roof form. This change in roof form results in the mass of the dwellings being centrally located in the middle of the site so as to be screened behind the bulk of the flat building, with a flat pitched roof being angled towards the edge of the site.
- 11.17 The introduction of this contemporary design element results in the mass of development to the rear being screened from Camlet Way, and per the proposed sections, unlikely to be visible from the street in this direction. The reduced roof form to the rear, combined with the increased setbacks from the previous schemes would result in the preservation of views between the subject property and adjoining properties towards the rear of the site. It is considered that to this end, the dwellings at the rear would not result in harm to the character of Camlet Way.
- 11.18 It is noted, that per the CAG Minutes, it was observed that the contemporary design of the dwellings to the rear was a positive design outcome from the previous scheme. It is considered that the revisions to the scheme in this direction are seen as having addressed the previous reason for refusal.
- 11.19 The second ground for refusal for the previous application related to the development at the rear of the site and was as follows:
- 'The proposed form of development at the rear of the site, by way of its height, scale, siting, inadequate setbacks and number of dwellings proposed, represents inappropriate development of garden land which would cause adverse impacts on the character of the surrounding area, contrary to Policies CP 4 and CP 30 of the Core Strategy and Policies DMD 6, DMD 7, DMD 8, DMD 37 and DMD 38 of the Development Management Document, and the Enfield Characterisation Study.'*
- 11.20 The development at the rear of the site would now feature three dwellings, rather than four, and development would be two-storeys, rather than three. Dwellings at the rear would also be detached, rather than terraced, with a space of approximately 2m between each dwelling.
- 11.21 The officer's report for the previous proposal noted that development of the rear of the site would be over dominant and inconsistent with the pattern of development in the area and would disrupt the established pattern of large rear gardens, causing harm to the character of the area.
- 11.22 In terms of precedent, it is considered that the development to the rear of No.29 Camlet Way, in the form of the substantial 2 storey dwelling with a large crown roof and development located within the roof space is a comparable development. In terms of a physical comparison, the building footprint between the two sites would be similar, with the dwelling at No.29 displaying a higher level of visual bulk by way of the crown roof at the rear of the site.
- 11.23 The proposed development to the rear would have a height of 7m at its highest point, 700mm lower than the ridge of the previously proposed mansard roofs,

with the roof sloping to a height of 5.3m as the roof slopes away towards the site boundaries.

- 11.24 One of the concerns with the proposed development at the rear within the previous proposals was the inadequate setbacks from the side property boundaries. By the removal of one dwelling to the rear, the development would have a separation of 6m from either side boundary as opposed to the previously proposed. This, in conjunction with the reduction in building bulk towards the side boundaries results in a form of development that would have a reduced visual profile and offers better opportunities towards screening from both the public realm and adjoining properties
- 11.25 Having regard to the above, it is considered that the current proposal represents a significant reduction to the form, bulk and visual impact in the overall scale of development at the rear of the site. the development would be comparable to development found at 29 Camlet Way and by nature of the reduced roof profile may in fact be considered a lesser visual impact to this property. In this regard Council's previous concerns and reason for refusal with respect to the development at the rear of the site have been resolved to a satisfactory standard

Setting of the conservation area

- 11.26 The subject site is also located within the setting of the Hadley Wood Conservation Area, which commences at the rear property boundary and incorporates properties on the north and south sides of Crescent East and Crescent West either side of the railway cutting, as well as properties along Lancaster Avenue to the north.
- 11.27 While the subject site is not included within the conservation area, the impact of development on the setting of the conservation area must be considered.
- 11.28 DMD 44 (Enhancing and Enhancing Heritage Assets) is therefore relevant and states that:

'Applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused'.

And,

'The design, materials and detailing of development affecting heritage assets or their setting should preserve the asset in a manner appropriate to its significance'.

- 11.29 Paragraph 8.5.4 of the Development Management Document provides further guidance and states that *'The setting of an asset is not limited to its curtilage and is defined as the physical and non physical environment in which the asset is experienced, including consideration of views to and from the asset...'*

- 11.30 The development site adjoins the Hadley Wood Conservation Area to the north of the site, with the 2 dwellings located at the rear of the site facing towards the Conservation Area. Per the previous officers report for application 16/01384/FUL, concern was raised with regard to the impact of the mews dwellings and associated works at the rear, located within 4m of the Conservation Area at its closest point on the setting of Conservation Area. This was predominantly due to the potential for views towards the development from Crescent East.
- 11.31 The revised scheme reduces the intensity and form of development to the rear of the site and has moved the building line of these buildings forwards, so as to be located 12m from the boundary of the conservation area. The bulk of the dwellings to the rear has also changed with the previously proposed bulky mansard roofs being replaced by a flat pitched roof, making use of a green roof at first floor level.
- 11.32 The 2 dwellings proposed at the rear of the site would be located 12m from the boundary of the Conservation Area and approximately 90m from the public realm of the Conservation Area along Crescent East facing the site. The flat building located fronting Camlet Way would be approximately 65m from the conservation area and 140m when viewed from Crescent East
- 11.33 The CAG response in regard to the application was mixed, with a 6-5 vote carrying the objection. In respect to the dwellings to the rear, it was noted that the current scheme is an improvement on the previous scheme and that the form of the flat building was an improvement on the previous scheme. Conversely, the Hadley Wood Conservation Area Study group noted that the development would be visible from between the dwellings along Crescent East and would be detrimental to the Conservation Area due to the views in this direction. It is noted that while CAG raised an objection to the scheme, it was not identified as a form of development resulting in harm to the setting of the Conservation Area.
- 11.34 In respect of this, the applicant advanced additional information regarding the ability to implement additional screenings and plantings to the rear elevation if required by the CAG or the Local Authority. While no response regarding this was provided in the CAG minutes, the Case Officer is of the opinion that additional landscaping would be a positive contribution in this regard and would assist in offsetting harm to views from Crescent East. In the event of approval, as part of the revised landscaping plan condition detailed elsewhere in this report, additional screening in this direction would be required.
- 11.35 With regard to the previous application, the CAG offered an objection to the scheme on the basis of the piecemeal loss of development along Camlet Way and the loss of the fine dwellings in this direction harming the setting of the Conservation Area.
- 11.36 The Hadley Wood Conservation Area Character Appraisal acknowledges that by nature of the topographical nature of the area, the development along Crescent East falls away from the ridge carrying Camlet Way. By nature of this, any development located along Camlet Way will have an inherent degree of visibility due to the slope of the land.

- 11.37 The Character Appraisal does not make reference to development along Camlet Way impacting upon the setting of the Conservation Area, and more specifically, in the development pressures identified for the Area, development along the boundary is not identified as a pressure.
- 11.38 It is not considered that the response provided by CAG would offer sufficient justification or identifies a level of harm to the setting of the Conservation Area so as to warrant a reason for refusal. Concerns raised regarding the flat building would be difficult to substantiate given the significant distance between this building and the conservation area (in excess of 60m at the closest point). It is further noted that in the appeal decision issued by the Inspector, no reference was made to the development resulting in harm to the Conservation Area.
- 11.39 Given an intention to implement additional landscaping to the elevation presenting towards Crescent East, the setbacks of the development from the public realm of the Conservation Area and revised form and bulk of the development, it is considered the revised scheme would result in a reduced visual impression to the Conservation Area from the previous scheme
- 11.40 While the development would be visible from the Conservation Area, most notably along Crescent East, the impact of the proposed developments on the overall character of the conservation area has been reduced. The development is considered to lead to less than substantial harm to the setting of the Conservation Area.
- 11.41 Per Paragraph 134 of the NPPF it is identified that;
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*
- 11.42 In this instance, the public benefit of the scheme, namely the provision of additional, high quality accommodation within the Borough and the optimisation of the development potential of the site outweighs the less than substantial harm to the setting of the Conservation Area due to visual impacts from Crescent East.
- 11.43 Another reason for refusal with respect to the previous proposal related to the extent of hardstand at the front of the site and design of the forecourt.
- 11.44 The officer's report for the previous application provided the following assessment:
- The current proposal is almost identical to the previously refused proposal in terms of the design of the front forecourt, with the exception of the loss of one car space which would accommodate the relocated bin store area. There has been no change in planning policy or circumstances since the issue of the previous refusal in late-2015 which would warrant the Council forming different view with respect to the*

proposed design of the front of the site, and therefore it is considered that this ground for refusal has not been addressed by the current application.

11.45 This view was supported by the inspector who found that;

The proposed layout has limited opportunities for soft landscaping, the apartment building is moved forward on the plot, reducing the available area, a side accessway is created, a small free-standing building is introduced and formalised parking bays are introduced. There is limited soft landscaping provided and no real opportunities to increase this. The lack of soft landscaping would produce an appearance somewhat out of keeping in the street but would also reduce the ability to screen and soften the significant bulk of the proposed apartment building, thereby adding to its apparent dominance

11.46 The landscaping scheme has been significantly revised, with the carparking to the front being removed and the existing crossovers being preserved, removing the need for a large centralised area of hardstanding of the previous scheme. The revised landscaping scheme shows that an access path would be the only hardstanding to the front of the flat building, allowing for significant plantings across the front of the site and a significant soft landscaped area between the flat building and the front boundary fence.

11.47 It is noted that the existing site features a high percentage of hardstanding to the front elevation, save for the plating area and cedar tree to the east of the site. This cedar tree would be retained which would offer additional screening to the development. The landscaping scheme is considered to address the previous reason for refusal in that the high percentage of hardstanding is reduced and the proposal would in fact feature less to the front elevation as what currently exists. The landscaping would allow for better screening of the flat building towards Camlet Way and adjoining properties, reducing the visual impact of this structure. It is considered that there is scope for the inclusion of additional plantings from what is currently proposed and there is a presumption towards plantings consisting of mature varieties with active foliage's so as to provide more immediate screening. Conditions relating to this would be included with any approval

11.48 It is considered that the revisions to the current application previous scheme have addressed the previous reasons for refusal of the application relating to the bulk and scale, impact to the Conservation Area and lack of suitable landscaping. While the current scheme retains similarities to previous proposals, by nature of the planning system, previous decisions and reasons for refusal provide direction towards unsatisfactory elements of a scheme. It is therefore a reasonable expectation that a revised scheme would seek to rectify or revise a previous application. Overall, it is considered that the development present an acceptable scale of development compatible with existing development in the immediate vicinity of the site in terms of size and design.

12. Floor Area and Quality of Accommodation

- 12.1 DMD 8 requires that new residential development must *'meet or exceed minimum space standards in the London Plan and London Housing Design Guide'*.
- 12.2 However, since the adoption of the Council's Development Management Document, the minimum space standards within the London Plan and London Housing Design Guide and have been superseded by the nationally described space standards (March 2015). While the national standards are not significantly different to those prescribed in the London Plan and London Housing Design Guide, the national standards take precedence and should be applied.
- 12.3 The proposed dwellings will be expected to meet and where possible exceed these minimum standards and those contained within the nationally described space standard.
- 12.4 The minimum floor area required for the various dwelling sizes/types proposed by this application are as follows:

Apartment size / type	Floorspace requirement
One bedroom, two-person apartment	50sqm
Two bedroom, four-person apartment	70sqm
Three bedroom, six-person apartment	95sqm
Two-storey, four-bedroom, eight-person dwelling	117sqm

- 12.5 The proposed apartments and mews dwellings are all very large and easily comply with the relevant internal spatial requirements.
13. Amenity Space
- 13.1 DMD 9 (Amenity Space) sets out the amenity space requirements for different sizes and types of dwellings.
- 13.2 The proposal provides for an area of communal amenity space in the centre of the site, and therefore the minimum area of amenity space for the One-bedroom, two-bedroom and three-bedroom apartments are 5sqm, 7sqm and 9sqm respectively.
- 13.3 Each of the apartments would be provided with a terrace or balcony which would meet these requirements.
- 13.4 DMD 9 also requires that four-bedroom houses each be provided with at least 50sqm of private amenity space. Both of the proposed dwellings would be provided with a rear garden comfortably in excess of 29sqm.
- 13.5 The current proposal also provides a communal open space area within the centre of the site, the size of which has been increased compared with the previous applications. Under the previous scheme there was no direct access to the amenity space at the rear from inside the flat building with residents forced to circumnavigate the building to enter the site. The current scheme features direct access to the amenity space from within the building with a door at ground floor

level leading directly to this space. This is seen as an acceptable access arrangement and on this basis the communal amenity space would be appropriate.

- 13.6 It is noted that per DMD9, communal amenity space must be directly accessible to wheelchair users and disabled people and must have a suitable management arrangement in place. The ground floor plans show that Flat 1 has a ramp leading to the amenity space however there is no ramp access to the main building at the rear. Similarly, no detail of a management plan has been presented to detail how the space will be utilised and maintained. These aspects are considered to be readily rectifiable, and, in the event of approval, a condition requiring supply of this information would be imposed.

14. Impact on the neighbours' amenity

- 14.1 DMD 8 requires that new residential development must '*Preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance*'.

- 14.2 Objections have been received from a number of surrounding properties, including properties with a direct abuttal to the site.

Daylight/sunlight/outlook

- 14.3 The officer's report of the previous proposal set out that the development would not result in any significant adverse impacts on adjoining properties in terms of daylight, sunlight or outlook.

- 14.4 In summary, this was because:

- No. 21 Camlet Way would be separated by the proposed accessway and the flank walls of the adjoining dwelling and the proposed development would sit approximately 13m apart;
- No. 25 Camlet Way features a two-storey wing which is set against the shared property boundary, and does not feature windows within the flank wall, mitigating any impacts on daylight, sunlight or outlook.
- Both Nos. 21 and 25 Camlet Way are oriented to the north; and
- The mews development to the rear would be separated from the two adjoining properties by 40-60m and from the properties to the rear by at least 50m.

- 14.5 It is considered that the current proposal, which includes reductions in the overall width of development, would not result in any new impacts in terms of daylight, sunlight or outlook when compared with the previous proposal.

Privacy/overlooking

- 14.6 Concerns were raised with the previous proposals due to there being a number of second floor windows within the side elevations which would directly overlook both adjoining properties and do not feature any screening.
- 14.7 This was not identified as a reason for refusal of the previous application as the Case Officer was of the opinion that the glazing of the flank windows would have prevented issues of overlooking. Notwithstanding this, the inspectors decision of the subsequent appeal found that;

The proposal would result in material harm to the living conditions of the occupiers of the adjoining property at No.21 and No.25 Camlet Way with particular reference to privacy and overlooking.

- 14.8 Primarily, the Inspector formed this view on the basis that the development would result in overlooking to the rear spaces of these adjoining properties due to the location of windows and balconies within the rear elevations, lack of screening between the sites and lack of separation between the sites.
- 14.9 For reference, the previous scheme had a separation of 1.5m from the western boundary and 8.5m from the eastern boundary. The rear building line sat slightly shallower than No.25 to the west and 14m in deeper than No.21. the proposal featured a large, open sided balcony at first floor level in the centre of the development. As a result of this, the inspector considered that the outlook from the open balconies would be more substantial than from existing windows and would increase the risk of overlooking to private areas close to the rear of these dwellings.
- 14.10 By nature of the revised, stepped design of the flat building, the depth of the extension in relation to the adjoining properties has changed, with the development extending past the rear building line of either dwellings, ensuring that views from rear facing windows and balconies are directed towards rear garden space.
- 14.11 At first floor level, there would be two rear terraces located within the rear elevation, each of these would be recessed terraces meaning that views to either side of the terrace are screened by the existing building. at second floor level, there would be one recessed terrace for Flat 5, while Flat 7 would feature an open balcony, with potential for views to either side of the development. This would be inappropriate, and inconsistent with the previous Inspectors decision, however this is rectifiable by the insertion of privacy screening to either elevation of the terrace, so as to restrict views towards the rear of the property. A condition ensuring this would be included with any approval.
- 14.12 While there would be some overlooking of rear garden spaces from the proposed rear windows and balconies, given the extension would extend past the rear of both adjoining dwellings, these views would be limited towards the rear garden spaces and would not overlook private spaces directly to the rear of the dwelling,

which was the primary concern of the previous inspectors decision. It is noted that views of rear garden spaces are not protected by DMD policy and such views are no different that would be reasonably expected by rear facing windows or a rear dormer.

- 14.13 As an aside, it is noted that the adjoining property at No.25 features a first floor rear terrace which wraps around side of the two-storey wing of this development. the views offered by this terrace may be impacted somewhat by the apartment development to the side boundary, however, the views to the rear garden spaces would be preserved.
- 14.14 It is also noted that there would also be some overlooking opportunities from the 3 north facing first floor windows of either dwelling at the rear of the site into the two adjoining properties of 20 and 22 Crescent East to the rear. However, as noted in the previous reports, the dwellings would be significantly separated from surrounding properties by 40-60m and immediate views would be to gardens, rather than habitable rooms. Therefore, it is considered that the development at the rear would not cause any significant impacts on privacy.
- 14.15 On the basis of the above, it is considered that the revised scheme would address the previous objection raised by the inspector with regard to overlooking of rear private spaces of No.21 and No.25 Camlet Way. As previously noted, there is a predisposition towards the planting of established vegetation for screening purposes, especially so along the shared boundaries to the sides and rear. As condition requiring this would be imposed.

Noise and disturbance

- 14.16 While the proposal would result in a significant increase in the number of vehicle movements to and from the site, it is considered that the proposal would not result in a significant increase in background noise so as to cause an unacceptable amenity impact.

15. Traffic Considerations

Access

- 15.1 Pedestrian access is clearly defined which meets London Plan Policy 6.10 Walking and Enfield DMD 47 which requires: "All developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities." Any pedestrian access should be at least 1200mm wide to allow wheelchair users and those wheeling a bike to conveniently use it.
- 15.2 The existing vehicular accesses will be retained which is an acceptable approach. The proposed gates are recessed from the public highway by at least 5 metres and open inwards which is acceptable as this prevents vehicles being forced to queue on the street to enter the site

- 15.3 Where the entry / exit point involves an enclosure, for reasons of pedestrian and cyclist safety, the Council requires unobstructed footway visibility starting at 0.6m to 1.0m in height above the footway for a distance of 2.0m horizontal from either edge of the access. This visibility is to be measured from a point 2.0m back from the edge of the footway. In the event of approval, a condition requiring confirmation as to the proposed means of enclosure would be imposed, allowing for confirmation of this detail.

Parking

- 15.4 The 10 car parking spaces for the flats slightly exceeds the maximum permitted by the London Plan. The previous application was refused in part due to an over supply of parking spaces, however, given the low PTAL rating of the site and that 2 disabled spaces would be provided, the parking mix is acceptable.
- 15.5 The site would provide electric charging provision for the spaces, with a minimum provision of 20% active and 20% passive spaces. Confirmation is required as to which spaces would feature charging points, with this information to be supplied prior to the commencement of construction.
- 15.6 Amended plans have been provided detailing that the lift is of a sufficient size to accommodate cycles using the basement parking and this detail is considered acceptable.
- 15.7 The scheme makes provision for cycle parking for each of the flats at level which would meet the requirements of the London Plan. The spaces are secure within the basement and no objection is raised to this aspect. Clarification is required with regard to the location of the visitor parking spaces and the location of the cycle parking spaces for the 2 dwellings, in light of the available space, it is considered that this information can be provided by way of condition.

Refuse

- 15.8 The location of the refuse and recycling store for the flats is acceptable although confirmation is required that there will be a level and solid surface that it can be transferred over to allow collection on the public highway. The location of the refuse and recycling storage for the houses appears to be just under 50 metres from the collection point which is acceptable.
- 15.9 The location, size, number and type of refuse and recycling containers will need to be specified and must be in line with Enfield guidance ENV 08_162, this information is able to be supplied by way of condition

16. Biodiversity

- 16.1 Core Policy 36 of the Core Strategy seeks to protect, enhance, restore or add to biodiversity interests within the Borough, including parks, playing fields and other sports spaces, green corridors, waterways, sites, habitats and species identified

at a European, national, London or local level as being of importance for nature conservation.

16.2 No ecological appraisal has been supplied with the application, as the planning statement has identified an intention to supply this as a pre-commencement condition in the event of an approval being issued. While it is noted that the preapplication report detailed that this information would be required in the event of a full application, it is considered that an Ecological Appraisal can be supplied by conditions. Such a report would need to identify mitigation measures and a strategy to be adopted in order to ensure that there is no harm to protected species. Such measures would be expected to include the planting of native/wildlife friendly species, installation of bat boxes, butterfly houses, a stag beetle loggery and 3 bird boxes.

16.3 Furthermore a bat survey would be required prior to the demolition of the dwelling so as to protect any species within the site.

17. Impact on trees

17.1 DMD 80 requires consideration to be given to the impact of a proposed development on existing trees. It also requires additional landscaping to be provided where necessary.

17.2 The Council's Tree Officer has inspected the proposed development and has visited the site to consider the impact on trees. It is recognised that a number of neighbours have raised concern about the loss of trees on the site which they consider provides significant amenity value. It is noted that none of the trees on the site at present are subject to a Tree Preservation Order.

17.3 Per the response from Council's tree officer, no objection is raised to the principle of development, however an objection is raised with regard to the proposed refuse store at the front of the site which is located within the Root Protection Area of the large cedar to the front of the site. It has been recommended that the plans be revised to locate the refuse store on the western side of the front entrance path. It is considered that this would be easily achievable, and given the need for a condition for greater detailing of the landscaping to the front setback of the site, it would be possible to condition the revised location of the refuse store as part of the same process.

18. Energy

18.1 The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. A 35% CO₂ reduction is required for new residential units having regard to economic viability and technical feasibility. An energy statement has been submitted with this application which demonstrates that that this is achievable. In the event of approval, a condition requiring an energy certification demonstrating a 35% CO₂ reduction would be required prior to occupation of the residential spaces.

18.2 In addition, water efficiency measures will need to be provided. Submitted details will need to demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day. This will be required by condition.

19. Flood Risk

19.1 DMD 60 requires new developments to be assessed in relation to their potential for increasing the risk of flooding. The current proposal has been inspected by the Environment Agency and they advise that they have no objection to the development on flood risk safety grounds. The proposal does not lie within Flood Zone 2 or 3 and on this basis, no objection is raised to the development in this regard.

20. Sustainable Urban Drainage SUDs

20.1 DMD 61 relates to the management of surface water. A Drainage Strategy is required to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS)

20.2 The proposed development must incorporate a sustainable urban drainage system in accordance with the quality and quantity requirements set out in the London Plan Drainage Hierarchy and the Development Management Document. The post-development runoff rate must be lower than the pre-development runoff rate and achieve greenfield runoff rates if possible.

20.3 The sustainable urban drainage strategy should include:

- A site plan.
- A layout plan.
- A topographical plan of the area with contours and overland flow routes together with details of what happens in exceedance events.
- The footprint of the area being drained, including all buildings and parking areas.
- Greenfield Runoff Rates for a 1 in 1yr event and a 1 in 100yr event plus climate change.
- Storage volume.
- Controlled discharge rate.

20.4 This will be required by condition.

21. S106 Contributions

21.1 On November 28th 2014 the Minister for Housing and Planning state announced, in a written ministerial statement, S106 planning obligation measures to support small scale developers and self-builders. Paragraphs 12 to 23 of the National Planning

Policy Guidance (NPPG) were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from small scale developments containing 10 units or less with a gross area of no more than 1000 sq m.

- 21.2 In April 2015, the Government's new policy approach was challenged in the High Court by two Local Authorities (West Berkshire District Council and Reading Borough Council). The challenge in the High Court was successful and on 31st July 2015, Mr Justice Holgate quashed the Secretary of State's decision to adopt the new policy by way of written ministerial statement. As a consequence, paragraphs 12 to 23 of the Planning Obligations section of the National Planning Practice Guidance (NPPG) were removed.
- 21.3 The Government subsequently appealed the High Court decision. The Court of Appeal on the 11th May 2016 upheld the Government's position set out in the 28th November 2014 written ministerial statement; this reinstates the small sites exemption from paying S106 affordable housing and other tariff style contributions and also reinstates the vacant building credit.
- 21.4 The Court of Appeal found the written ministerial statement to be lawful; however in making the judgement the Court found that the statement should not be applied as a blanket exemption which overrides the statutory development plan and the weight given to the statutory development plan is a consideration to be made by the Local Planning Authority.
- 21.5 As a result of this The London Borough of Enfield will no longer be seeking contributions for education on schemes which are 11 units and below. However, it will be seeking Affordable Housing contributions on schemes which are 10 units or less which have a combined gross floor space of more than 1000sqm. This is in conjunction with the criteria stipulated within the Planning Practice Guidance.
- 21.6 The current proposal would have a GIA in excess of 1000 sq.m and therefore a contribution towards Affordable Housing would be required in line with the Council S106 SPD (2016).
- 21.7 In line with the S106 SPD the applicant has submitted a Viability Statement which concluded that no contribution to Affordable Housing could be made if the proposal is to be economically viable.
- 21.8 The submitted Viability Statement has been reviewed by an independent viability assessor. The advice provided concludes that the following contributions can be made by the proposed viability:

- Council & Mayoral CIL = £202,440.00
- Education = £42,104.78

- Affordable Housing = £294,349.98
- 5% Council monitoring fee =£2,105.24
- **Total contributions = £541,000.00**

- 21.9 The initial contributions offered by the applicant as set out in their submitted Affordable Housing Financial Viability Report were significantly less than suggested by the Council's independent consultant who has undertaken a review of the proposal.
- 21.10 Following dialogue between the agent for the applicant and Council staff, the amounts detailed in the independent viability report were considered to be acceptable and the above-mentioned contributions were agreed upon as acceptable for the development.
- 21.11 As an aside, it is noted that the previous application 16/01384/FUL was determined to be liable for contributions of £451,000 following an independent review of the scheme. The current scheme represents an improved amount of some £90,000 for a scheme featuring 3 fewer dwellings.
- 21.12 The LPA is of the opinion that the afore mentioned figures represents an acceptable S106 contribution and a legal agreement for these contributions has been prepared on this basis.

22. Recommendation

22.1 Having regard to the above assessment, it is recommended that the application is **approved** subject to the following conditions:

1. C51 Time Limited Permission
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:

463316-3 Rev A	Proposed Plans (Flats)
463316-2	Proposed Site Plan, Street Scene and Site Section
463316-4	Proposed Elevations (Flats)
463316-5	Proposed Plans & Elevations (House 1)
463316-6	Proposed Plans & Elevations (House 2)
463316-7	Proposed Street Scene & CGIS
LP/23CWB/020 B	Landscaping Plan
10079-001	Swept Path Analysis of Small refuse vehicle servicing the site
TPP/23CWB/010 B	Tree Protection Plan
Arboricultural Report	June 2017
Planning Statement	June 2017
SAP Worksheet Flat 1	17/08/2017

SAP Worksheet House 1
Sustainability Statement

17/08/2017
June 2017

Reason: To ensure the development proceeds in accordance with the approved plans.

3. 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.

4. 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 a satisfactory visual appearance and in the interests of highways safety

Revised landscaping plan shall include a landscaping management plan and predicted growth detail so as to ensure the plantings are appropriately maintained.

5. The development shall not commence until details of a revised landscaping plan detailing existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas has been submitted to and approved in writing by the Local Planning Authority. The revised plan shall provide additional plantings to the front, rear and side elevations of the site, with such plantings to include mature species. It shall also include a landscaping management plan and predicted growth detail so as to ensure the plantings are appropriately maintained. 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, become 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

6. 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.

7. 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.

8. 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 amenity.

9. The development shall not commence until details of the construction of any access roads and junctions and any other highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.

Reason: To ensure that the development complies with adopted Policy and does not prejudice conditions of safety or traffic flow on adjoining highways.

10. Prior to the commencement of above ground works, details (including elevational details) for covered cycle parking for the storage of a minimum of 2 bicycles per dwelling has been submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be provided prior to first occupation of the development and permanently maintained, kept free from obstruction, and available for the parking of cycles only.

Reason: To provide secure cycle storage facilities free from obstruction in the interest of promoting sustainable travel.

11. Prior to the commencement of above ground works, 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.

12. The glazing to be installed in all flank elevations of the development shall be in obscured glass and fixed shut to a height of 1.7m above the floor level of the room to which they relate. 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. 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.

14. 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.

15. Prior to first occupation details of the internal consumption of potable water shall be submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day. The

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

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

16. The development, including demolition of the existing dwelling, shall not commence until a construction management plan has been submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:
- a. A photographic condition survey of the public roads, footways and verges leading to the site.
 - b. Details of construction access and associated traffic management.
 - c. Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.
 - d. Arrangements for the parking of contractors' vehicles.
 - e. Arrangements for wheel cleaning.
 - f. Arrangements for the storage of materials.
 - g. Hours of work.
 - h. The storage and removal of excavation material.
 - i. Measures to reduce danger to cyclists.
 - j. Dust mitigation measures.
 - k. Membership of the Considerate Contractors Scheme

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

Reason: To ensure construction does not lead to damage of the nearby public road network and to minimise disruption to the neighbouring properties.

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

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

18. 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.

19. 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.

20. No works or development shall take place until Ecological Appraisal has been supplied and approved by the Local Planning Authority. Such a report is expected to identify ecological mitigation measures and a strategy to be adopted in order to ensure that there is no harm to protected species.

A plan shall be provided to show the locations of the proposed biodiversity enhancements and the development shall be carried out strictly in accordance with the approved plan and Ecological Appraisal.

Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan.

21. Prior to the demolition of the existing dwelling of the site, a daytime bat inspection by a licensed bat consultant should be undertaken of the loft space of the dwelling. This report shall be supplied in writing to the Local Planning Authority for approval, prior to any works commencing on the site.

In the event that bats are determined to be present within the site, no works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and

approved in writing by the council. Thereafter mitigations measures approved in the shall be maintained in accordance with the approved details. Should conditions at the site for bats change and the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council.

Reason: To ensure that the Council fulfils its duties under the Conservation of Habitats and Species Regulations (2010) (as amended) and that bats, a material consideration, are not adversely impacted upon by the proposed development.

22. Prior to the commencement of above ground works, a revised site plan detailing the following shall be supplied for the written approval of the Local Planning Authority;
- Charging points for electric vehicles within the basement garage
 - A revised refuse store on the western side of the pedestrian entrance pathway
 - A wheelchair accessible ramp to the rear of the flat building
 - Privacy screenings 1.7m high to the side elevations of the balcony serving Flat 7

Reason: to ensure the development is in accordance with DMD Policy and Council requirements

23. No works or development shall take place until a basement impact assessment has been supplied and approved by the Local Planning Authority.

Reason: to ensure the basement does not effect the stability of the site or adjoining properties.

24. Prior to the first occupation of the flat building, a communal space management plan detailing the maintenance, orientation and design of the communal open space area has been submitted and approved by the Local Planning Authority

Reason: to ensure the communal open space is provided in accordance with DMD9.

25. No works or development shall take place until a refuse and servicing access management plan has been submitted and approved by the Local Planning Authority

Reason: to ensure that access and servicing to the site does not affect the amenity of adjoining properties and that refuse collection is in accordance with Enfield Policy.

Highways Informative

The construction of the vehicular access involves work to the public highway and can only be built 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.

Environment Agency Informative

The applicant should be aware that under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Monken Mead Brook, designated a 'main river'. From 6th April 2016, the Flood Defence Consent regime moved into the Environmental Permitting Regulations to become Flood Risk Activity Permits. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

For further information on a Flood Risk Activity Permit please contact us at PSO-Thames@environment-agency.gov.uk

WINDOWS IN GREY TO BE OBTAINED
GLAZING OPERABLE BY MAX 100MM



FRONT ELEVATION



SIDE ELEVATION

WINDOWS IN GREY TO BE OBTAINED
GLAZING OPERABLE BY MAX 100MM



SIDE ELEVATION

RAMP DOWN TO BASEMENT
• 100 TO WITH L12 TRANSITION
RAMP'S TOP AND BOTTOM



REAR ELEVATION

RAMP DOWN TO BASEMENT
• 100 TO WITH L12 TRANSITION
RAMP'S TOP AND BOTTOM



No.	Date	By	Contents
Revisions			

Site Address
23 CAMLET WAY
ENFIELD
EN40LH

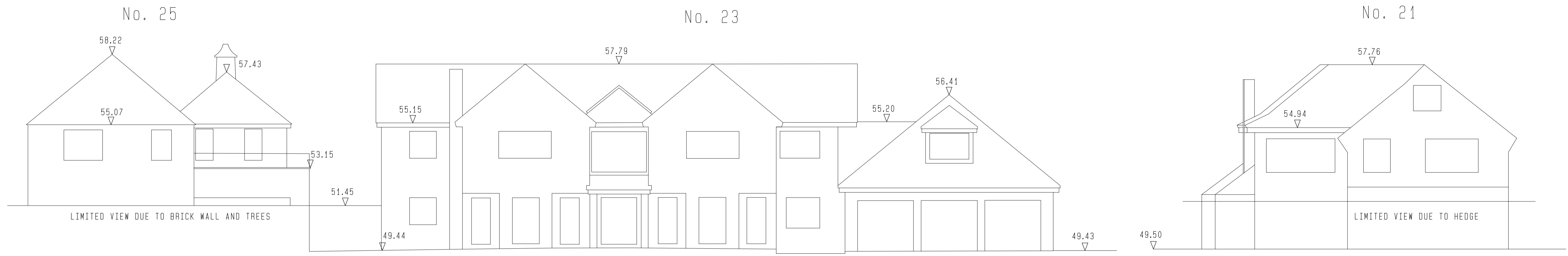
Job Title
REDEVELOPMENT OF SITE
TO FORM 2 DETACHED HOUSES
AND A BLOCK OF FLATS

Drawing Title
PROPOSED ELEVATIONS
(FLATS)

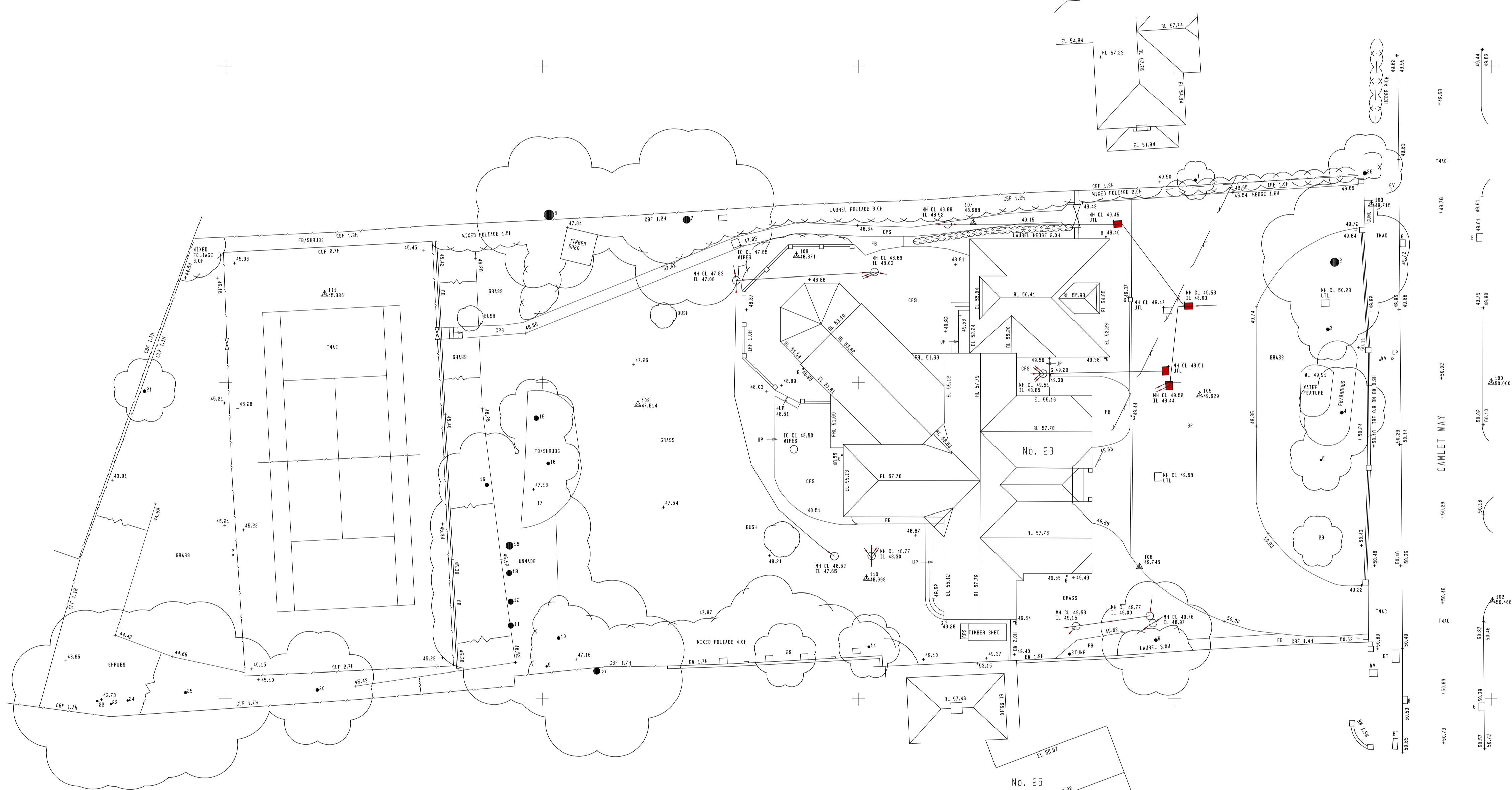
Scale 1:100 A1	Date 05/17	Drawn by AJC
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Alan Cox
associates
Architectural & Planning Consultants
TEL: 020 - 8440 - 7777
FAX: 020 - 8364 - 9556

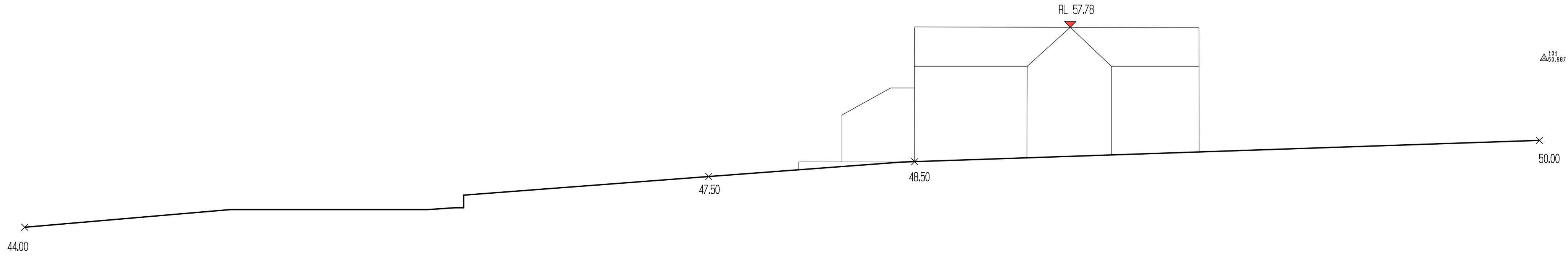
Dwg.No. 463316-4	Rev.
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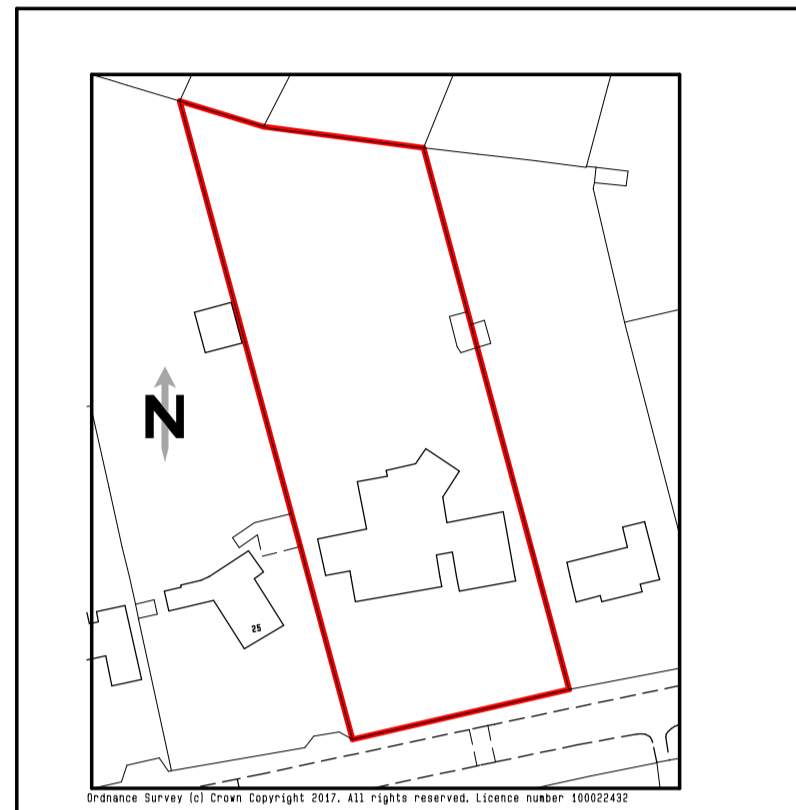
EXISTING STREET SCENE (1.100)



EXISTING SITE PLAN (1.200)



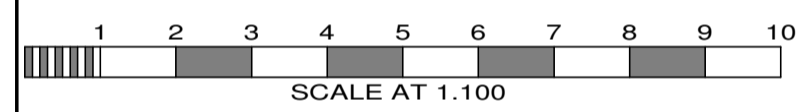
EXISTING SITE SECTION (1.200)



LOCATION PLAN 1.1250

EXISTING HOUSE AREA 774M2

SITE AREA 3645M2



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Revisions			

Site Address
 23 CAMLET WAY
 ENFIELD
 EN40LH

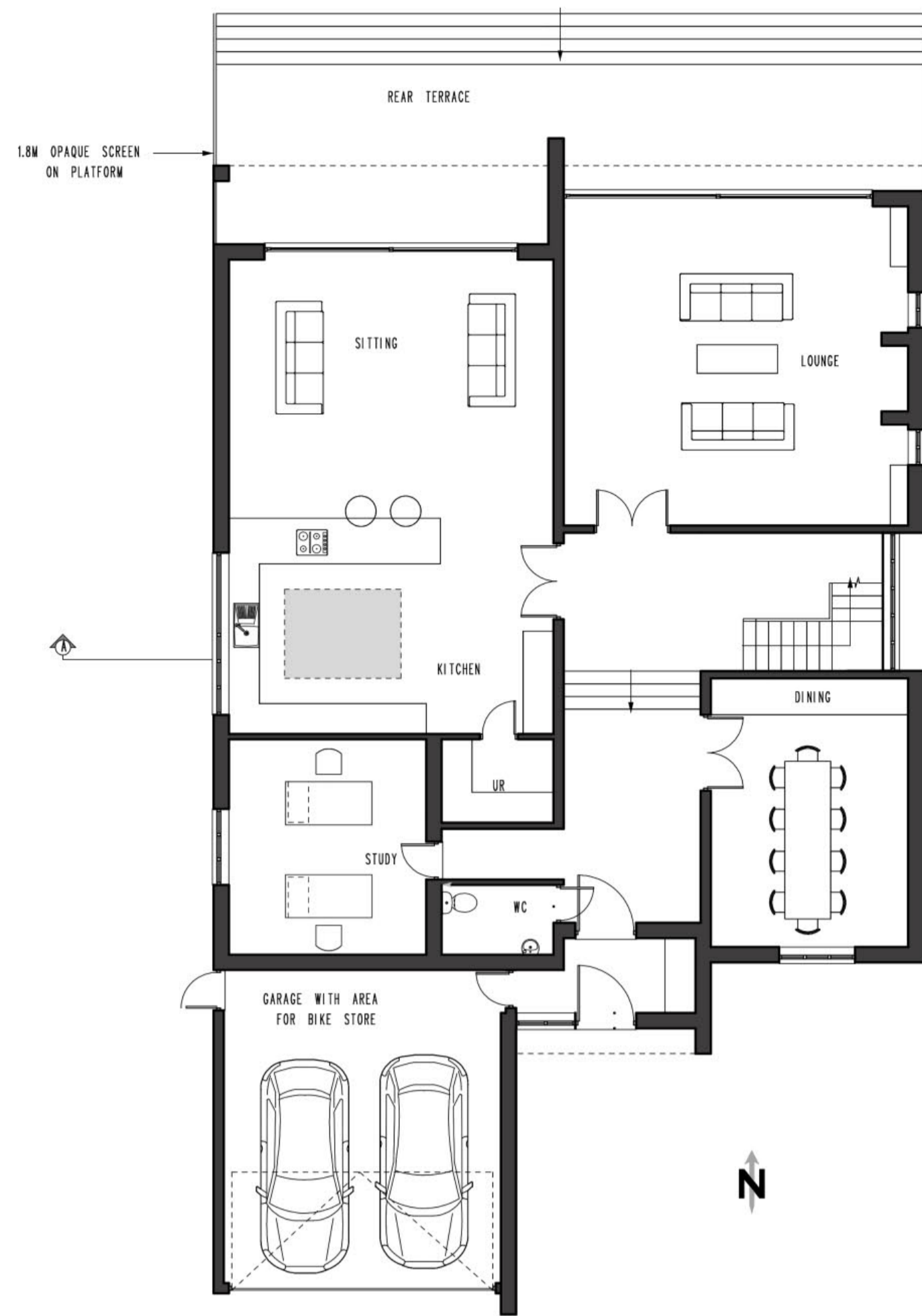
Job Title
 REDEVELOPMENT OF SITE
 TO FORM 2 DETACHED HOUSES
 AND A BLOCK OF FLATS

Drawing Title
 EXISTING DETAILS

Scale: 1:100/1:200
 Date: 05/17
 Drawn by: AJC

Alan Cox associates
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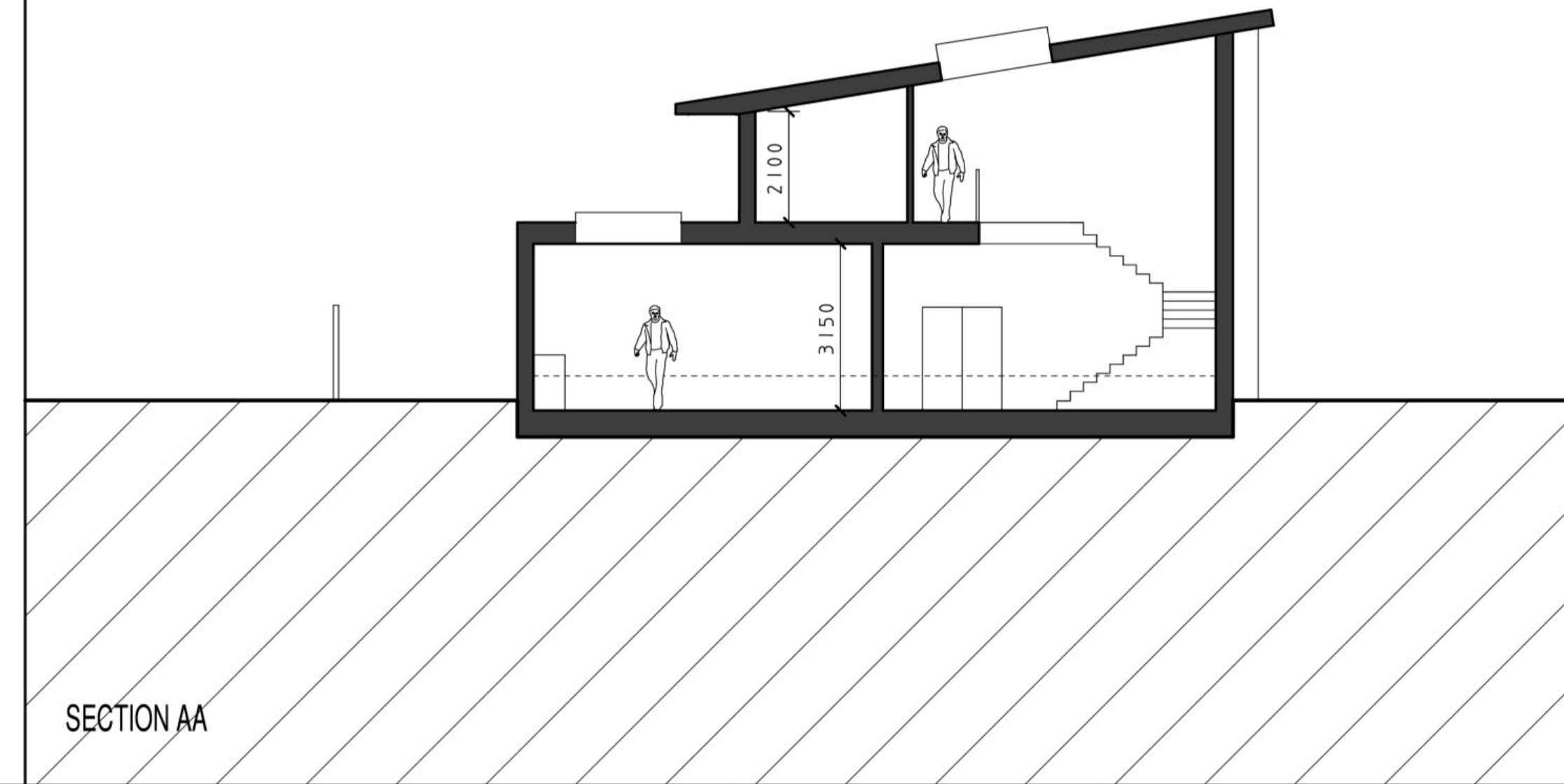
Drawn by: 463316-1
Rev.:



GROUND FLOOR PLAN (228M2)



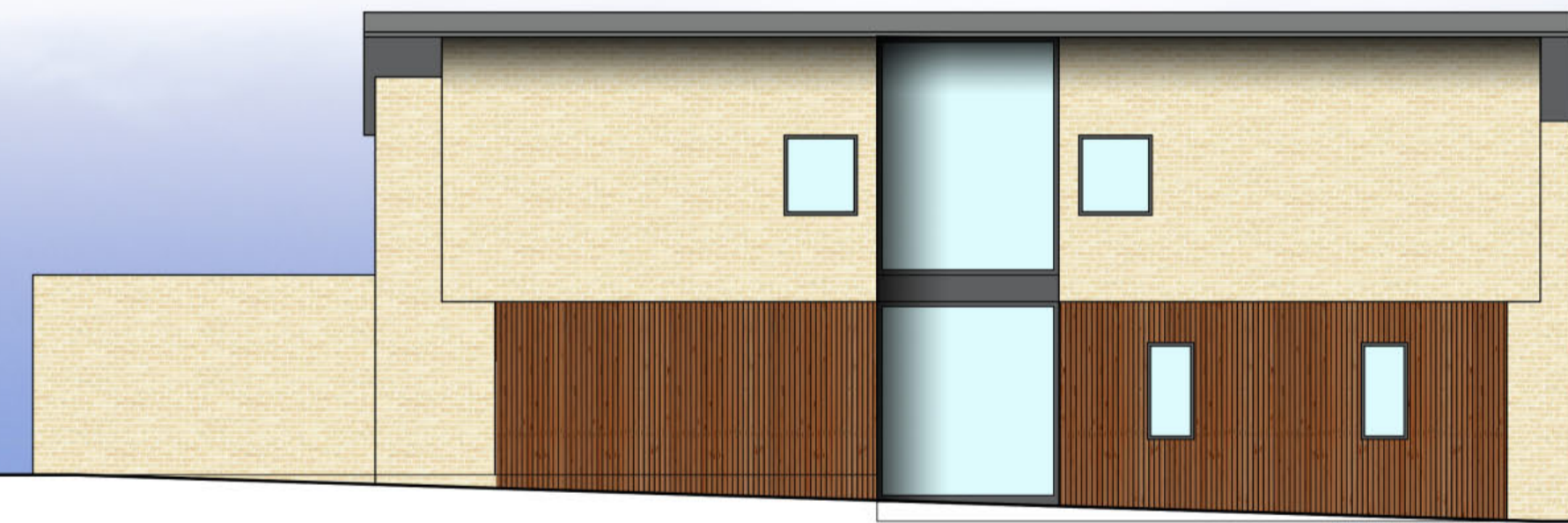
FIRST FLOOR PLAN (145M2)



SECTION AA



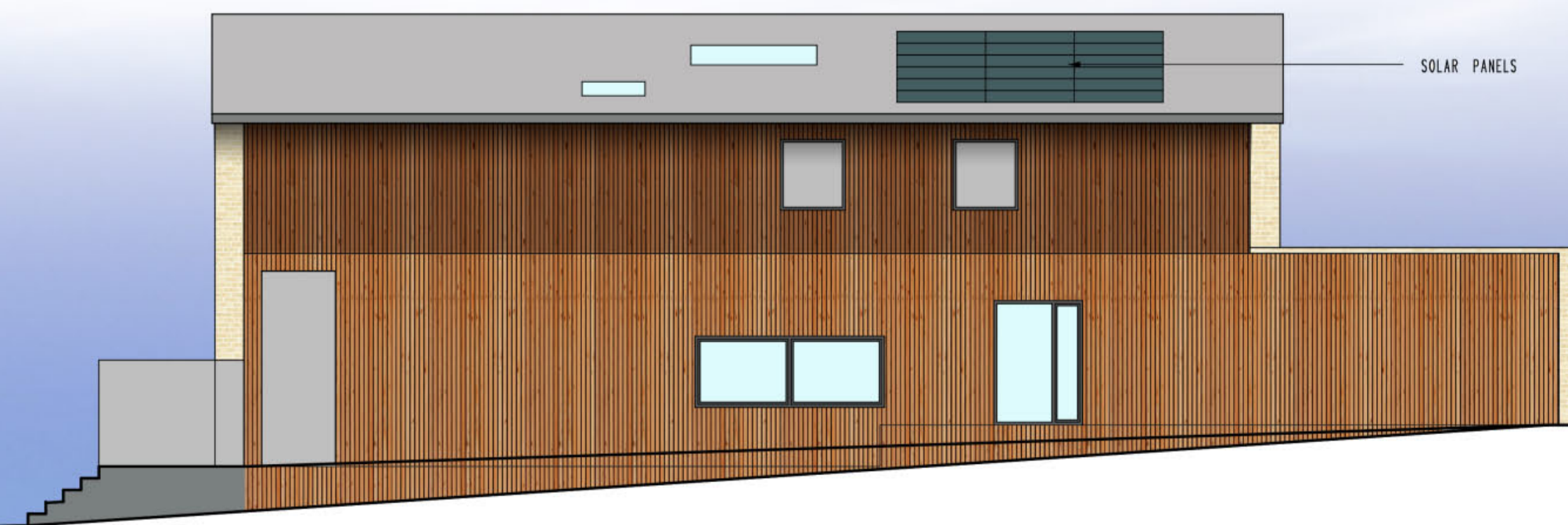
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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Revisions			

Site Address
 23 CAMLET WAY
 ENFIELD
 EN40LH

Job Title
 REDEVELOPMENT OF SITE
 TO FORM 2 DETACHED HOUSES
 AND A BLOCK OF FLATS

Drawing Title
 PROPOSED PLANS AND ELEVATIONS
 (HOUSES 1)
 Scale 1:100 @A1 Date 01/17 Drawn by AJC

Alan Cox
 associates
 Architectural & Planning Consultants
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Dwg.No. 463316-5 Rev.

Landscape Plan

This Landscape Plan has been prepared as part of a Planning Application at 23 Camlet Way, Barnet, EN4 0LH. This application is for the demolition of the existing buildings and the residential development of the site with associated parking and amenity space. The proposal will require the removal of some trees as set out in Arboricultural Report which accompanies this Planning Application.

Landscape Philosophy

To provide a landscape design which reflects the context of the site and the existing (residential) built form and public use around the site. The development will retain a prominent Cedar to the site frontage with Camlet Way and supplement this with additional screening (trees, hedges and shrubs) to soften the proposed built form and set it in the existing and proposed landscape. The retention of the Cedar was required by the Local Planning Authority as part of a previous Planning Application on the site. The planting of 15 no. trees is proposed through the site and this will mitigate for the removal of 15 no. trees as part of the site development.

Tree, hedge and shrub planting is proposed along the site boundaries to set and screen the development in the local area. Where practical this will retain existing established shrubs and trees along the site boundaries. Additional hedging and tree planting will take place between the flats to the site frontage and the houses to the rear of the site. These will provide a visual separation between the two elements of the scheme as well as softening and screening in longer views. Trees here will include the large species which will provide a scale to the proposed development.

There will be formal planting areas associated with the residential garden areas and communal areas within the main body of the development. Where possible species used here will be beneficial to wildlife by providing nesting or refuse sites or a food source. Overall the development will provide a range of wildlife habitats across the site which will maintain or improve the bio-diversity of the site as well as providing an attractive setting for the development.

For information on Arboricultural issues refer to the Arboricultural Report as part of the submissions for this Planning Application.

Plan Details

Hard Material Specification

Surfacing Materials and Fencing are as to be used in the areas as shown on the Landscape Plan, as indicated on the Key and/or as set out below.

Hard Surface Materials

Main Access Driveways, Footpaths and Car Parking Areas

Houses 1-2: Marshalls Drivesett Tegula Priora block paviors (SUDS) (subject to drainage consultants requirements). Three sized blocks laid in a random pattern: 240x160x60 mm, 160x160x60 mm and 120x160x60 mm. Colour: Traditional.

Flats: Marshalls Tegula block paviors - Three sized blocks laid in a random pattern: 240x160x60 mm, 160x160x60 mm and 120x160x60 mm. Colour: Pennant Grey.

Patio Areas to Private Gardens of Flats

Yellow Limestone (or similar) to be used. Slabs to be of 3 no. sizes and laid in a random pattern. Slabs to be sealed with proprietary product to ensure against staining of slabs and to enhance colour.

Patio Areas and Footpaths to rear of Houses 1-2

Used to the rear garden areas of dwellings or other buildings. Marshalls Indian Sandstone Paving Slabs - 'Brown Multi' or similar to be approved. Five sized slabs laid in a random pattern.

Granite Setts

Granite setts 100 x100 mm may be used to define areas between different surfaces. Alternatively medium sized blocks (160x160x60 mm) of Marshalls Drivesett Tegula Priora ('Pennant Grey' or 'Traditional') will be used.

Fencing Specification

Existing boundary fencing will be retained and used to define site boundaries. Where required damaged panels will be replaced with 1.8 m high timber fence panels.

External Site Boundaries

Along the site frontage with Camlet Way 1.8 m railings between brick piers will be used. Railings will be vertical bar railings such as 'Churchill' produced by Alpha Rail Ltd, Nottinghamshire (www.alpharail.co.uk). Railings to be painted black.

Fencing along rear boundary of the flats to be green PVC coated steel hexagonal wire. 600 and 900 mm widths with 25 mm square mesh aperture. To be fixed to 75 x 75 mm timber posts. To 1.5-1.8 m height. Suppliers to include Boddingtons Ltd - www.boddingtons-ltd.com. Laurel hedge to be planted behind fence. Fence may be removed when a dense hedge has established.

Internal Garden Boundaries

Fencing will be required to define the rear or private garden boundaries. This will be 1.8m close boarded timber fencing.

Plant Specifications

Tree Specification

Trees to be ordered within any relevant Bio-security measures.

Acer cappadocicum 'Aureum' - 1 no. - 10-12 cm girth and 300-350 cm height at planting

Amelanchier 'RJ Hilton' - 2 no. - 10-12 cm girth and 300-350 cm height at planting

Cercis siliquastrum - 1 no. - 10-12 cm girth and 300-350 cm height at planting

Crataegus monogyna - 1 no. - 10-12 cm girth and 300-350 cm height at planting

Crataegus laevigata 'Punicea' - 1 no. - 10-12 cm girth and 300-350 cm height at planting

Davidia involucreta - 1 no. - 12-14 cm girth and 350-425 cm height at planting

Liriodendron tulipifera - 1 no. - 12-14 cm girth and 350-425 cm height at planting

Malus 'Indian Magic' - 1 no. - 10-12 cm girth and 300-350 cm height at planting

Prunus x bireana - 1 no. - 10-12 cm girth and 300-350 cm height at planting

Prunus 'The Bride' - 3 no. - 10-12 cm girth and 300-350 cm height at planting

Quercus palustris - 1 no. - 12-14 cm girth and 350-425 cm height at planting

Sorbus aucuparia - 2 no. - 10-12 cm girth and 300-350 cm height at planting

Hedging Specifications

Beech Hedging (Fagus sylvatica)

Plant in a single row at 45 cm centres. Plants to be 60-80 cm, Bare Root. Prune on an annual or biannual basis. Use 71 no. plants.

Escallonia Hedging (Escallonia 'Apple Blossom') in 2 no. sections

Plant in a single row at 75 cm centres. Plants to be 60-80 cm, Container Grown. Prune lightly in Spring. Use 15 no. plants.

Hornbeam Hedging (Carpinus betulus)

Plant in a single row at 45 cm centres. Plants to be 60-80 cm, Bare Root. Prune on an annual or biannual basis. Use 42 no. plants.

Laurel Hedging (Prunus laurocerasus 'Rotundifolia')

Plant in a single row at 60 cm centres. Plants to be 60-80 cm, Container Grown. Maintain on an annual or biannual basis. Use 55 no. plants.

Hedging Specifications (Continued)

Osmanthus Hedging (Osmanthus x burkwoodii)

Plant in a single row at 50 cm centres. Plants to be 60-80 cm, Container Grown. Prune lightly in Spring after flowering. Use 60 no. plants.

Photinia Hedging (Photinia x fraseri 'Red Robin')

Plant in a single row at 60 cm centres. Plants to be 60-80 cm, Container Grown. Maintain on an annual or biannual basis. Use 31 no. plants.

Portuguese Laurel Hedging (Prunus lusitanica)

Plant in a single row at 60 cm centres. Plants to be 60-80 cm, Container Grown. Maintain on an annual or biannual basis. Use 30 no. plant

Privet Hedging (Ligustrum ovalifolium)

Plant in a single row at 30 cm centres. Plants to be 60-80 cm, Bare Root. Maintain on an annual or biannual basis. Use 70 no. plants.

Viburnum Hedging (Viburnum tinus 'Eve Price')

Plant in a single row at 60 cm centres. Plants to be 60-80 cm, Container Grown. Maintain as required to space available to between 1.8-2.0 m height. Use 13 no. plants.

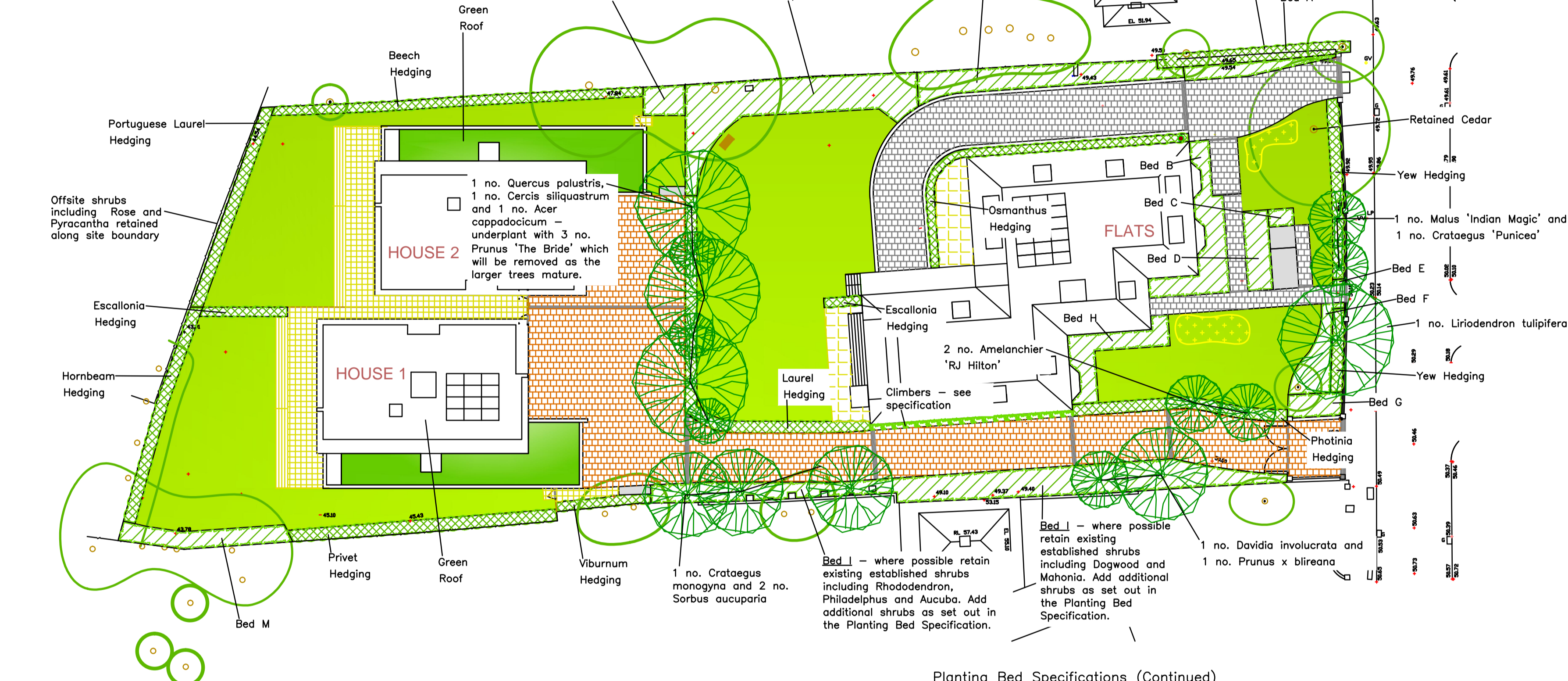
Yew Hedging (Taxus baccata)

Plant in a single row at 50 cm centres. Plants to be 60-80 cm, Container Grown. Maintain to between 1.8-2.0 m height. Use 43 no. plants.

Planting Bed Specifications

Bed A

Plant low growing species - Geranium - where space is constrained Geranium macrorrhizum 'Bevans Variety' - 8 no. - 1 Lt, Vegetative Hebe canterburienis - 5 no. - 3 Lt, 30-40 cm, Branched Potentilla 'Elizabeth' - 4 no. - 3 Lt, 30-40 cm, Branched Spiraea 'Goldflame' - 3 no. - 3 Lt, 20-30 cm, Bushy



Planting Bed Specifications

Bed B

Plant low growing species - Alchemilla, Brunnera, Geranium and Heuchera to front of bed. Plant taller species - Philadelphus and Rosmarinus - away from windows. Alchemilla mollis - 6 no. - 1 Lt, Vegetative Brunnera macrophylla - 6 no. - 1 Lt, Vegetative Caryopteris x clandonensis 'Kew Blue' - 4 no. - 3 Lt, 30-40 cm, Branched

Cistus 'Silver Pink' - 5 no. - 3 Lt, 30-40 cm, Bushy Erysium 'Bowles Mauve' - 4 no. - 1 Lt, Vegetative Geranium 'Johnson's Blue' - 8 no. - 1 Lt, Vegetative Hebe 'Nicolas Blush' - 4 no. - 3 Lt, 30-40 cm, Branched Heuchera 'Palace Purple' - 8 no. - 1 Lt, Vegetative Philadelphus 'Sweet Clare' - 2 no. - 5 Lt, 30-40 cm, Branched Rosmarinus officinalis - 2 no. - 3 Lt, 40-60 cm, Bushy Weigela florida 'Monet' - 5 no. - 3 Lt, 30-40 cm, Branched

Bed C

Choisya ternata 'Aztec Pearl' - 2 no. - 5 Lt, 40-60 cm, Bushy

Bed D

Plant low growing species - Potentilla and Tellima - to front of bed. Plant Viburnum to back of bed. Plant other species in groups for maximum impact. Aconthos mollis - 3 no. - 1 Lt, Vegetative Crocosmia 'Lucifer' - 4 no. - 1 Lt, Vegetative Philomis fruticoso - 3 no. - 3 Lt, 30-40 cm, Branched Potentilla 'Pretty Polly' - 5 no. - 3 Lt, 20-30 cm, Branched Spiraea 'Bumalda' - 3 no. - 5 Lt, 40-60 cm, Bushy Spiraea grandiflora 'Purpurea' - 6 no. - 1 Lt, Vegetative Viburnum tinus - 1 no. - 7.5 Lt, 40-60 cm, Bushy

Bed E

Pulmonaria 'Sissinghurst White' - 3 no. - 1 Lt, Vegetative

Bed F

Deutzia x hybrida 'Magicien' - 4 no. - 3 Lt, 40-60 cm, Branched Escallonia laevis 'Pink Elle' - 5 no. - 3 Lt, 30-40 cm, Bushy Hydrangea 'Hamburg' - 4 no. - 3 Lt, 30-40 cm, Branched Viburnum x judii - 4 no. - 5 Lt, 30-40 cm, Bushy

Bed G

Berberis thunbergii f. atropurpurea - 2 no. - 10 Lt, 40-60 cm, Branched Eleaagnus pungens 'Maculata' - 1 no. - 3 Lt, 40-60 cm, Branched Weigela 'Bristol Ruby' - 2 no. - 5 Lt, 60-80 cm, Branched

Planting Bed Specifications (Continued)

Bed H

Plant low growing species - Geranium, Heuchera and Osteospermum - to front of bed. Plant taller species - Cistus and Hypericum - away from windows. Plant Lavendula adjacent to access to flats. Plant other species in groups for maximum impact.

Berberis 'Atropurpurea Nana' - 5 no. - 3 Lt, 20-30 cm, Bushy Cistus x cyprus - 2 no. - 3 Lt, 30-40 cm, Bushy Geranium pilsostemon - 8 no. - 1 Lt, Vegetative Heuchera 'Bressingham Hybrids' - 8 no. - 1 Lt, Vegetative Hypericum 'Hidcote' - 2 no. - 5 Lt, 40-60 cm, Bushy Lavendula angustifolia - 3 no. - 5 Lt, 30-40 cm, Bushy Osteospermum jucundum - 6 no. - 1 Lt, Vegetative Penstemon 'Apple Blossom' - 8 no. - 1 Lt, Vegetative Phormium cookianum 'Cream Delight' - 4 no. - 3 Lt, 5 leaves Pittosporum 'Golf Ball' - 4 no. - 5 Lt, 30-40 cm, Branched

Bed I

Retain existing established shrubs where possible. Where gaps exist plant shrubs including those from the list below. The final list of plants used to be confirmed at the end of the development. To achieve an overall density of 3-4 plants per 5m2. The height of the shrubs to be to a maximum of 4.0 m height.

Aucuba japonica - 10 Lt, 40-60 cm, Bushy Ceanothus 'Autumnal Blue' - 3 Lt, 40-60 cm, Leader with Laterals Cornus alba 'Elegantissima' - 5 Lt, 30-40 cm, Branched Deutzia scabra - 3 Lt, 60-80 cm, Branched Eleaagnus pungens 'Maculata' - 5 Lt, 60-80 cm, Branched Escallonia 'Iveyi' - 10 Lt, 60-80 cm, Bushy Forsythia x intermedia 'Beatrix Farrand' - 3 Lt, 60-80 cm, Branched Hydrangea paniculata 'Limelight' - 5 Lt, 40-60 cm, Branched Ligustrum ovalifolium - Bare Root, 60-80 cm, Branched Philadelphus 'Viginali' - 10 Lt, 60-80 cm, Branched Spiraea 'Arguta' - 3 Lt, 40-60 cm, Branched Syringa 'Katherine Havemeyer' - 10 Lt, 60-80 cm, Branched

Bed J

Retain existing established shrubs where possible. This includes the existing Laurel screen. Where gaps exist plant Laurel to retain the screen feature and shrubs to the front of the screen or where required. These include those from the list below. The final list of plants used to be confirmed at the end of the development. To achieve an overall density of 1 plant per m2. The height of the shrubs to be between 1.0-3.0 m height.

Aucuba 'Rozannie' - 5 Lt, 30-40 cm, Bushy, Berberis wilsoniae - 3 Lt, 40-60 cm, Branched, Ceanothus griseus var horizontalis 'Yankee Point' - 3 Lt, 30-40 cm, Bushy

Planting Bed Specifications (Continued)

Bed J (continued)

Cornus 'Midwinter Fire' - 5 Lt, 30-40 cm, Branched Rosa rugosa 'Agnes' - 3 Lt, 30-40 cm, Branched, Symphoricarpos x chenaultii - 3 Lt, 40-60 cm, Branched, Viburnum davidii - 5 Lt, 30-40 cm height, Bushy, Viburnum tinus - 5 Lt, 30-40 cm height, Bushy

Bed K

Retain existing established shrubs where possible. Where gaps exist plant shrubs including those from the list below. The final list of plants used to be confirmed at the end of the development. To achieve an overall density of 3 plants per 5m2. The height of the shrubs to be to a maximum of 4.0 m height.

Berberis darwinii - 10 Lt, 40-60 cm, Bushy, Cornus alba 'Aurea' - 5 Lt, 30-40 cm, Branched, Cotinus coggygia 'Necolite Variety' - 10 Lt, 40-60 cm, Branched, Choisya ternata - 5 Lt, 40-60 cm, Bushy, Forsythia x intermedia 'Beatrix Farrand' - 3 Lt, 60-80 cm, Branched, Ligustrum ovalifolium - Bare Root, 60-80 cm, Branched, Skimmia japonica - 5 Lt, 40-60 cm, Bushy Viburnum opulus - 7.5 Lt, 40-60 cm, Bushy

Bed L

Berberis thunbergii 'Aurea' - 3 no. - 5 Lt, 40-60 cm, Bushy Philadelphus 'Belle Etoile' - 1 no. - 3 Lt, 30-40 cm, Branched Weigela 'Bristol Ruby' - 2 no. - 5 Lt, 60-80 cm, Branched

Bed M

Cornus sanguinea - 4 no. - 5 Lt, 30-40 cm, Branched Forsythia x intermedia 'Lynwood' - 4 no. - 5 Lt, 60-60 cm, Branched Sambucus nigra 'Aurea' - 2 no. - Bare Root, 60-80 cm, Branched Sarcococca confusa - 4 no. - 5 Lt, 30-40 cm, Bushy Skimmia japonica - 4 no. - 5 Lt, 40-60 cm, Bushy

Bulb Areas

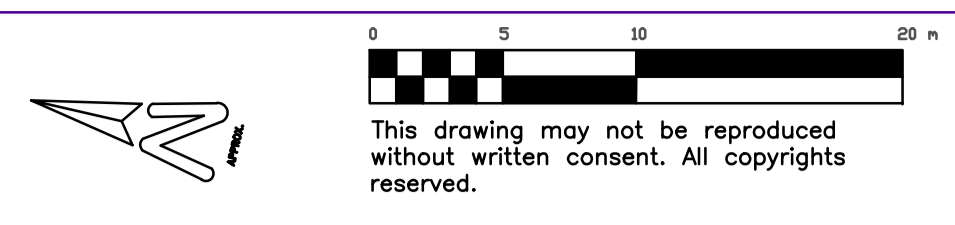
Plant Daffodils (such as Narsissus 'February Gold') in the areas shown at a rate of 25 no. per m2.

Climbers

Use self clinging climbers such as Parthenocissus quinquefolia or Hedera helix 'Glacier' to soften flank wall of flats.

General Plant Specification

All planting stock will comply with the Horticultural Trade Association National Plant specification. All planting preparation, handling, planting & maintenance should be in accordance with CPSE Code for Handling and Establishing plants. All trees and shrubs to comply with BS 3938 Part 1 1992, planted to BS 4043:1989 and BS 4428:1989. On completion of planting the whole area of the formal planted beds shall be mulched with 75mm consolidated thickness of medium textured decorative grade natural pine bark.



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Based on drawings supplied by Alan Cox Architects, Barnet.

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

The size of planting areas, soil type and pH should be confirmed prior to ordering plant material to ensure correct numbers of plants are obtained.

The trees to be planted are shown at their anticipated maximum canopy spreads to gauge their suitability within the space available within the proposed site layout.

Plant substitutions may be made depending on availability at time of planting. Replacement plants will reflect the overall philosophy of the landscape scheme.

The position of off site trees and trees within groups is indicative where access was restricted during the Arboricultural Survey.

23 Camlet Way, Barnet, EN4 0LH

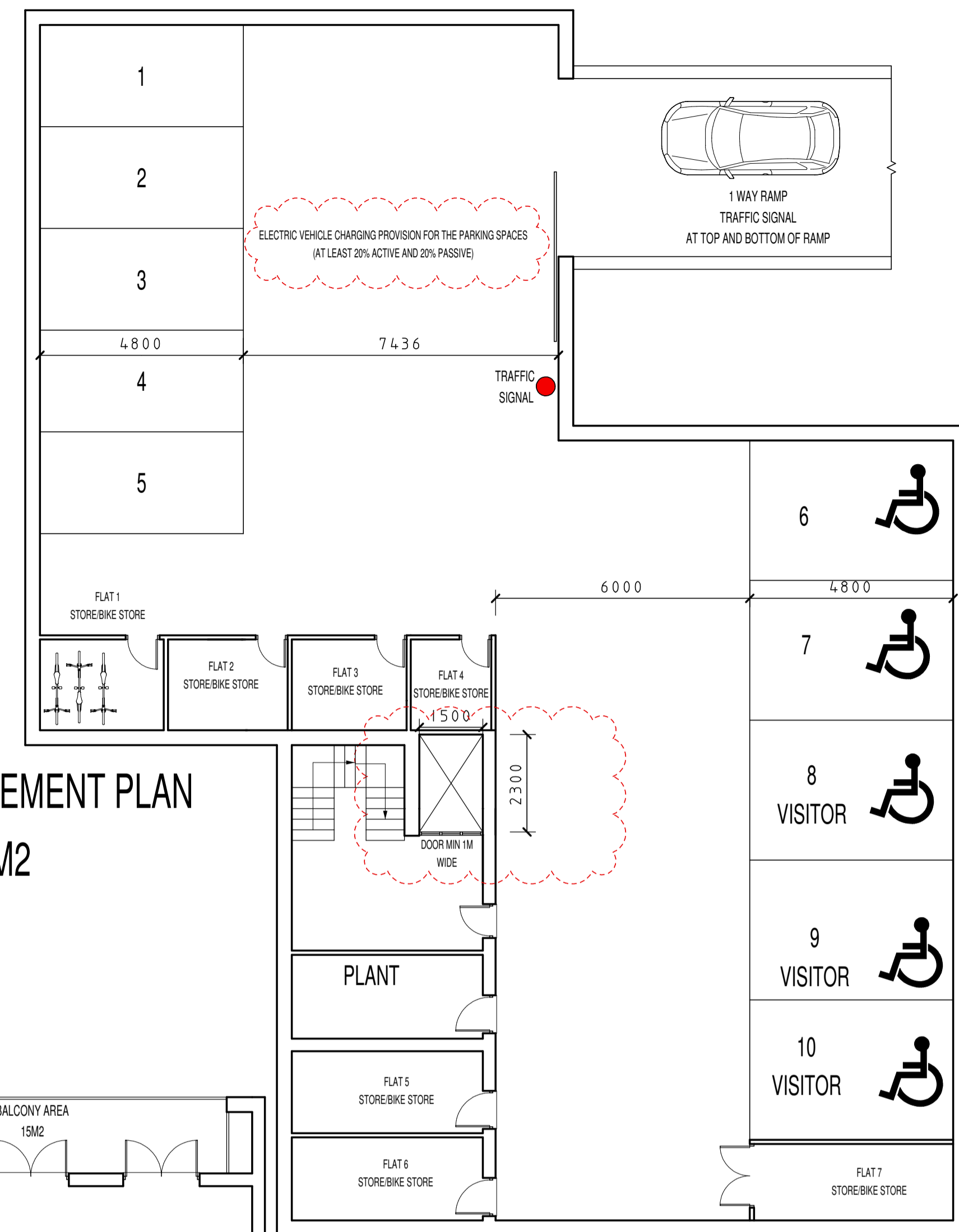
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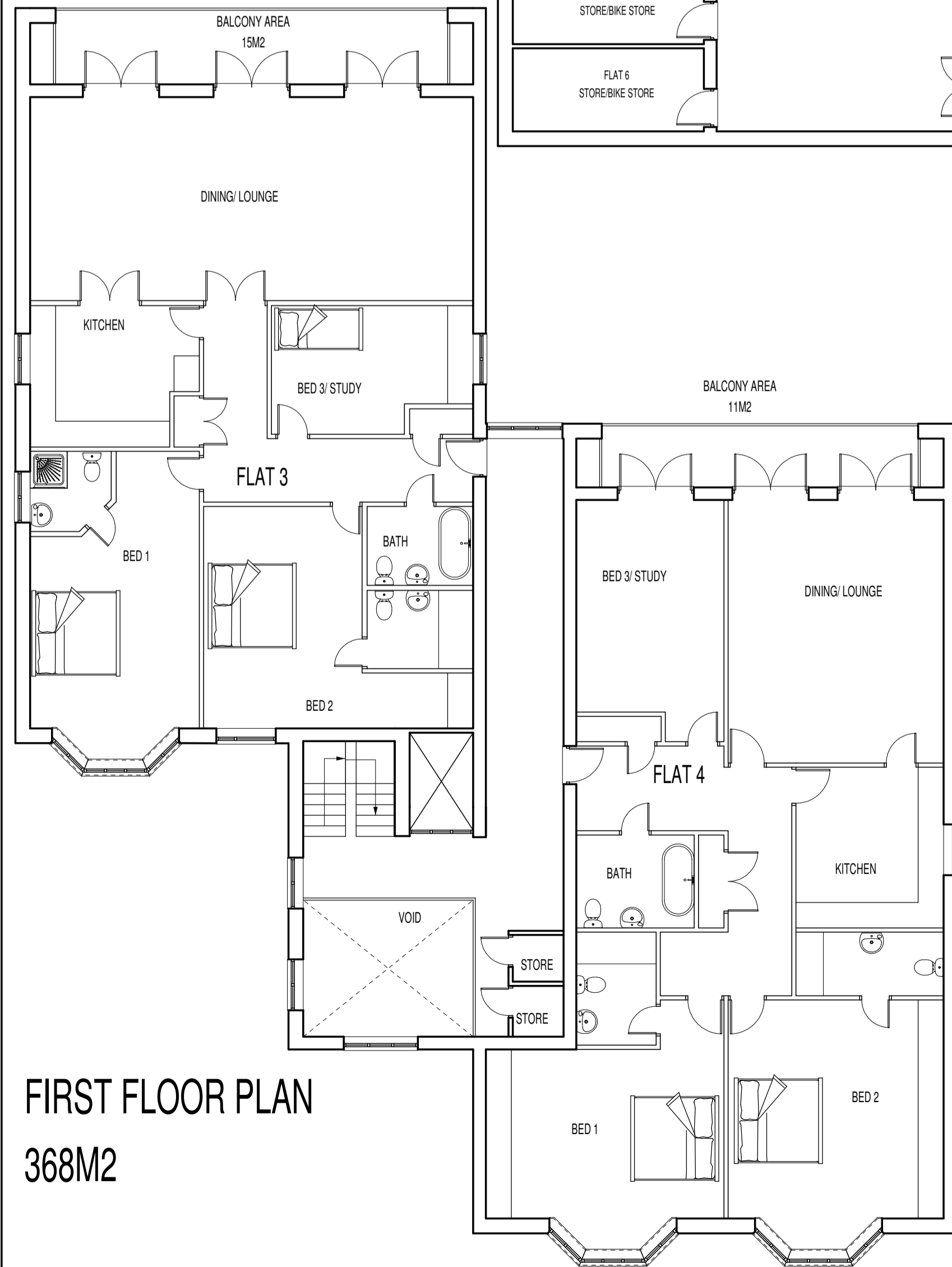
DCCLA

David Clarke BSc (Hons) PD Arb (RFS) CML M Arbor A Offices in Hertfordshire and Warwickshire Head Office: Willowbrook House, Church Lane, Fillongley, Warwickshire, CV7 8EW M: (07775) 650 835 or (01676) 541 833 e.mail: info@dccla.co.uk

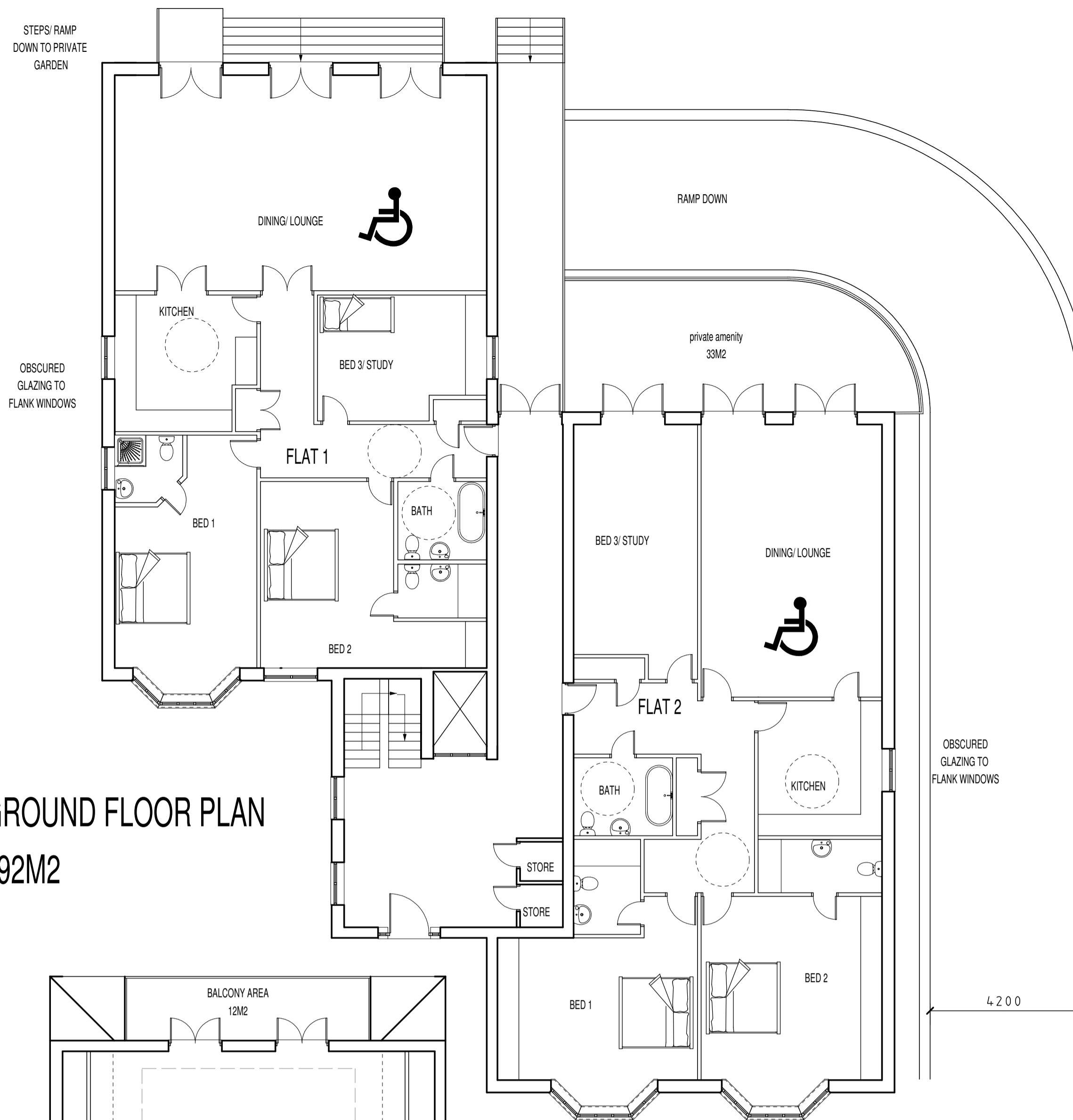
Key table with 10 rows defining symbols for driveways, patios, planting areas, hedges, and trees.



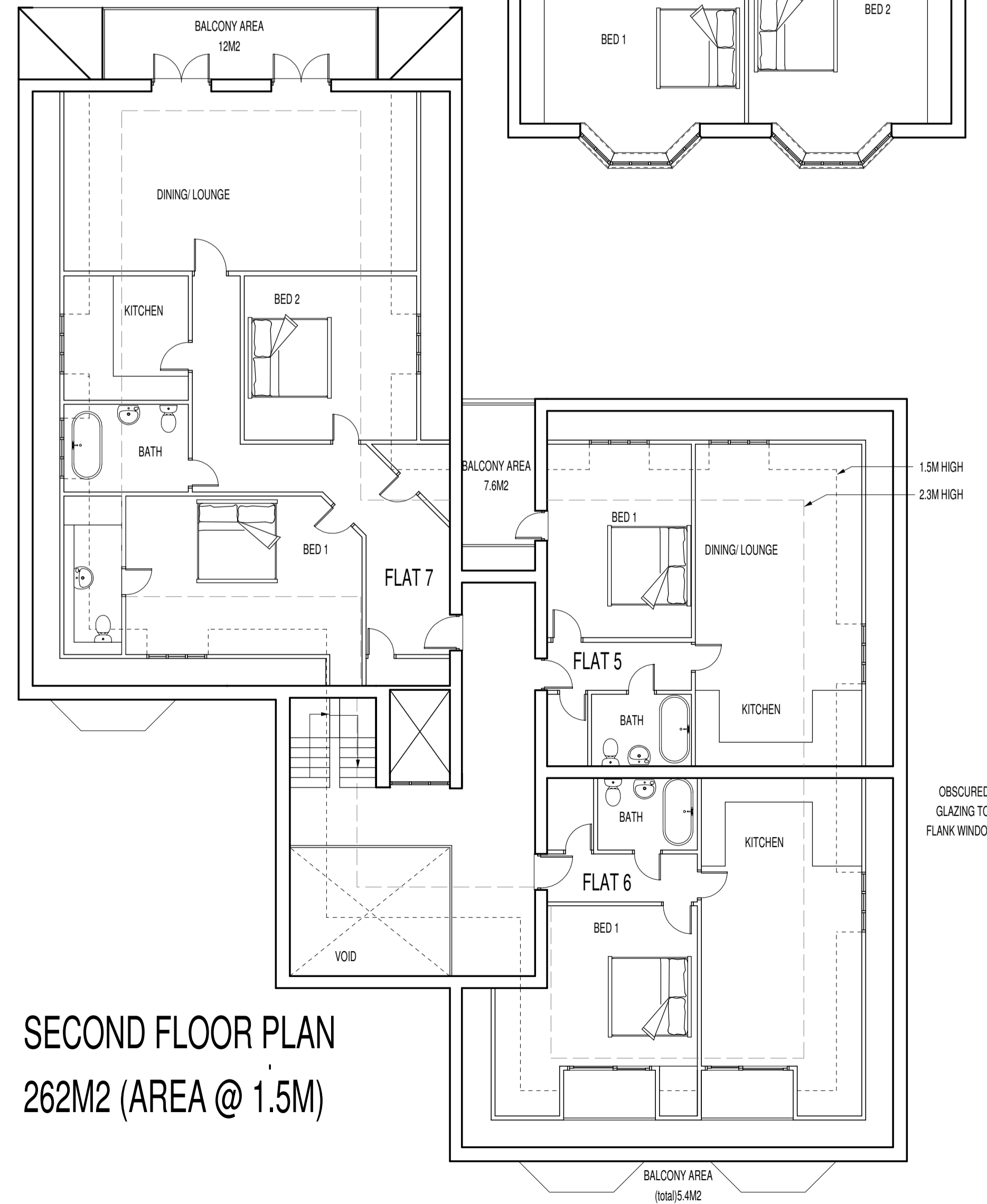
BASEMENT PLAN
448M²



FIRST FLOOR PLAN
368M²



GROUND FLOOR PLAN
392M²



SECOND FLOOR PLAN
262M² (AREA @ 1.5M)

FLAT SCHEDULE

- FLAT 1- 3 BED - 173M²
- FLAT 2- 3 BED - 168M²
- FLAT 3- 3 BED - 156M²
- FLAT 4- 3 BED - 156M²
- FLAT 5- 1 BED - TOTAL AREA @ 1.5M HEIGHT =53M²
43M² IS @ 2.3M HEIGHT
- FLAT 6- 1 BED - TOTAL AREA @ 1.5M HEIGHT=58M²
45M² IS @ 2.3M
- FLAT 7- 2 BED - TOTAL AREA =106M²
80M² IS @ 2.3M

TOTAL GIFA 1470M²

- INDICATES FLATS THAT ARE M4(3) COMPLIANT
- 1500MM TURNING CIRCLE

7 PARKING SPACES FOR RESIDENTS
4 VISITOR PARKING SPACES (3 IN BASMENT 1 AT FRONT)



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Revisions

Site Address	23 CAMLET WAY ENFIELD EN40LH
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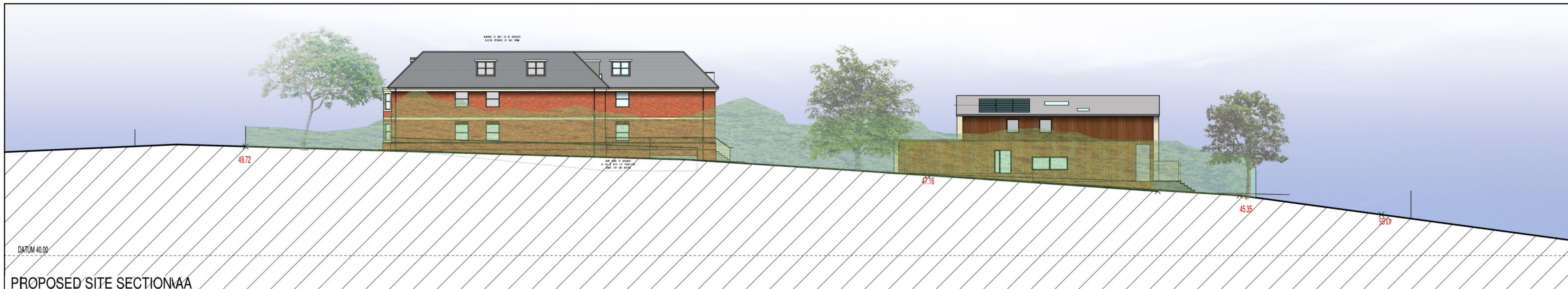
Job Title

REDEVELOPMENT OF SITE
TO FORM 2 DETACHED HOUSES
AND A BLOCK OF FLATS

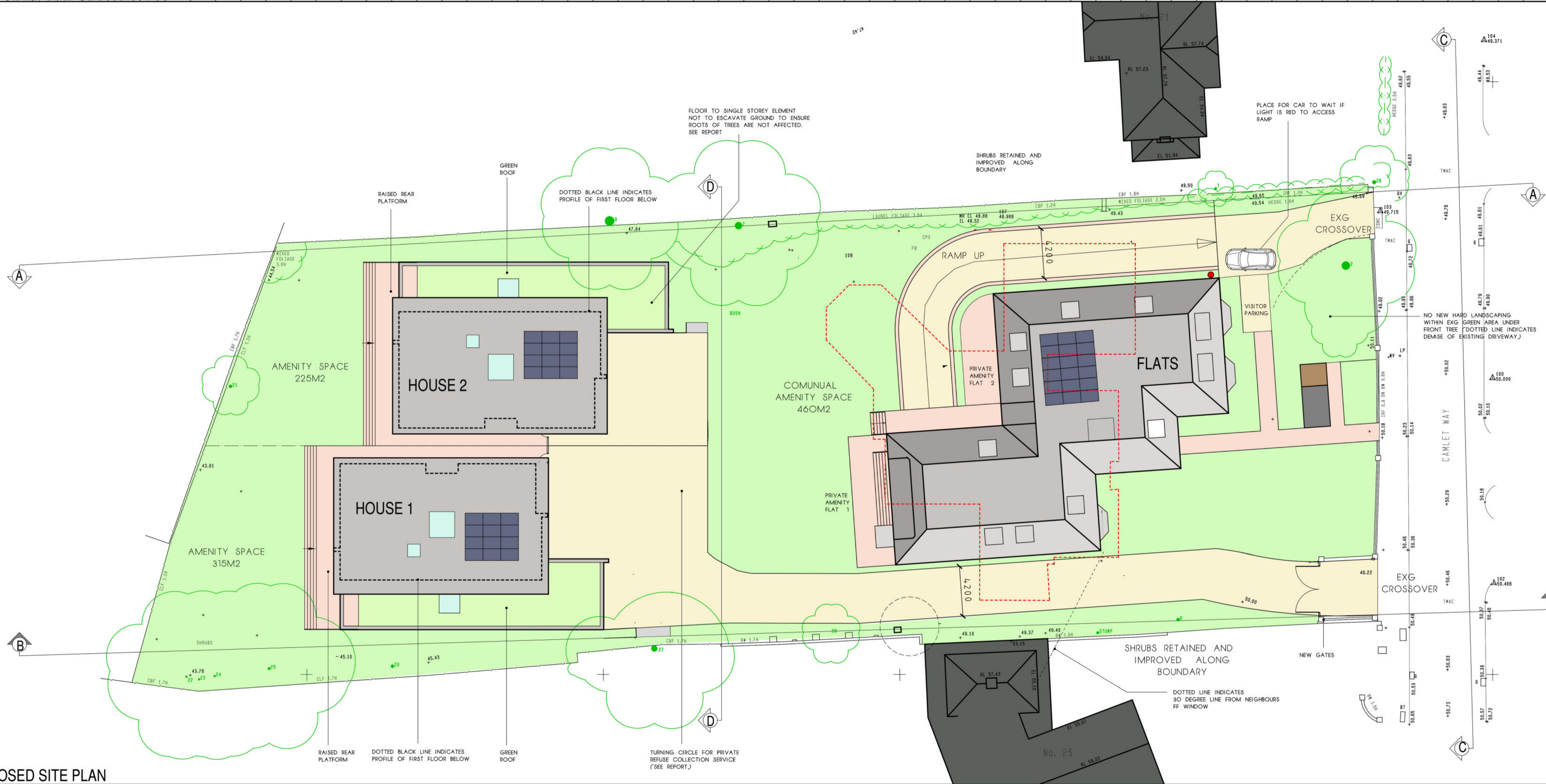
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Scale	1:100 @ A1
Date	05/17
Drawn by	AJC

Alan Cox
associates
Architectural & Planning Consultants
TEL: 020 - 8440 - 7777
FAX: 020 - 8364 - 9556

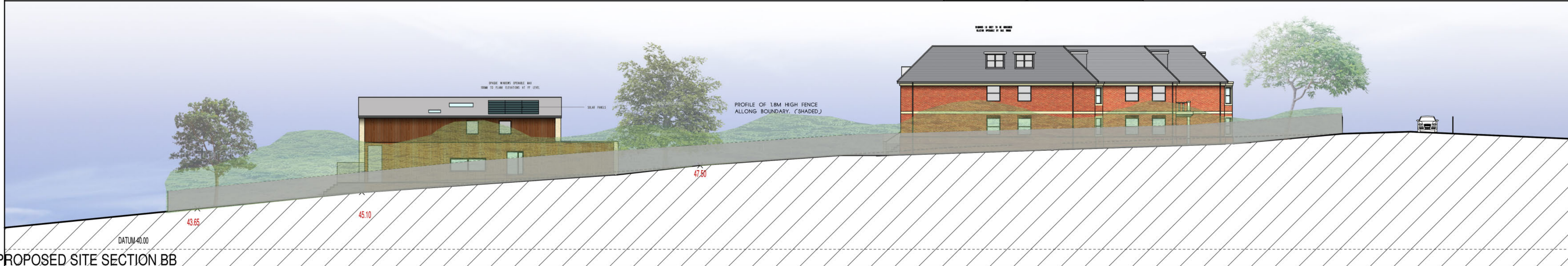
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PROPOSED SITE SECTION AA




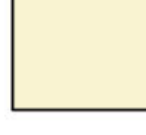




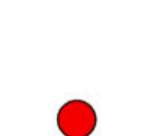
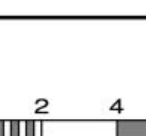


PROPOSED SITE PLAN



PROPOSED SITE SECTION BB

KEY

-  COMMUNAL REFUSE FOR FLATS
-  PRIVATE REFUSE AREAS FOR HOUSES
-  GRASS AND PLANTING (SEE LANDSCAPING PLAN)
-  ACCESS ROAD (SEE LANDSCAPING PLAN)
-  PERMEABLE PAVING (SEE LANDSCAPING PLAN)
-  PROFILE OF EXISTING HOUSE
-  BIKE SHED FOR VISITORS
-  SOLAR PANELS
-  EXG TREES
-  TRAFFIC SIGNAL



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Site Address
 23 CAMLET WAY
 ENFIELD
 EN40LH

Job Title
 REDEVELOPMENT OF SITE
 TO FORM 2 DETACHED HOUSES
 AND A BLOCK OF FLATS

Drawing Title
 PROPOSED SITE PLAN
 STREET SCENE AND
 SITE SECTION

Scale 1:200 @ A1 Date 01/17 Drawn by AJC

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 Architectural & Planning Consultants
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Org.No. 463316-2 **Rev.**



SECTION CC - PROPOSED STREET SCENE (1:100)
 (NOTE: The large distance from the boundary to the block of flats which is well in excess of the existing)



SECTION DD



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Revisions			

Site Address
 23 CAMLET WAY
 ENFIELD
 EN40LH

Job Title
 REDEVELOPMENT OF SITE
 TO FORM 2 DETACHED HOUSES
 AND A BLOCK OF FLATS

Drawing Title
 PROPOSED STREET SCENE AND CGIS

Scale 1:100 @A1 Date 01/17 Drawn by AJC

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Org.No. 463316-7 **Rev.**



PROPOSED CGI OF REAR HOUSES
 (NOTE: The large distance from the boundary to the first floor element of the proposal)



PROPOSED CGI OF FLATS
 (NOTE: the large amount of additional green landscaping)



EXISTING IMAGE OF FRONT OF PROPERTY.

LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 21 November 2017
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham Kevin Tohill Gary Murphy	Ward: Southgate
Ref: 17/02342/FUL		Category: Full Application
LOCATION: Ever Ready House, 93 Burleigh Gardens, N14 5AJ		
PROPOSAL: Change of use of existing building and part 3rd floor extension to provide 66 bed hotel with associated external alterations, landscaping and car parking.		
Applicant Name & Address: Palmers Green Investments Limited c/o Agent	Agent Name & Address: William Kumar Five Development Consultancy LLP 43 Athenaeum Road Whetstone	
RECOMMENDATION: It is therefore recommended that planning permission be GRANTED subject to conditions.		

1. Site and Surroundings

- 1.1. The application site comprises a vacant part 3 and 4-storey former office building with car park to the rear. The existing 4th storey takes the form of a mansard roof. The building is situated immediately outside the boundaries of Southgate Town Centre.
- 1.2. The surrounding area comprises Southgate Town Centre with a mix of retail, commercial and office uses to the east of the site. Additionally, there are residential properties sited immediately to the west on Burleigh Gardens and north-west on Crown Lane. These are within the London Borough of Barnet; the borough boundary runs along the western edge of the site. Directly opposite the application site is a four-storey building with commercial use at ground floor and residential above.
- 1.3. The site is located outside of the Southgate Circus Conservation Area, and does not relate to a Listed Building.

2. Proposal

- 2.1. The applicant seeks full planning permission for the change of use of existing building and part 3rd floor extension at the rear to provide a 66-bed hotel (Use Class C1) with associated external alterations, landscaping and car parking.
- 2.2. The proposal involves the change of use of this former officer building, which is currently vacant. It has most recently been used for education purposes following a grant of planning permission for this D1 use in 2011. A modest roof extension is being proposed to the rear at third floor level with additional floorspace of 211sqm on top of the existing 1984sqm.
- 2.3. The proposed roof extension will be finished in a mixture of rainscreen cladding and render. The rest of the existing building is also to benefit from an upgrade, it is proposed to change the external appearance by modernising the fenestration using a palette of render, new brick slip cladding system, metal cladding, new projecting window openings and projecting canopy to the hotel entrance.
- 2.4. The existing building benefits from a rear car park and vehicle access at the eastern end. As part of the proposal to support the hotel use this will continue to be used as a car park, and for servicing. This will be re-surfaced to provide an improvement, with landscaping features and sustainable drainage measures put in. The car park will provide 33 parking spaces, including 10 disabled spaces, and the car park will continue to be accessed from Burleigh Gardens.

3. Consultations

3.1. Neighbours

Letters were sent to 129 adjoining and nearby residents on 12.06.17 (including addresses within the London Borough of Barnet which adjoins the site). To date two objections have been received from addresses on Burleigh Gardens which raised the following planning considerations:

- *The site is more suited to residential use and there is no demand for a hotel use in this location.*
- *Hotel use will result in increased traffic from staff, guests and servicing vehicles. This will impact negatively on road conditions within Burleigh Gardens.*
- *Proposed hotel use is too close to existing residential properties and will adversely affect residential amenity.*

3.2. *Internal*

Traffic and Transportation - No objections subject to conditions.

Designing out Crime - No comment.

Economic Development - No comment.

Environmental Health - No objections subject to conditions relating to acoustic details.

SuDS - The SuDS strategy is considered to be broadly acceptable, the applicant should however justify the intended use of an underground storage tank over other feasible above ground features.

Regeneration, Leisure and Culture - No comment.

3.3. *External*

London Fire and Emergency Planning - No comment.

Thames Water - No objections subject to a condition dealing with drainage details.

London Borough of Barnet - No comment.

- 3.4. Site notice displayed on 13.07.17
Press notice advertised on 21.06.17

4. **Relevant Planning History**

- 4.1. TP/10/0583 - Planning permission **granted** for the change of use from B1 to D1 use to provide an adult education facility. This use was implemented without discharging of conditions.
- 4.2. P14-00048PLA - Planning permission **refused** for the conversion of the existing college building into 26 self-contained flats (comprising 13 x 1-bed, 10 x 2-bed and 3 x 3-bed) including the construction of a part fourth floor with mansard roof, reconfiguration of the car park and an external fire escape staircase at the side. **Appeal submitted and dismissed.**
- 4.3. 14/02947/FUL - Application **withdrawn** for conversion of existing building into 25 self-contained flats (comprising 11 x 1-bed, 10 x 2-bed and 4 x 3-bed) involving construction of a part fourth floor within a mansard roof, reconfiguration of car park at rear and replacement external fire escape at rear.

- 4.4. 15/03227/PRJ - Prior Approval required and **refused** for change of use from Office (Use Class B1 (a)) to residential (Use Class C3) 22 self-contained flats (comprising 1 x 3-bed, 7 x2-bed, 14 x1-bed). **Appeal submitted and dismissed.**
- 4.5. 15/01946/PREAPP - Proposed demolition of part of existing car park and erection of a part 6, part 7-storey hotel (C1) with restaurant (A3) and associated works - Pre-application advice given

5. Relevant Policy

- 5.1. The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.
- 5.2. The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.3. London Plan (2016)

- 2.2 London and the wider Metropolitan area
- 2.15 Town centres
- 3.9 Mixed and balanced communities
- 4.1 Developing London's economy
- 4.2 Offices
- 4.5 London's visitor infrastructure
- 4.6 Arts, culture, sport and entertainment provision
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self sufficiency
- 6.3 Assessing the effects of development on transport capacity
- 6.8 Coaches
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road network capacity
- 6.13 Parking
- 7.1 Building London's neighbours and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.15 Reducing noise and enhancing soundscape

5.4. Core Strategy

- CP9 Supporting community cohesion
- CP11 Recreation, leisure, culture and arts
- CP12 Visitors and Tourism
- CP16 Taking part in economic success and improving skills
- CP17 Town Centres
- CP19 Offices
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22 Delivering sustainable waste management
- CP24 The road network
- CP26 Public transport
- CP25 Pedestrians and cyclists
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and Landscape Heritage
- CP32: Pollution
- CP46 Infrastructure Contribution

5.5. Development Management Document

- DMD10 Distancing
- DMD17 Protection of Community Facilities
- DMD 22 Loss of Employment Outside of Designated Areas
- DMD27 Southgate District Centre
- DMD31 Development Involving Tourism and Visitor Accommodation
- DMD37 Achieving High Quality and Design-Led Development
- DMD44 Conserving and Enhancing Heritage Assets
- DMD45 Parking Standards and Layout
- DMD47 New Roads, Access and Servicing
- DMD48 Transport Assessments
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessment Methods
- DMD51 Energy Efficiency Standards
- DMD64 Pollution Control and Assessment
- DMD68 Noise
- DMD69 Light Pollution
- DMD70 Water Quality

5.6. Other relevant policy/guidance

- National Planning Policy Framework
- National Planning Practice Guidance

6. Analysis

Principle of Development

- 6.1 Policies CP17 of the Core Strategy and DMD27 of the Development Management Document relate to Town Centres. Additionally, policies CP12 of the Core Strategy and DMD31 relate to visitors, tourism and visitor accommodation.

- 6.2. The Mayor of London has identified a potential growth of 40,000 net additional hotel bedrooms by 2036, a need to reduce pressure on central London, and the need to provide more affordable hotel capacity (London Plan policy 4.5). Council planning policy supports proposals for a wide range of visitor accommodation, including hotels. Such accommodation should primarily be directed towards Enfield's town centres, including Southgate and other locations with good public transport accessibility. This would help to support the enhancement of Enfield's visitor and tourism potential.
- 6.3. The provision of a 66-bed hotel on this site, with good access to public transport will help to address a shortage of hotel rooms in the borough, as acknowledged by Core Policy 12. Furthermore, it will help contribute towards the strategic London Plan target to achieve 40,000 net additional hotel rooms in London by 2036.
- 6.4. The proposed hotel site is situated just outside of the designated Southgate town centre boundary, though there are no physical or perceptual barriers to the site that demarcate this from the town centre. Effectively this site functions as part of the wider Southgate town centre and it is not until you go immediately to the west of the site that the character of Burleigh Gardens changes to residential.
- 6.5. Notwithstanding the above the site is outside of the town centre boundary so must be assessed accordingly. To that end it is recognised that the site is located in close proximity to Southgate tube station on the Piccadilly line. The tube station is approximately 90 metres northeast of the site (2 minute walk) which has very good accessibility to central London. The PTAL rating for the site is PTAL 4, which corresponds to a 'very good' level of accessibility to public transport networks. Core Policy 12 and DMD 31 both state that if new visitor accommodation cannot be located in town centres then it should be located in locations with "good transport accessibility" to central London. As this site benefits from PTAL level 4, with very good access into Central London, and is immediately adjacent to the existing town centre is considered to be a suitable location for a hotel in accordance with Core Policy 12 and DMD31.
- 6.6. Policy DMD31 also seeks to ensure that development involving new hotels are appropriate in terms of their size, have an acceptable impact on the character of an area, do not lead to an over concentration in a locality, do not adversely affect surrounding residential amenity and that there are no adverse impacts on highway safety. A range of criteria (a to h) upon which to assess the suitability of a location for a hotel use are set out in DMD31 and repeated below.
 - (a) The size and character of the site or building are suitable for the proposed use;
 - (b) The proposed use will be compatible with the character and appearance of the area;
 - (c) The proposal does not result in an over concentration of hotel, boarding and/or guest houses in that locality;
 - (d) The residential amenities of local residents will not be adversely affected by way of unacceptable increases to traffic and parking in the area;
 - (e) The existing environment or transport system will not be adversely affected by way of unacceptable increases to traffic and parking in the area;

- (f) The proposal has adequate servicing arrangements and provides the necessary off-highway pickup and set down points for taxis and coaches;
 - (g) The proposal provides on-site accommodation and training for staff, where the scale of development allows; and
 - (h) At least 10% of all hotel rooms will be provided to wheelchair accessible standards.
- 6.7. In consideration of the current proposals against the above criteria the appeal decision against the refusal of application ref: P14-00048PLA, for residential use on the site is considered to be material. The appeal decision for this residential scheme found that the proposed use would not result in any undue impact on neighbouring residential amenity. Given the similarities of operation between residential flats and use of a hotel, on balance it is considered that there would be no undue impact on neighbouring residential amenity as a result of this change of use.
- 6.8. The site also has the ability to provide off street parking and has adequate space for servicing arrangements on site. Provision is made for 10% of rooms to be wheelchair accessible, in line with DMD31 and London Plan policy 4.5.
- 6.9. The building has a history of B1(a) office and education use so the loss of both uses is considered. The most recent use of the building has been for education purposes following the grant of planning permission TP/10/0583. It was later established through appeal decision APP/Q5300/W/15/3134700 (dated 19 Feb 2016) in relation to a Prior Approval application (15/03227/PRJ) that the building was used as an education facility between 2011 and 2014, and this application confirms also that the college use closed in June 2015. It is also confirmed that since the college used ceased that part of the ground floor has been used as office by the applicant. For the purposes of this application the proposal is assessed on the basis that it would result in the loss of an education use, with that being the most recent permitted use of the building.
- 6.10. The loss of office floorspace in this location was accepted in principle, as evidenced by the grant of planning permission TP/10/0583 for education use. The building has therefore not contributed to the supply of B1(a) office floorspace for approximately 6 years. As such there is no objection raised to a hotel use on these grounds. Furthermore, the building has been marketed unsuccessfully for B1(a) office use since the college vacated in 2015, and for a considerable period of time prior to it being used as a college, demonstrating a clear lack of demand for office floorspace in this location with multiple office buildings being available for let in Southgate. The marketing initiatives took the form of marketing boards, marketing brochure distribution and on-line advertising.
- 6.11. The previous use as D1 education has also been marketed since the college vacated in 2015, but with no interest shown from similar operators. The refused appeal decision for the creation of residential flats (P14-00048PLA) in 2015 saw no issue with the loss of education use and the officer report for the application accepted that the building had been marketed extensively and that this showed there was a lack of demand from D1 tenants for the space.
- 6.12. It has been demonstrated that despite marketing attempts there is a lack of demand for office and/or education use of this building. This lack of demand can be attributed to the floor plates, general condition of the building not being

suitable for modern office requirements, limited floor to ceiling heights, dated mechanical and electrical engineering provision and availability of office floorspace for let in the Southgate area. The building owner has as a result of the marketing exercise had expressions of interest from a number of hotel operators, which demonstrates a healthy demand for additional hotel accommodation in this location which is why the change of use application is being pursued.

- 6.13. In view of the above decision, and the fact that officers have previously accepted the marketing efforts as demonstrating a lack of demand for B1(a)/D1 occupiers in this location there is no objection to the principle of a hotel use of the building over office or education. The principle of a hotel at this location is therefore considered acceptable under Core Policy 12 and Development Management Policy DMD31.

Character and Appearance

- 6.14. Policy DMD37 of the DMD encourages achieving a high quality and design led development that should be suitable for its function and appropriate in its context with appropriate regard to its surroundings. Additionally, policy 7.4 of the London Plan specifies the need to respect the character of the surrounding area but also make a positive contribution to the places identity. This policy is re-iterated by CP30 of the Core Strategy as well as the fundamental aims of the NPPF.
- 6.15. The existing building is of little architectural merit, has a neutral impact on the character of the area and there are no redeeming features for retention. The proposed design for the roof extension is in keeping with the character and appearance of the proposals to refurbish the building. The materials palette will ensure the rearward roof addition ties in with the rest of the building façade works. The proposed new materials palette and articulation to the building will improve the overall appearance and make this more interesting visually within the streetscene and the use of render is in keeping with the residential properties to the west. Further visual interest and articulation is to be achieved by incorporating projecting windows, these will help to give the building a vertical emphasis and depth to the street facing façade which would be an improvement over the existing flat elevation, and the new entrance canopy will help make this access point more legible. These works will create a modern looking building that would integrate well with the surrounding area, and to ensure the quality of the final build a condition is recommended requiring the submission and approval of all external materials.
- 6.16. Officers consider that the proposed external works would result in this building making a positive architectural contribution to this locality.

Scale and Massing

- 6.17. The extension is proposed to the rear of the building, at third floor, which is effectively enlarging the existing 4th storey. Currently the 4th storey comprises of the mansard roof element, and the proposal is to extend to the rear of this with a new, more contemporary flat roof addition. This would extend over the building footprint of the existing 3-storey rear projection. The massing and bulk of this would blend in with the existing built form.

- 6.18. It is worth noting that the appeal decision against the refusal of application ref: P14-00048PLA has previously given consideration to scale and massing of the roof extension in terms of how this impacts on neighbour amenity, and this sets the parameters for future development. The appeal decision did not find that the extension to the rear would result in conditions harmful to neighbouring residential amenity in terms of its size and the Council's previous objection to this element was only on the grounds of unacceptable overlooking from new windows due to their proximity to the site boundary. Whilst the proposed extension is marginally larger on the western side than previously due the removal of a set in it is not considered to be significantly larger, such that a different conclusion should be reached this time. How this scheme responds to the issue of overlooking and loss of privacy is discussed in the following section.

Impact on Neighbouring Residential Amenity

- 6.19. The nearest residential properties are those immediately to the west and south-west on Burleigh Gardens, and to the north-west on Crown Lane. Immediately opposite the building are existing flats also.
- 6.20. As referred to above, no objection was raised previously in either the Council's refusal or the dismissed appeal, to the scale and massing of the roof extension on the grounds that this would unduly harm neighbour amenity. This was however objected to by the Council on the grounds that that the proposed residential use and the additional fenestration proposed to the western elevation required to support residential use would result in a poor relationship with neighbouring residential properties through increased overlooking and loss of privacy above ground floor level.
- 6.21. At appeal, the Inspector took the view that the relationship between the application building and 91 Burleigh Gardens would only afford oblique views into the rear garden from upper floor windows, and whilst the proposed residential use of the building may result in a greater intensity in the use of these rooms throughout the day, this would not result in material harm in terms of overlooking or loss of privacy to existing and future occupiers of this neighbouring property.
- 6.22. Although the Council's concerns to do with overlooking of neighbouring residential properties were not supported in the aforementioned appeal decision, this application has sought to address this relationship in any event by proposing to make alterations to the window arrangement on the western elevation (facing 91 Burleigh Gardens).
- 6.23. It is proposed to remove a number of windows and reduce the size of existing openings facing west, as a result of internal layout changes to suit the hotel use. Furthermore proposed new openings above ground floor have been designed as projecting angled windows which will only afford outlook from first, second and third floor hotel rooms to the north rather than north-west. This equates to a 45 degree orientation which will prevent direct views towards the rear of neighbouring residential properties on Burleigh Gardens. This additional mitigation is considered to be an appropriate design response and is welcomed.
- 6.24. No objection is raised on the grounds of noise and disturbance to residential properties from the proposed hotel use. This is an existing commercial

building on the very edge of Southgate town centre, and although vacant could be utilised for B1(a) office or D1 education. Both uses would potentially attract large numbers of staff and visitors throughout the day. Similarly, a hotel use would also potentially attract large numbers of staff and visitors, but typically this would be greatest at weekends and there would be more of an even flow of visitors arriving and leaving throughout the day in contrast to an office or education use which would have more defined peak periods that could impact on neighbouring amenity. It is also relevant that the building is detached which will help to reduce the potential for noise and disturbance issues for the closest residential neighbours, additionally there is no bar area proposed within the hotel and the main hotel entrance point will be towards the eastern end of the building well away from neighbouring residential dwellings. Vehicle movement activity will be to the rear of the building, which is no different to existing parking and servicing arrangements. Furthermore, the external fire escape staircase that it is currently situated on the western side of the building is to be replaced, broadly in the same position and the replacement staircase will be enclosed which will reduce the potential for overlooking of neighbouring properties when in use.

- 6.25. On balance, it is considered that the use of the building as a hotel would not unduly harm the amenity of neighbouring residential dwellings as a result of additional noise and disturbance, subject to any approval securing through condition the submission and approval of further details of noise levels from any plant that is to be installed. The surrounding area has a range of different town centre uses, and there is an existing night time economy associated with Southgate town centre. The introduction of a hotel to this location would therefore be appropriate.
- 6.26. In summary, it is considered that the proposed development would not be unduly harmful to the amenity of nearby residential occupiers, through noise and disturbance, overlooking and loss of privacy, having regard to policies DMD31, 34 and DMD68 of the Development Management Document.

Traffic and Transportation

- 6.27. The site has a PTAL of 4, which indicates very good access to public transport services.
- 6.28. The subject site is located in the Southgate CPZ, which is operational from Monday to Saturday between 8am-6:30pm. There is also the Southgate (one hour) CPZ which is operational between Monday to Friday from 11am-12noon.

Parking:

- 6.29. The proposals involve the retention of the existing car park and the provision of 33 off-street spaces (including more than 10% disabled provision). Furthermore, in accordance with London Plan policy, 10% active and passive electric vehicle parking spaces have been proposed and these will be secured through condition.
- 6.30. The applicant has undertaken analysis of likely trip generation based on two similar size and types of hotel using the TRICS database and this demonstrates that the number of trips associated with a 66-bed hotel is not higher than the currently consented use, in fact it shows an anticipated

reduction. It is also likely that the distribution by time will shift from the AM and PM peaks to the periods before check-out and before check-in for hotel customers. There are no concerns therefore from a transportation perspective relating to impact on the surrounding road network.

- 6.31. Access to the car park will be via the existing access point, which is acceptable, and this can accommodate servicing vehicles (see below). A new barrier controlled entrance and exit system will be installed, and set back from the highway to allow space for vehicles to stop clear of the highway.

Cycle Parking:

- 6.32. A total of 3 three long stay and two short stay cycle parking spaces are proposed, in line with London Plan minimum requirements. It has been demonstrated that these will be in a covered, convenient, secure and accessible location within the car park. The provision of these will be secured by condition.

Access:

- 6.33. As stated above vehicular access will continue to make use of the established access point.
- 6.34. Pedestrian access will be from Burleigh Gardens, which is the same as existing arrangements. This enables step free access and is acceptable.

Access, Delivery and Servicing Arrangements:

- 6.35. The use of the existing access route is proposed and an issue was raised relating to circulation within the site and the ability of larger vehicles to safely and conveniently access the site. As requested the applicant has provided further information setting out the largest vehicle that will need to access the rear of the site, because of the small scale nature of the hotel, is a 7.5t box van. Swept path tracking diagrams demonstrate that this size of vehicle can safely enter, exit and turn and this is accepted by Transportation. It has been explained that the number of deliveries daily is expected to be three to four, and these would take place between 07.00 and 10.30am typically. This is not expected to have an adverse impact on the surrounding highway network.
- 6.36. For hotel uses the London Plan requires one coach parking space for every 50 hotel rooms. The applicant has been asked to further clarify their position given the lack of any dedicated on-site coach lay-by.
- 6.37. In response, it has been set out that the constraints of the site and the need to maintain the existing vehicle access it would be impractical to provide on-site coach parking. As set out in the Transport Statement, and evidenced by the expressions of interest from hotel operators it is intended that this would be operated as a budget range hotel. Typically, this would cater for single business users and short stay tourists.
- 6.38. The business model and operational/marketing approach typically adopted by the budget range of hotels will seek to exclude coach parties at booking stage. Furthermore, no incentive will be offered to coach operators, further decreasing the attractiveness of the site for large group bookings. Arrivals by

coach are therefore not anticipated and will be declined. For this reason, no dedicated provision close to the site for coaches has been proposed, particularly as Burleigh Gardens is relatively narrow.

- 6.39. In the unlikely event a coach visit was required they could set down temporarily for pick-up and drop-off making use of existing on-street restrictions which allow for such use on Chaseside (A111). Further details of the on-site management arrangements that would be put into practice to discourage coaches will need to be set out in a Coach Management Plan.
- 6.40. Any consent would be subject to a condition requiring the submission and approval of a Coach Management Plan, included within this will need to be measures that will be employed by the hotel operator to discourage coach party bookings, and arrangements that will be put into practice in the event that coaches do drop-off and/or pick up, as well as taxi's.
- 6.41. Furthermore, a detailed Delivery and Servicing Management Plan will be required, included within this will need to be arrangements of delivery booking systems and for the collection of refuse. The applicant has indicated this will be by way of a 'just in time' operation, which is the same as existing that takes place from Burleigh Gardens. This means that commercial waste is collected by a private waste contractor and given that hotel occupation levels change (so to would waste generated) the waste will be collected as required in order to minimise collection costs (this is referred to as a 'just in time' arrangement). On site storage would be used in between collection days. It would not make economic sense for commercial waste collection to take place daily and the 'just in time' arrangement is typically employed on commercial uses such as hotels. Further details of the designated refuse enclosure will also be secured through condition.

Construction Vehicle Management:

- 6.42. The nature of the proposal means the development does not require the provision of a separate Construction Traffic Management Plan, notwithstanding this the Construction Methodology condition will require details relating to construction hours and vehicles.

Energy and Sustainability

- 6.43. Policies 5.2 & 5.3 of the London Plan and Policy 20 of the Core Strategy recognise that not all developments are capable of achieving significant improvements over building regulations, and makes provision to mitigate for any shortfall through agreed allowable solutions. As this is predominantly a change of use and refurbishment of an existing building then it is recognised that there are very real practical challenges involved when it comes to retrofitting and fully meeting sustainable requirements.
- 6.44. London Plan policies 5.3 and 7.2 of the adopted London Plan seek to mitigate climate change by reducing carbon dioxide emissions. Developments are required to make the fullest contribution to tackling climate change by minimising carbon dioxide emissions in accordance with the energy hierarchy; Be Lean: Be Clean: Be Green. The energy strategy is targeting carbon dioxide emissions (9%) through energy efficiency measures and improvements to the building fabric. It also proposes the installation of solar thermal/ PV panels at roof level and the incorporation of new green roofs. It

does not appear that the use of solar thermal/PV panels have been accounted for in the energy strategy and this needs to be rectified. Further detail should be provided in the form of a revised Energy Strategy to demonstrate how the change of use and fit-out would comply with DMD51 on carbon dioxide emissions. This can be secured by condition, which the applicant is agreeable to.

- 6.45. A BREAAAM Pre-Assessment Report has not been submitted as part of the application and this will be secured by condition. The applicant has indicated that BREEAM rating "Very Good" is to be met, however in accordance with DMD50 they should be targeting "Excellent" rating. The applicant has confirmed that they would be agreeable to a condition requiring them to target a BREEAM rating that exceeds "Very Good" and where this is not possible it will need to be adequately demonstrated. This is considered to be a pragmatic approach.
- 6.46. Finally, the applicant will need to submit a water efficiency report demonstrates that efficiency measures can be achieved in accordance with DMD policy 58. This can be secured by condition.

Noise

- 6.47. Potential noise impacts associated with the use are a material consideration, particularly as there are residential neighbours immediately to the west, and north-west of the site, as well as opposite.
- 6.48. London Plan policy 7.5 aims to reduce noise and enhance soundscapes. Measures to be taken here include separating noise sensitive development from major noise sources and supporting technologies and practices aimed at reducing noise at the source.
- 6.49. DMD 68 states that developments that generate or would be exposed to an unacceptable level of noise will not be permitted. It states that developments must be sensitively designed, managed and operated to reduce exposure to noise and noise generation.
- 6.50. Furthermore, DMD 31 part d) states the following in respects of Hotel Development;
- "The residential amenities of local residents will not be adversely affected through noise, disturbance, loss of light or privacy."*
- 6.51. An environmental Noise Impact survey was undertaken by KP Acoustics which has enabled criteria to be set for the proposed plant installation to minimise any impact on nearby amenity. Final calculations will be undertaken once the proposed plant kit has been finalised, to which the applicant will accept a condition requiring further information to be submitted. Environmental Health officers have accepted this approach on the basis that a condition is secured requiring the submission and approval of further details. Such details shall set out the sound level generated from all noise generating plant and equipment and state the noise control measures to be employed to ensure the noise from the combined plant does not exceed a level of 10dB(A) below typical background noise levels, at the façade of the nearest residential/noise sensitive property.

Sustainable Drainage

- 6.52. DMD policy 61 states that all developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS). Any proposed SuDS measures should be appropriate for the site conditions, seek to achieve greenfield run off rates as well as maximise the use of SuDS.
- 6.53. As required a Sustainable Drainage Strategy has been submitted by BWB, and sets out the approach to managing surface water on site. The strategy proposes the following; -
- A discharge rate of 5l per second for the total restricted run off rate for the site, which is accepted by SuDS officers;
 - In accordance with the Drainage Hierarchy infiltration has been considered but deemed in practical due to existing ground conditions on site, there are no existing watercourses within the vicinity of the site that would be deemed appropriate to discharge into. It is proposed to make use of a new connection to the surface water sewer;
 - Use of a permeable paving system for the re-surfaced car park;
 - Installation of a pipe network around the building and wider site to catch water prior to discharge;
 - Incorporation of an underground storage tank, this will provide storage for a 100 year plus, 40% flood event;
 - Use of a green roof over the extension, and
 - Potential for incorporating smaller rain gardens/planters to provide treatment for the roof runoff (feasibility to be explored and secured by condition).
- 6.54. Discussions have been had with the applicant to agree changes to the drainage strategy, for example by incorporating the proposed landscaping features as part of the SuDS solution and any other practical above ground measures rather than relying on the underground solution.
- 6.55. The applicant has confirmed that whilst no detailed geological site investigation has been carried out that it is known the site is overlaying a bedrock comprising of London Clay Formation which has very low impermeability, the site is also described as being in a built up urban area and therefore there is limited space from the existing building and surrounding properties for infiltration. For these reasons, the applicants consultant has not recommended the use of borehole soakaways as an alternative. Above ground drainage options have been discounted by the applicant on the grounds of there not being sufficient space around the building and car park for features such as ponds and detention basins. The applicant is open to the suggestion of incorporating smaller rain gardens/planters to provide treatment for the roof runoff, and will look into incorporating these where feasible. A condition is recommended requiring the submission and approval of a revised drainage strategy following more detailed investigations of ground conditions on site and exploration of feasible above ground solutions.
- 6.56. Thames Water have requested that further details of any on/off site drainage are approved through condition, prior to the commencement of works.

- 6.57. Traffic and Transportation have not sought any contributions to mitigate the impacts associated with the proposal. The use of the building as a hotel compared to a fully occupied D1 use, or office is not likely to result in a form of use that requires mitigation by way of s106 contributions.

Community Infrastructure Levy (CIL)

- 6.58 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.
- 6.59. The development would be liable to a Community Infrastructure Levy contribution as the development involves new commercial floorspace. As the building has been used for its lawful use for 6 months of the previous 36 months then only the additional gross internal area is liable. This equates to the additional 211sqm.
- 6.60. This would result in a CIL contribution of £4220 (211 sq.m x £20, subject to indexation). The Council's CIL charging schedule has a nil charge for hotel development.

7. Conclusion

- 7.1. The proposed hotel use is appropriately designed and would integrate satisfactorily to the surrounding area on this edge of centre location. As discussed above it is considered that the proposal would not be detrimental to residential amenities, or highway safety, having regard to adopted local, regional and national level policies and would make efficient use of this long-term vacant and underutilised site in a sustainable location.

8. Recommendation

- 8.1. It is therefore recommended that planning permission be granted subject to the following attached conditions:

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. The development hereby permitted shall be carried out in accordance with the following approved plans:

04001 revP1 Elevations as Existing;
04002 revP1 Elevations as Existing;
01001 revP1 Existing site plan;
02001 revP1 Ground floor existing;
02001 revP1 First floor existing;

02001 revP1 Second floor existing;
02001 revP1 Third floor existing;

02002 revP2 Ground floor proposed;
02002 RevP2 First floor proposed;
02002 RevP2 Second floor proposed;
02002 RevP2 Third floor proposed;
27001 RevP2 Proposed roof plan;

01002 RevP3 Proposed site plan;
90201 RevP1 Landscaping Plan;

External Canopy Study;
Design & Access Statement (May 2017);
BWB Sustainable Drainage Statement BLG-BWB-XX-XX-RD-C-0001; and

00001 RevP1 Block plan

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

3. That development shall not commence until a Construction Methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- a. arrangements for wheel cleaning;
- b. arrangements for the storage of materials;
- c. hours of work;
- d. arrangements for the securing of the site during construction;
- e. the arrangement for the parking of contractors' vehicles clear of the highway;
- f. the siting and design of any ancillary structures;
- g. enclosure hoarding details;
- h. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

The development shall be carried out fully in accordance with the approved Construction Methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

4. Prior to commencement of any external building works, a sample panel and a schedule of materials to be used in all external elevations including walls, doors, windows, cladding and front entrances within the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any building work commences and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure that the building has an acceptable external appearance and preserves the character and appearance of the conservation area.

5. The external landscape works shall not commence until details and design of the surfacing materials to be used within the development including footpaths, shared surfaces, access roads, parking areas, road markings and all other hard surfacing has been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out fully in accordance with the approved detail before the development is occupied or use commences.

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

6. Prior to the commencement of any external building and/or landscaping works details of all planting and other soft landscaping (including green roofs specification) on the site shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme and green roofs shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, 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.

7. The use hereby approved shall not commence until further details of the means of enclosure for the refuse storage facilities have been submitted to and approved in writing by the Local Planning Authority. Facilities for the recycling of waste are to be provided within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

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

8. The use hereby approved shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

9. The development shall not commence until a revised 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development shall provide for an improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2010, in accordance with the requirements of Development Management

Policy DMD51. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

10. The development hereby approved shall not commence until a BREEAM pre-assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how the development will be built to a minimum standard of BREEAM 'Very Good' and how it shall use reasonable endeavours to achieve an 'Excellent'. Rating. Where a rating of 'Excellent' cannot be achieved the applicant shall demonstrate why this is not technically feasible or economically viable.

Prior to the occupation of the approved building, a copy of the Post Construction Certificate verifying that a minimum BREEAM 'Very Good' has been achieved shall be submitted to the local planning authority.

The evidence required shall be provided in the following formats and at the following times:

- a. A design stage assessment, conducted by an accredited Assessor and supported by the relevant BRE interim certificate, shall be submitted at pre construction stage prior to the commencement of superstructure work on site
- b. A post construction assessment, conducted by an accredited Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to first occupation.

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

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

11. Prior to occupation details of the internal consumption of potable water shall be submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption will exceed a 25% improvement in water efficiency over notional baseline. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in

accordance with Policy CP21 of the Core Strategy, DMD58 of the Development Management Document and Policy 5.15 of the London Plan.

12. Prior to the commencement of the use hereby approved a detailed Servicing and Delivery Management Plan for the management of deliveries and servicing to site has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include hours of deliveries, measures to avoid localised congestion and parking on footways and damage to buildings caused by vehicles. The applicant shall detail a booking system to be operated to co-ordinate the arrival of deliveries to ensure that all associated vehicles can be accommodated within the site with no need to wait on the adjoining highway and also set out a robust enforcement regime to ensure that no unauthorised use occurs. Deliveries and servicing shall thereafter be carried out solely in accordance with the approved details.

Reason: To avoid hazard and obstruction being caused to users of the public highway.

13. Prior to the commencement of the use hereby consented details of a Coach Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. This should set out measures to be employed to discourage coach party bookings, an appropriate means of managing coaches in the event that they do arrive to site, and identify appropriate management arrangements for the drop-off and pickup of coach passengers in such an event. The use shall operate fully in accordance with the approved Plan thereafter.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety (Policy 9 of the Unitary Development Plan 2007: Policies saved beyond 5th August 2010 and not superseded by the Core Strategy: January 2011).

14. Details of all air conditioning units, ventilation and filtration equipment and any other plant, machinery or equipment (including rooftop plant), in addition to measures to control noise from such equipment, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall take place fully in accordance with the approved details and shall be so retained for the duration of the permitted use unless otherwise agreed in writing by the local planning authority

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally.

15. No plant shall be installed until an acoustic report has been submitted to and approved in writing by the Local Planning Authority. The report must set out the sound level generated from all noise generating plant and equipment and state the noise control measures to be employed to ensure the noise from the combined plant does not exceed a level of 10dB(A) below typical background noise levels, measured as L(Aeq-15mins), at the façade of the nearest residential/noise sensitive property.

Reason: To protect the local amenity from noise and disturbance.

16. Parking and turning facilities shall be provided fully in accordance with the details hereby approved and shall be constructed before the development is

occupied and shall be maintained for this purpose for the lifetime of the development.

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.

17. Not less than 10% of all hotel rooms shall be provided to wheelchair accessible standards prior to the commencement of use, and thereafter shall be permanently maintained.

Reason: To provide an accessible development in accordance with Development Management Policy 31 and the London Plan.

18. Electric vehicular charging points shall be provided in accordance with the plans hereby approved (minimum of 6) and installed prior to the first occupation of the development and permanently retained thereafter.

Reason: To ensure that the development complies with sustainable development policy requirements of the London Plan.

19. The development shall not commence until details of a revised Sustainable Drainage Strategy based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework. The Strategy shall include;-

- a. detailed investigation of existing ground conditions;
- b. detailing of any on and/or off-site drainage works;
- c. feasibility of above ground sustainable drainage solutions;
- d. further detail of green roofs;
- e. a permeable paving system; and
- f. feasibility of incorporating rain gardens/planters to provide treatment for the roof water runoff,

Details shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

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

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, DMD61 of the Development Management Document, Policies 5.12 & 5.13 of the London Plan and the NPPF.

21. Details regarding the design, siting, height and degree of illumination of any external lighting within the site or external lighting to the buildings shall be submitted to and approved in writing by the LPA prior to installation.

Reason: To ensure submission of satisfactory details as well as ensuring the degree of illumination does not distract drivers or result in adverse light pollution.

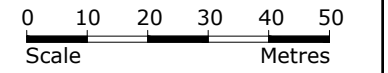
22. No external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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



Do not scale from this drawing
 The contractor is to check all dimensions on site and report any discrepancies to the architect
 All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

Notes



Legend:
 Application Boundary



P1	Initial Issue	27/04/17	JR	JSA
Rev	Description	Date	By	Chk

3rd Floor
 7-15 Rosebery Avenue
 London EC1R 4SP
 Telephone +44(0)2038746707
 Website www.jeffersonsheard.com



Project
93 Burleigh Gardens

Drawing
Location Plan

Scale	Drawn	Date
1:1250@A3	JR	27.04.17
Drawing Purpose		Status
PLANNING SUBMISSION		S5
Ref.	Rev.	
0883-JSA-XX-XX-DR-A-00001	P1	

A3

3.0 Design Proposals

3.1 Development & Design Brief

The design for the building and treatment of the site has been undertaken through careful analysis of the surrounding area and mindfulness of the planning committee comments associated with previous schemes.

The key aspirations of the brief are outlined below:

- Update the building facade to provide a high quality architectural development which reflects local style and values.
- Animate the front facade to create an attractive addition to the street scene based on local vernacular logic.
- Provide an improved interface between the front elevation/entrance and the immediate pavement.
- Refurbish the interior to a high standard to provide light and generous bedrooms, circulation and reception space.
- Introduce a new rear extension based on the scale supported in previous application P14-00048PLA.
- Reduce overlooking and increase privacy building-wide, especially towards residential neighbours along western boundary.
- Consider parking layout and landscaping at rear, introducing safe bike storage and refuse area in logical locations.
- Improve access/escape to and from building in line with altered internal layouts.



3.2 Concept Evolution

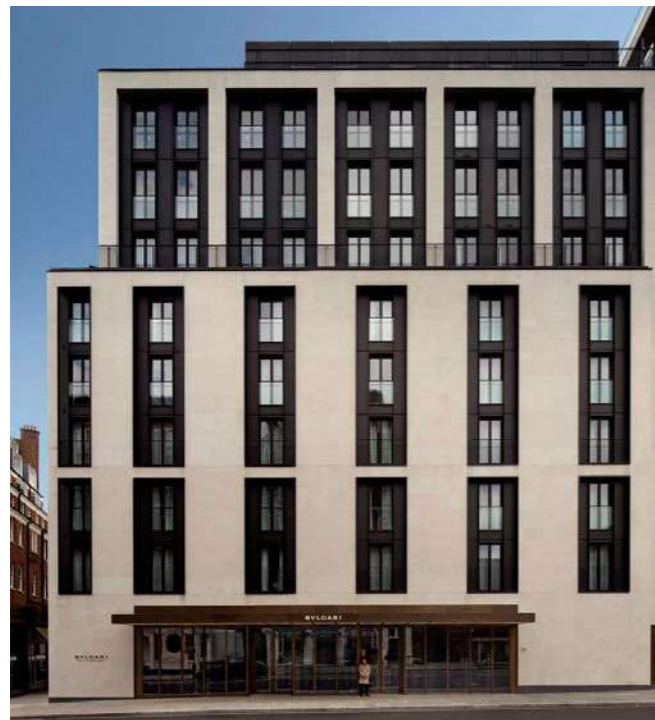
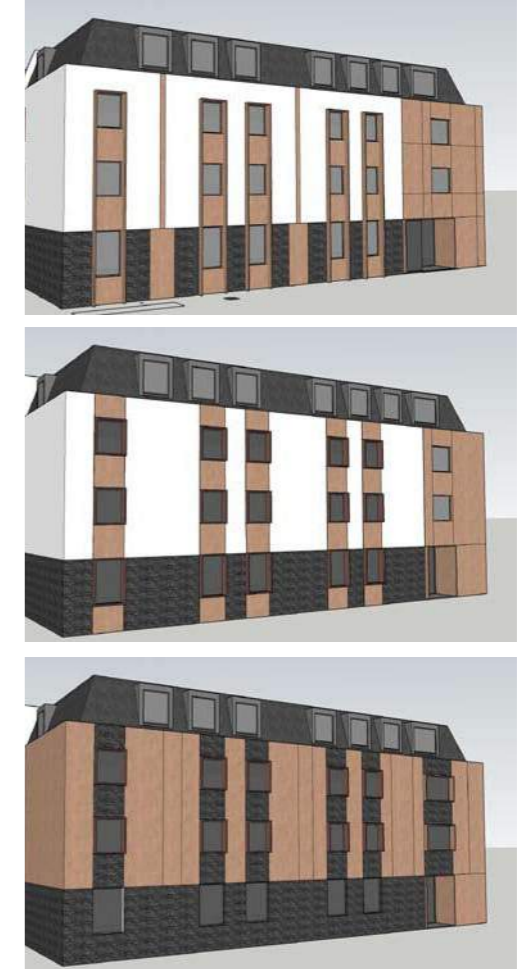
In the following sections the criteria by which JSA started to explore the external facade, especially the street scene frontage, will be explored.

The existing building is structurally sound with massing proportions that are consistent with the street scene along Burleigh Gardens. However, the identified lack of quality detailing or features of aesthetic interest and the monotonous use of windows provide a focus for improvement.

Our intentions in line with the brief involve the re-cladding and treatment of the existing fabric to create a more attractive and positive contribution to the surrounding area that is based on principles of design evidenced locally.



Proposed concept development



Facade concept imagery



3.3 Massing Concept

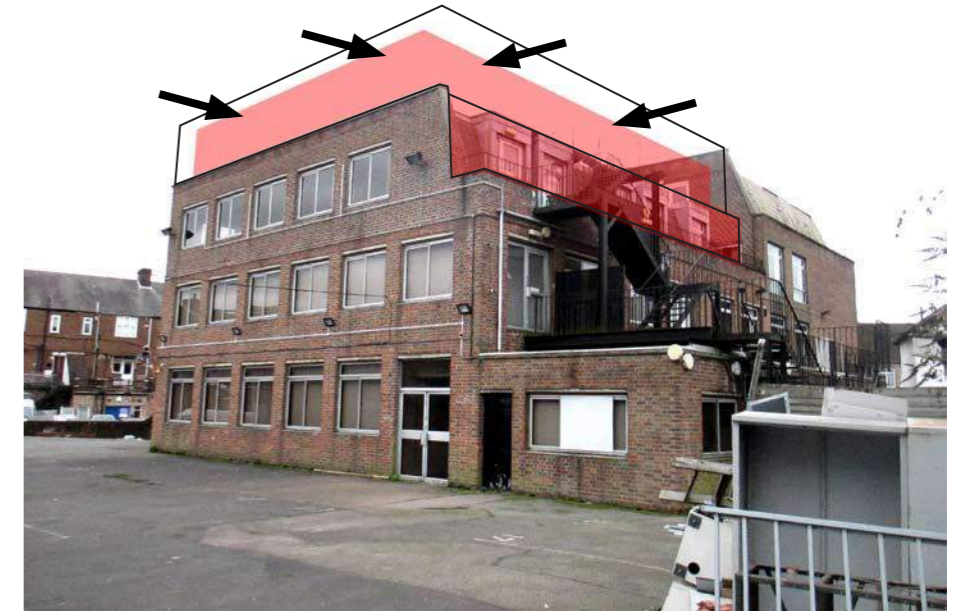
As previously discussed the introduction of an additional storey at the rear of the building was supported in planning committee feedback relating to previous application P14-00048PLA.

The intention is to match the scale previously suggested, erecting a flat roofed volume that reflects the height of the higher roof portion at the front of the building. Instead of maximising the footprint the new outline will be set back from the edge of the third floor parapet, increasing privacy and helping to reduce the perception of bulkiness.

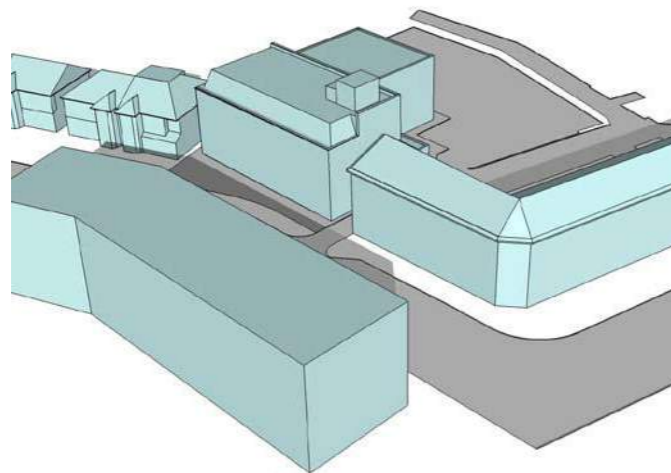
In addition, the existing third floor pitched roof portion on the north west side will be reconstructed on the same building line as existing to support the new level. This will provide a new parapet to fourth floor and reconfigured openings to suit the external escape stair and room layout.



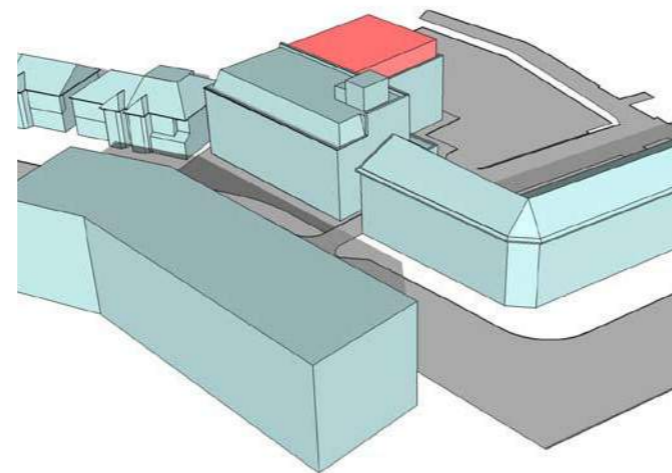
Additional Storey at Rear - Maximised footprint.



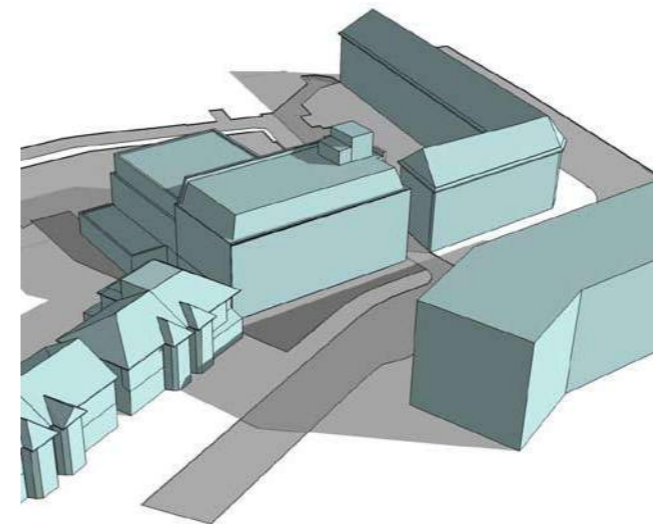
Additional Storey at Rear - Facade set back to increase privacy and reduce overlooking and impact.



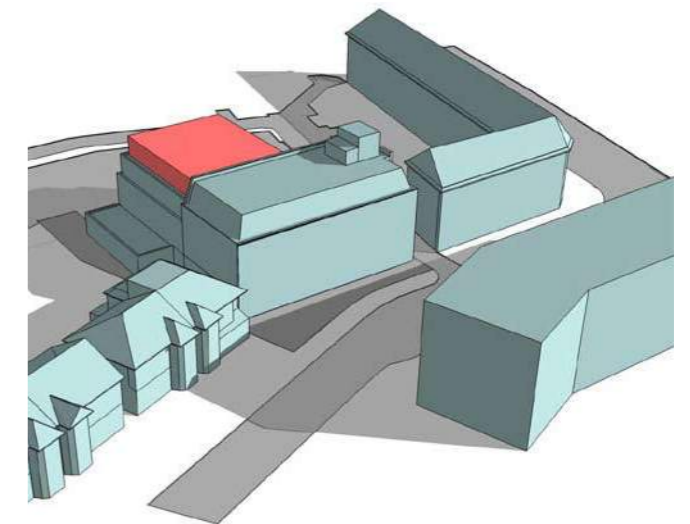
Bird's-eye (South) - Existing



Bird's-eye (South) - Proposed additional storey at rear



Bird's-eye (South West) - Existing



Bird's-eye (South West) - Proposed additional storey at rear

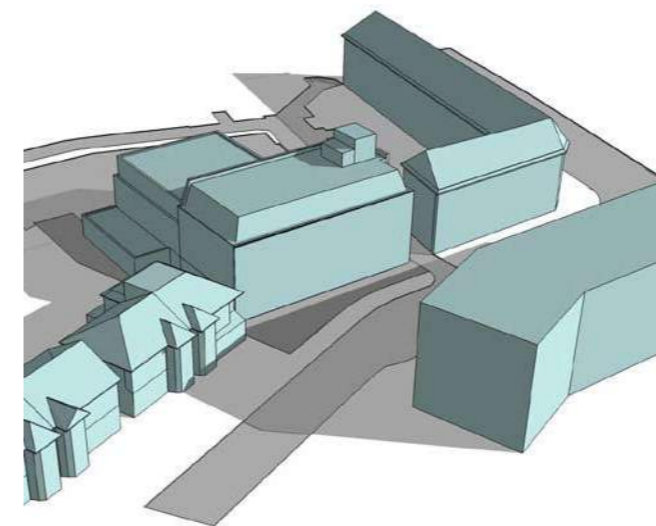
3.3 Massing Concept

As part of the internal layout improvements new lifts will be introduced and the existing plant room capacity will be bolstered to support a complete update of services.

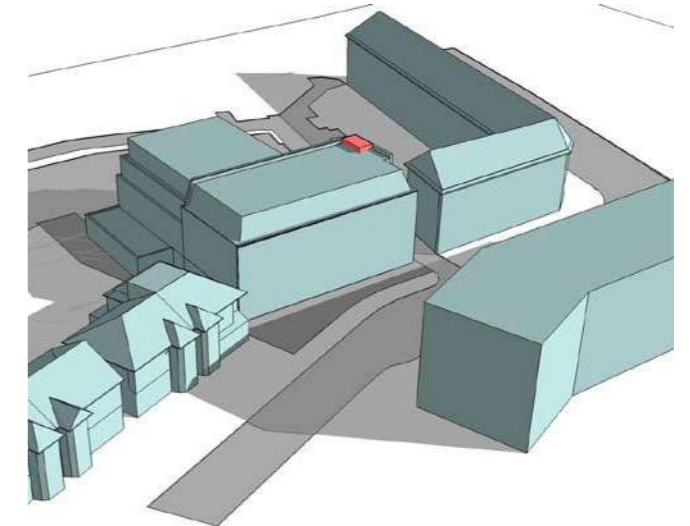
This will provide the opportunity to reconfigure the existing rooftop plant visible from street level. The proposed lift shafts will dramatically reduce the mass and lower the height of the flat roof structure, hiding it from view from below and realigning the building appearance with the surrounding neighbours.



Front Elevation - Existing lift shaft reduced in scale below level visible from street.



Bird's-eye (South West) - Existing



Bird's-eye (South West) - Proposed reduced lift shaft massing

3.4 Street Scene Concept

As a starting point for approaching the re cladding and reconfiguration of the external facade of 93 Burleigh Gardens our intention was to establish and analyse the language of other surrounding buildings, especially within the conservation area. From this we were able to identify principles for design which have been interpreted to better the contribution of the building toward the street scene and wider area as a considered, quality piece of architecture.



Local Vernacular - Vertical window and panel arrangement within Southgate Circus conservation area

Local Vernacular - Horizontal ground floor plinth

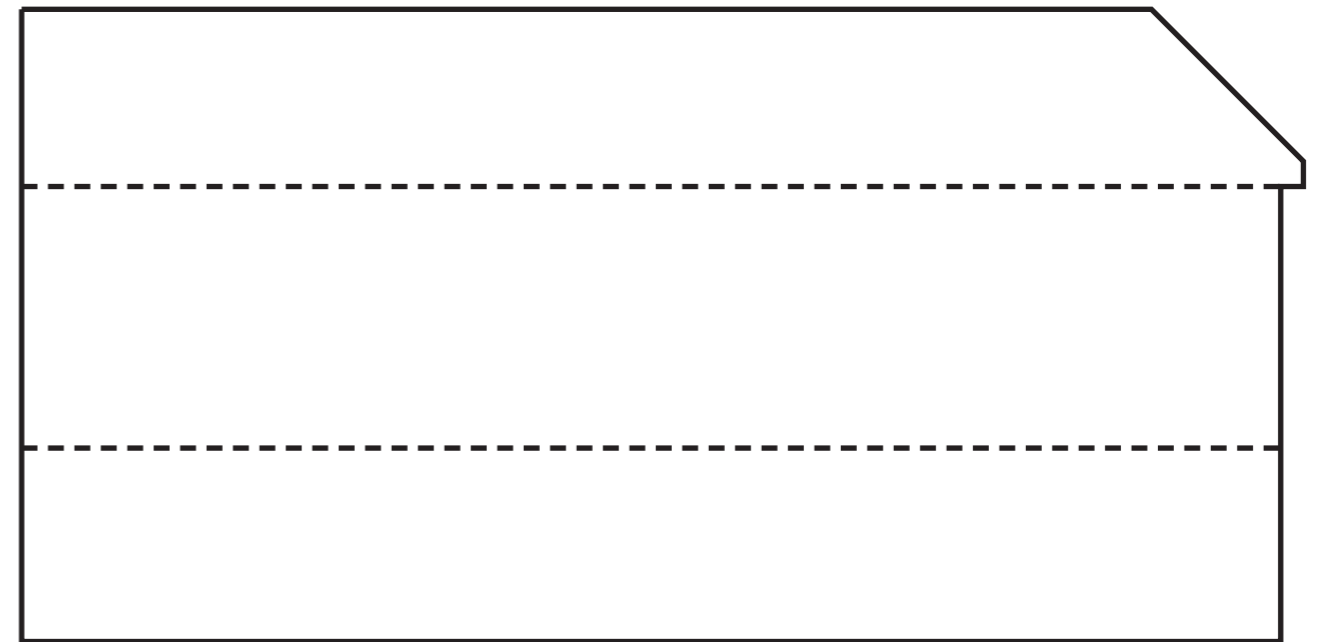
3.4 Street Scene Concept

The neighbouring 1920's - 1930's properties along Ashfiled Parade to the east comprise of commercial A1 and A3 Class at ground floor with residential provision on upper floors. As described in the diagrams below these building frontages follow a definite pattern of configuration.

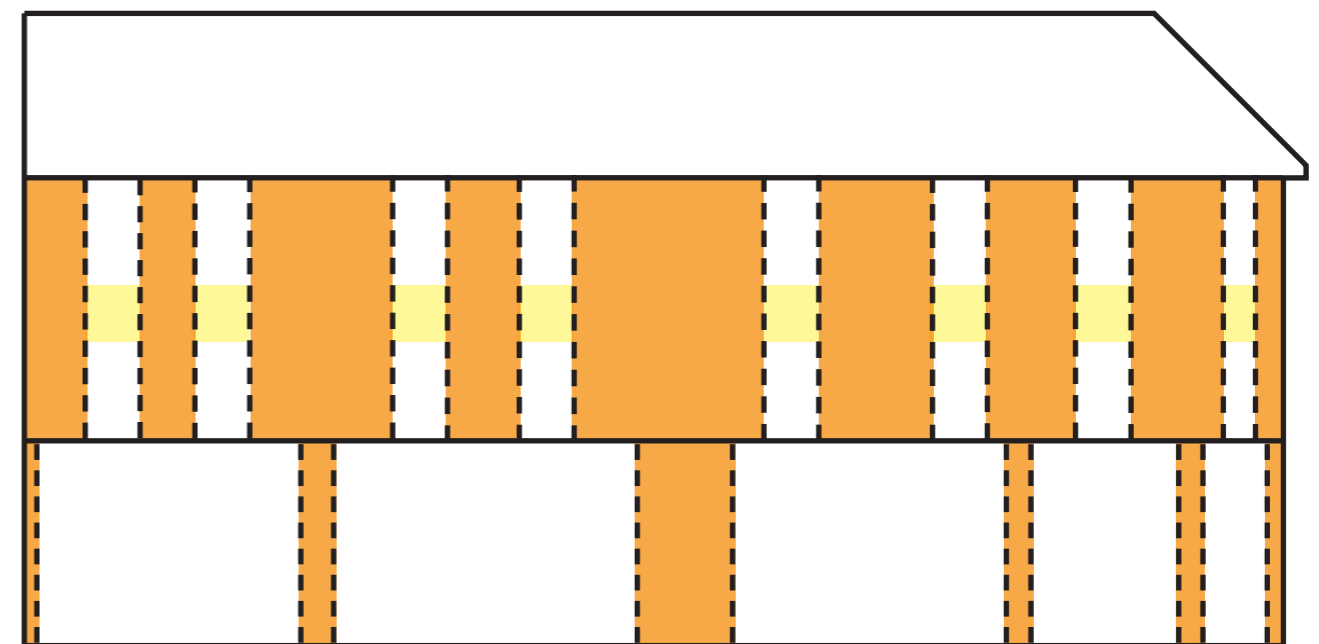
The ground floor at street level forms a plinth, contrasting in colour and material to the upper floors, and splitting the frontages horizontally by creating a datum. Windows on the upper floors are linked together via cladding panels and rendered surrounds to form elongated elements that divide the face in a series of vertical strips.



It is proposed that the alterations to the proposed scheme's elevations will take inspiration from the articulation of neighbouring buildings frontages in respect to scale and proportions of architectural elements. The following diagrams illustrate the anatomy of these buildings facades.



1 Facades are configured in a tripartite, horizontal arrangement with a defined plinth, middle and attic hierarchy.

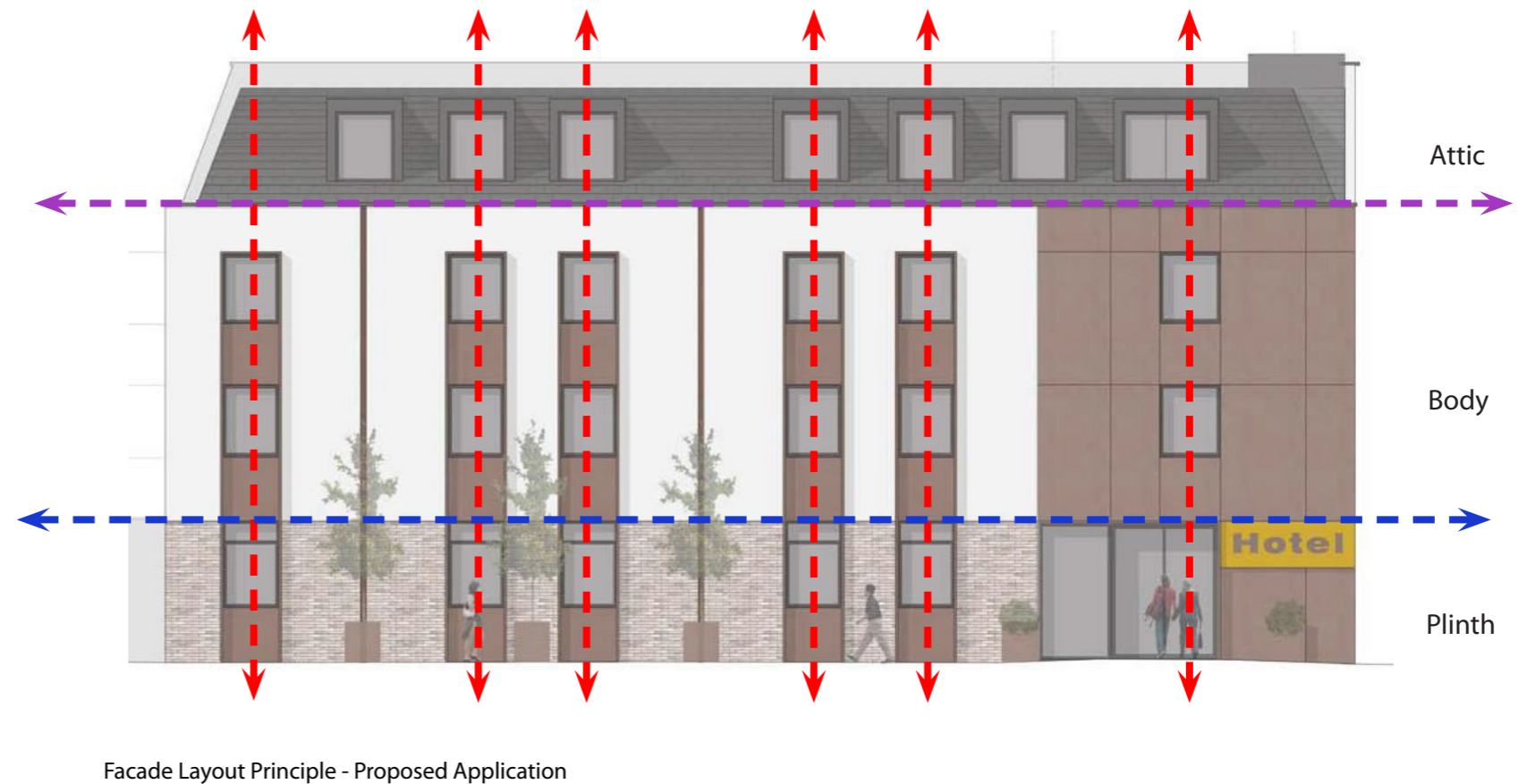
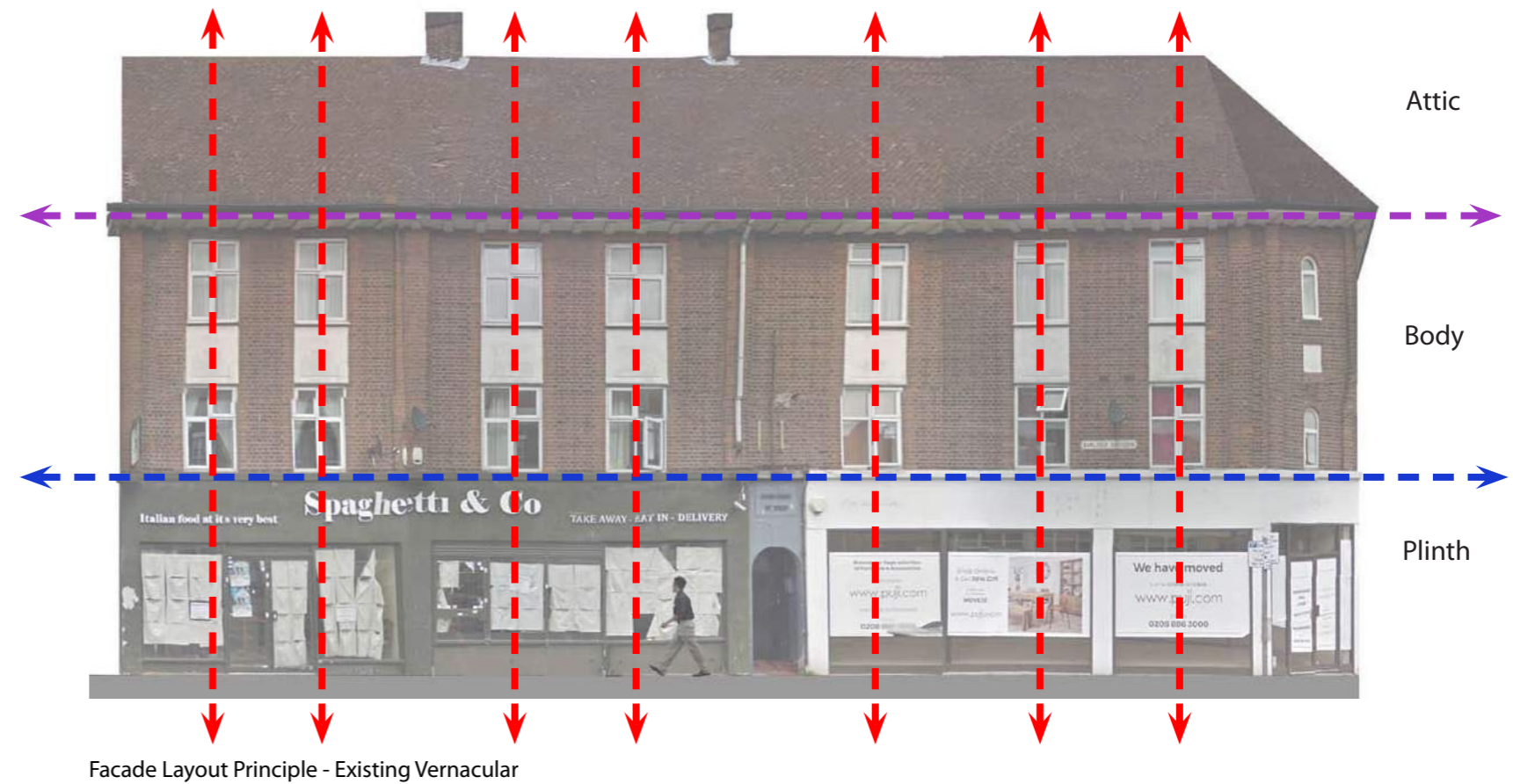


2 The illustration above defines the proportions of the vertical openings and the relationship of solid to void in that make up the building frontages.

Intermediate levels are vertically divided by grouped windows with contrasting spandrel panels providing a vertical rhythm across the elevations. The lower level is also fragmented by narrow piers that make up the shop fronts.

3.4 Street Scene Concept

By identifying a local language for facade set out, the following step was to apply this to our initial design development. The resulting proposed frontage creates a conceptual extension of the parade, implementing a different material at ground floor to create the horizontal plinth and windows grouped together vertically to replicate a familiar pattern.

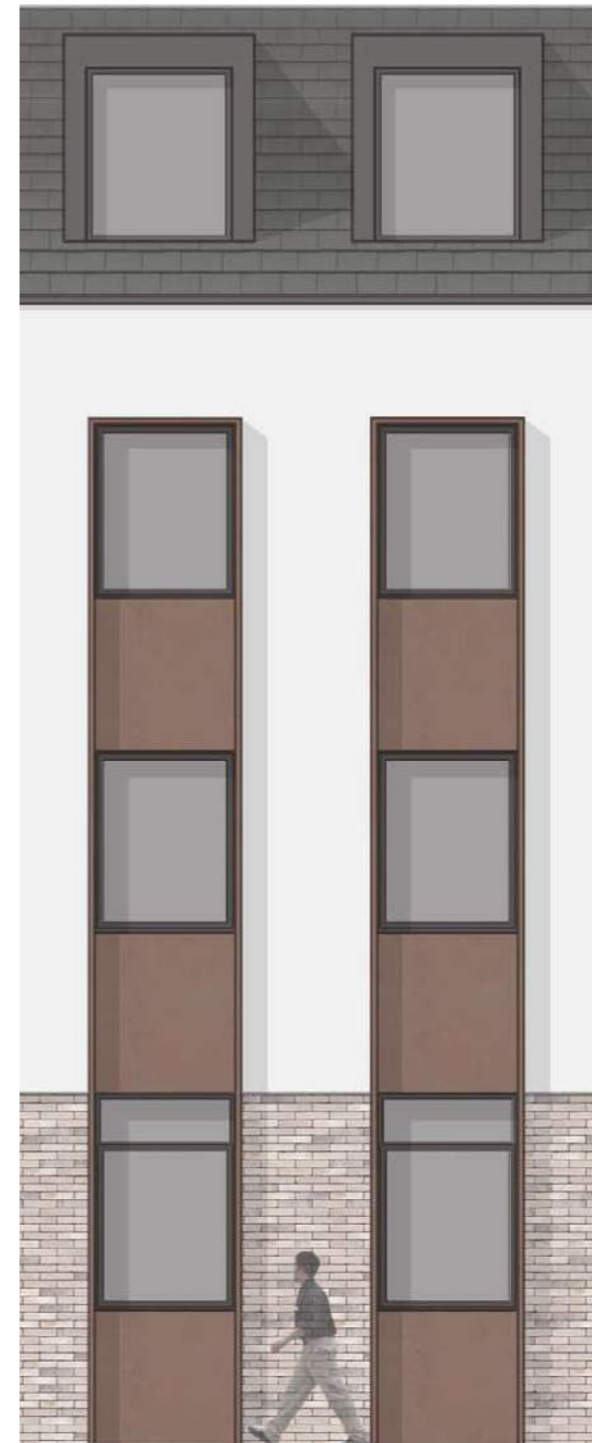


3.4 Street Scene Concept

To encourage further interest and emphasise the concept of vertical window grouping, the proposal is to introduce protruded window reveals to the front facade. Extending from the head of windows at third floor down to ground level, the reveals will create subtle depth and shadow to what was otherwise a very flat and featureless face.



Window Reveal Precedents



Front Elevation Extract



3D Reveal Study

3.5 Overlooking Concept

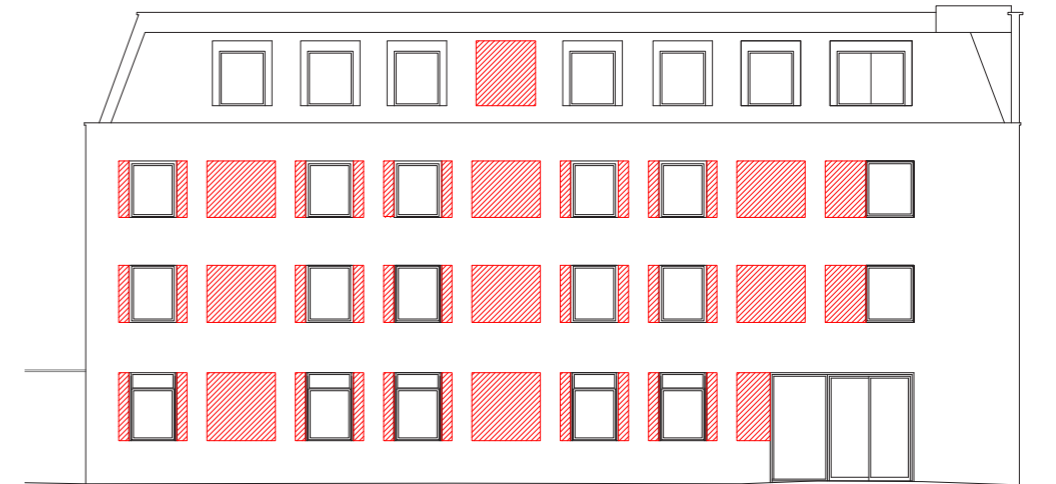
Due to the buildings change of use it has been an important part of the design approach to consider overlooking and appreciate both the neighbouring resident's and the hotel guest's right to privacy. The following pages demonstrate how window numbers, sizes and orientation have been adapted with these principles in mind.



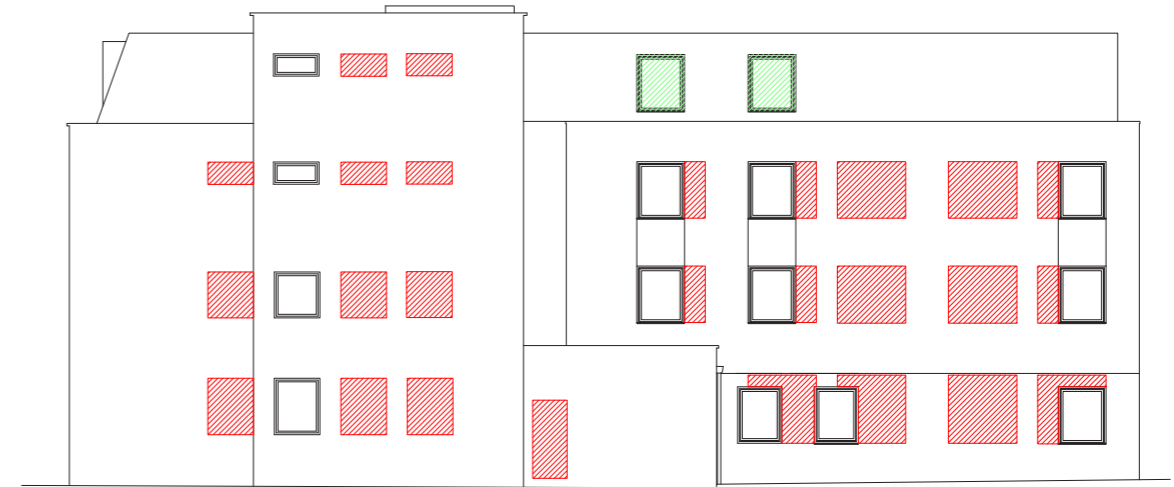
3.5 Overlooking Concept

Due to proposed internal layout updates a large number of existing windows become redundant or fall between habitable spaces and can be removed. This not only provides the potential to aid breaking down the bulk of the facade but also greatly decreases the implied amount of overlooking from 93 Burleigh Gardens to its surrounding neighbours.

In line with the local facade principles identified, all existing window openings have also been reduced in width, emphasising divisive vertical lines but also the amount of glazing facing immediate residential properties.



Front Elevation (South West)

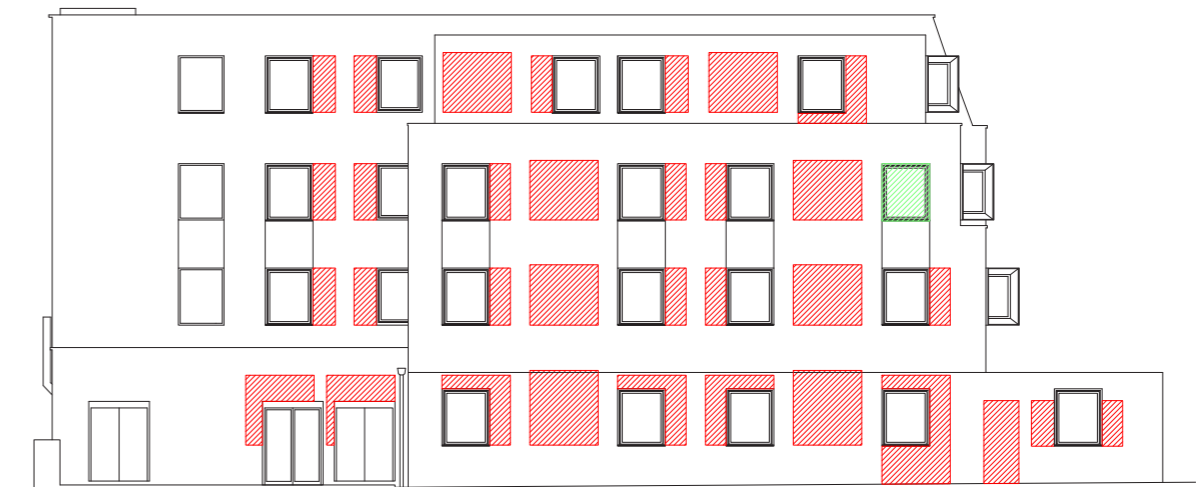


Side Elevation (South East)

Existing Opening Removed or Adapted ■
 New Opening Introduced ■
 *All other openings indicated are in existing positions



Side Elevation (North West)



Rear Elevation (North East)

3.5 Overlooking Concept

The most prominent existing issue with overlooking is from the side of the building toward the north west. A considerable number of existing large windows currently look directly out on the rear elevation and garden of no. 89/91, a semi detached two storey house.

The proposed scheme not only reduces the number and size of windows on this facade but also introduces angled window boxes which redirects the outlook from the hotel rooms to the north rather than north-west. A 45 degree orientation will prevent occupants having a direct view to the rear of houses along Burleigh Gardens and instead encourage sight lines towards the rear garden boundaries.



Existing view of no. 91 from first storey



Existing view of no. 91 from first storey

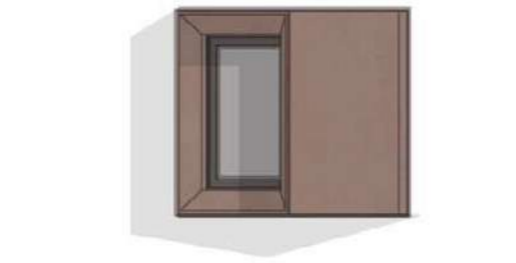
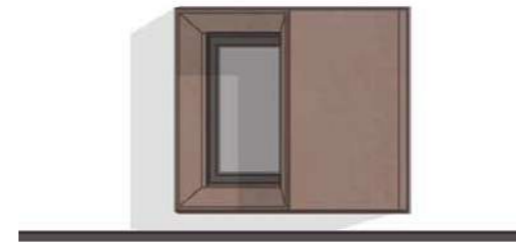
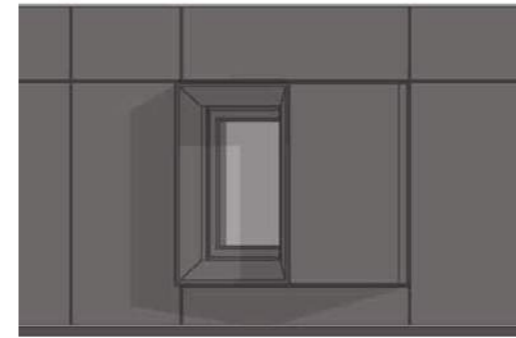
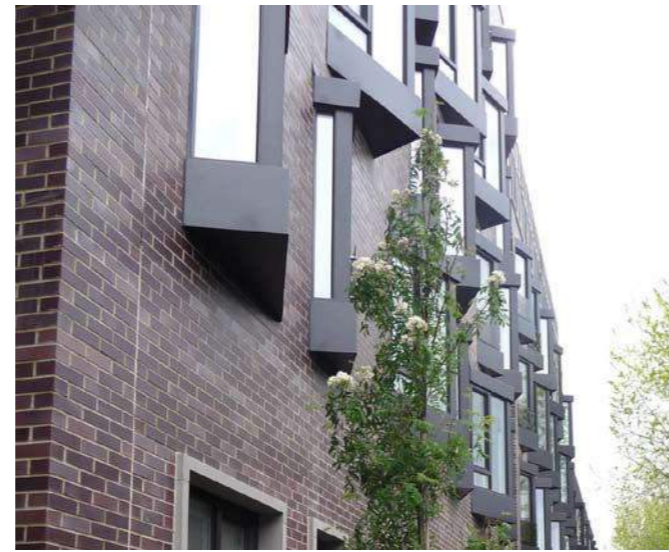


3.5 Overlooking Concept

The images to the right illustrate the nature of the angled windows on the north-west elevation to demonstrate the difference between the proposed and existing outlook of the north-west elevation.

Glazing from first, second and third floors is hidden when viewed from the rear elevations of the houses along Burleigh Gardens.

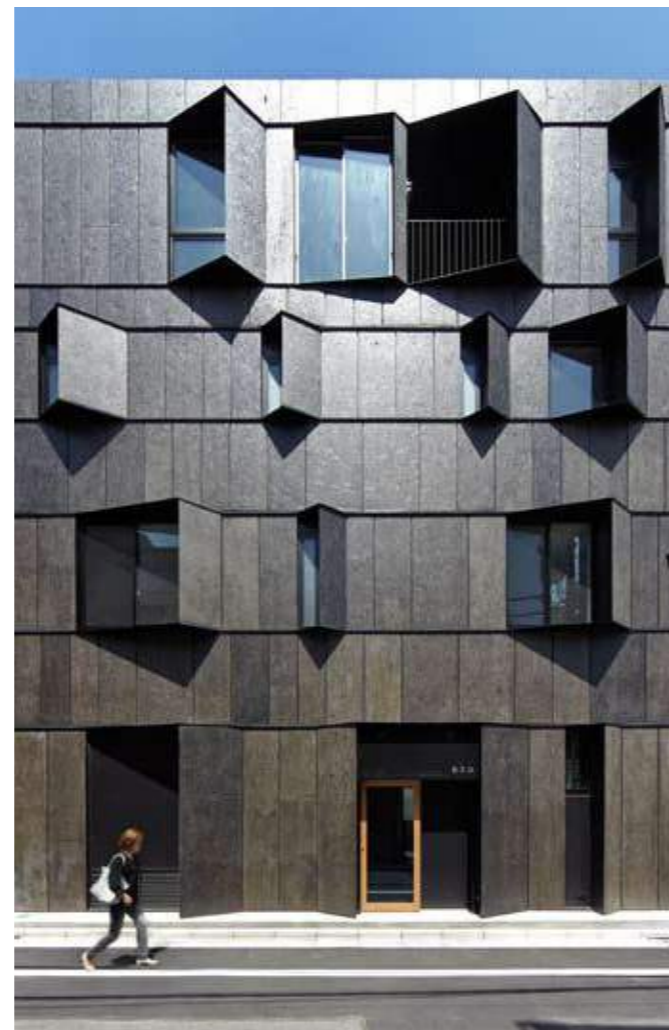
The images below show some precedents of angled windows implemented in different circumstances.



Proposed north west elevation extract



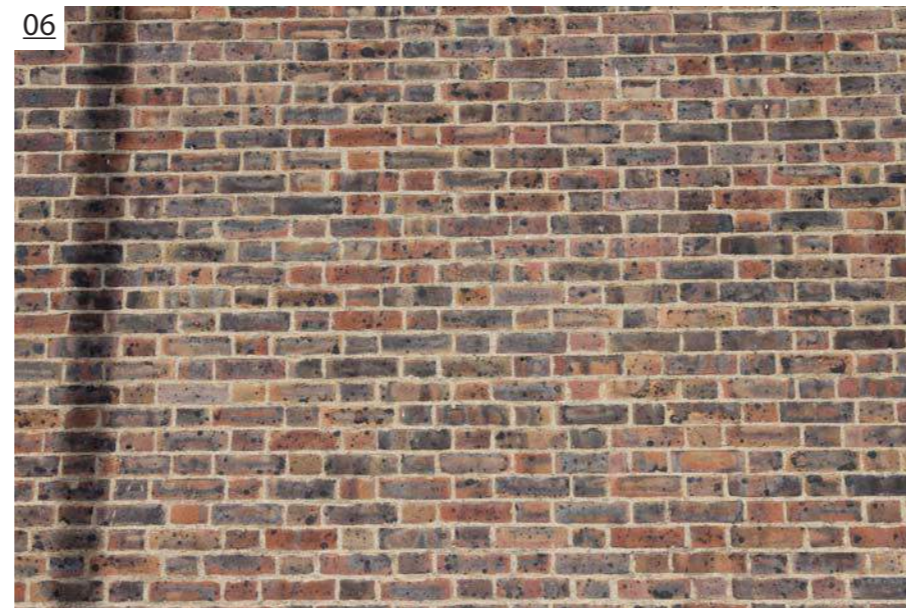
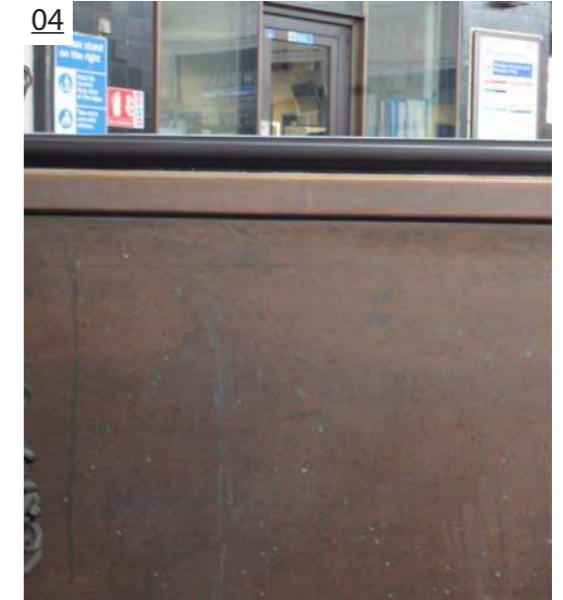
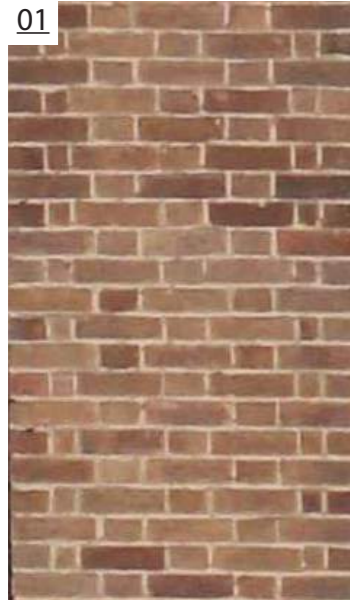
Angled window precedents



Proposed view from houses along Burleigh Gardens

3.6 Material Concept

Local Material Precedents

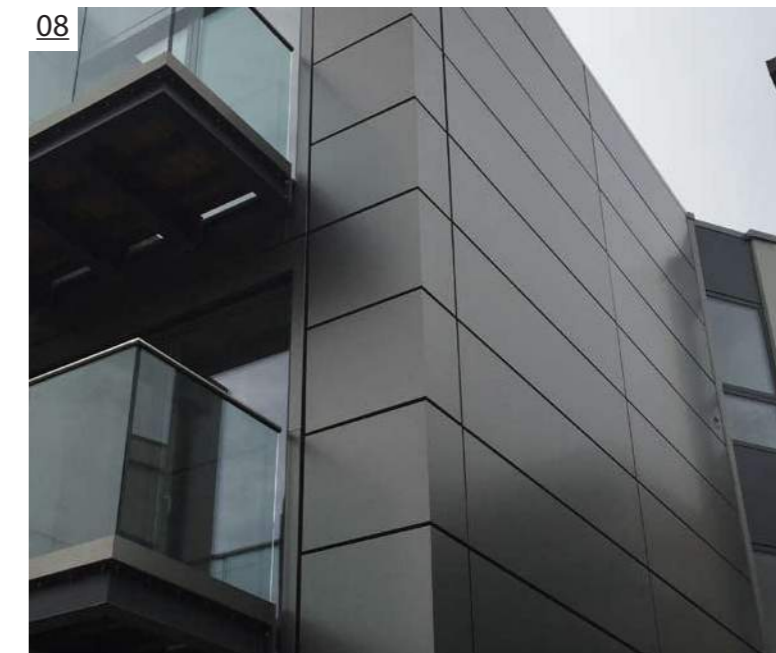
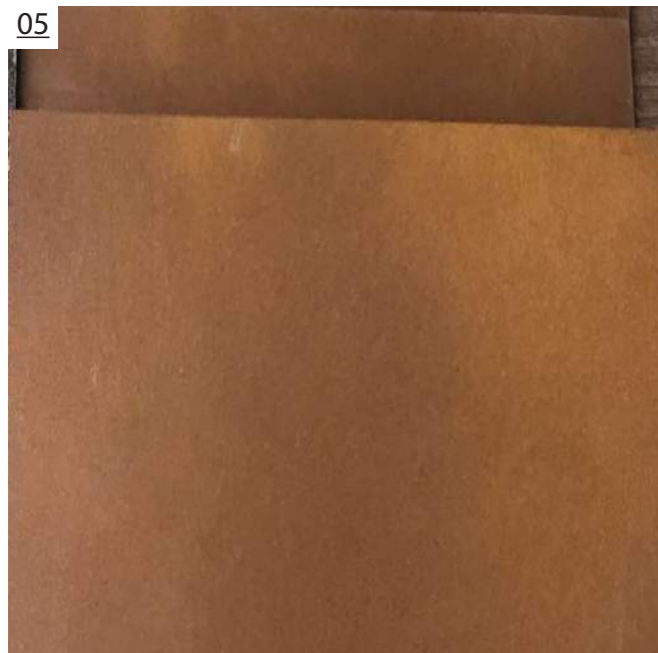


- 01 Yellow brickwork along Ashfield Parade
- 02 Bronze detailing within Southgate Station
- 03 Oxidised bronze/copper roof panels at Southgate Library
- 04 Bronze panelling within Southgate Station
- 05 Rendered facade at High Street Post Office
- 06 Red/Brown brickwork along Ashfield Parade
- 07 Bronze panelling along commercial frontage at Station Parade

Through first exploring existing local material use, a palette was assembled to represent, compliment and enhance the character of the area. This will allow the building to present a clear and informed logic.

3.6 Material Concept

Proposed Material Palette



01 Yellow London stock brick

02 Off white render

03 Lead sheet

04 Roof slates

05 Composite bronze panel

06 Composite bronze panel and window reveal

07 Composite Bronze signage panel

08 Grey rainscreen cladding

Brickwork - used to clad the ground floor plinth, yellow stock reflects numerous examples present locally.

Render - used mainly on upper floors, white render takes influence from residential properties along Burleigh Gardens.

Bronze - evidenced on the iconic station building, bronze panels provide warmth and interest around windows and on feature front facade.

Rainscreen - influenced by the slate tile colour of the existing fourth floor roof, grey cladding will provide a clean finish to the new extension.



Front Elevation (South West)

Material Key:

- | | |
|--|---|
| 01 - New brick slip cladding system | 10 - New aluminium framed external doors |
| 02 - New off-white through render | 11 - New timber framed external door |
| 03 - New metal facade panel | 12 - New metal external escape stair |
| 04 - New rainscreen cladding system | 13 - New concrete coping |
| 05 - New roof slate | 14 - New lead cladding to dormer window |
| 06 - New extruded metal window reveal | 15 - New Lead clad angled dormer window |
| 07 - New metal clad angled window box | 16 - New lift plant clad in slate |
| 08 - New metal lining to match facade panels | 17 - New metal signage panel |
| 09 - New aluminium framed double glazing | 18 - New angled window box in rainscreen cladding |



Dashed line indicates previous roof plant outline.

Side Elevation (South East)

Material Key:

- | | |
|--|---|
| 01 - New brick slip cladding system | 10 - New aluminium framed external doors |
| 02 - New off-white through render | 11 - New timber framed external door |
| 03 - New metal facade panel | 12 - New metal external escape stair |
| 04 - New rainscreen cladding system | 13 - New concrete coping |
| 05 - New roof slate | 14 - New lead cladding to dormer window |
| 06 - New extruded metal window reveal | 15 - New Lead clad angled dormer window |
| 07 - New metal clad angled window box | 16 - New lift plant clad in slate |
| 08 - New metal lining to match facade panels | 17 - New metal signage panel |
| 09 - New aluminium framed double glazing | 18 - New angled window box in rainscreen cladding |



Rear Elevation (North East)

Material Key:

- | | |
|--|---|
| 01 - New brick slip cladding system | 10 - New aluminium framed external doors |
| 02 - New off-white through render | 11 - New timber framed external door |
| 03 - New metal facade panel | 12 - New metal external escape stair |
| 04 - New rainscreen cladding system | 13 - New concrete coping |
| 05 - New roof slate | 14 - New lead cladding to dormer window |
| 06 - New extruded metal window reveal | 15 - New Lead clad angled dormer window |
| 07 - New metal clad angled window box | 16 - New lift plant clad in slate |
| 08 - New metal lining to match facade panels | 17 - New metal signage panel |
| 09 - New aluminium framed double glazing | 18 - New angled window box in rainscreen cladding |



Side Elevation (North West)

Material Key:

- | | |
|--|---|
| 01 - New brick slip cladding system | 10 - New aluminium framed external doors |
| 02 - New off-white through render | 11 - New timber framed external door |
| 03 - New metal facade panel | 12 - New metal external escape stair |
| 04 - New rainscreen cladding system | 13 - New concrete coping |
| 05 - New roof slate | 14 - New lead cladding to dormer window |
| 06 - New extruded metal window reveal | 15 - New Lead clad angled dormer window |
| 07 - New metal clad angled window box | 16 - New lift plant clad in slate |
| 08 - New metal lining to match facade panels | 17 - New metal signage panel |
| 09 - New aluminium framed double glazing | 18 - New angled window box in rainscreen cladding |

4.0 Visualisations

4.1 Visualisation



4.2 Visualisation



5.0 Access & Sustainability

5.1 Access Statement

Below is a summary of the main access and operation considerations. For more detailed information please refer to the Transport Statement prepared as part of the overall submission by Transport Dynamics.

Pedestrian Access:

There are two main entrances to the building. From both front and rear the arrival points lead directly into the reception lobby with clear circulation routes and access to the stair and lifts.

Means of Escape:

Two stairwells, accessible from all levels, at opposing corners of the building provide safe escape in event of fire. One external and one internal, both lead to the ground floor level and out on to the car park and street side respectively.

Refuge:

The internal escape stair provides refuge space for a wheelchair at all floors in line with Building Regulations Part B guidance.

Guest Vehicle Access:

Access to the car park is via the existing shared route alongside the building. A newly configured layout provides spaces and circulation in line with Building Regs Part M.

Service Access:

Access through double doors at the rear leads directly to back of house areas including the linen store. Deliveries and collections can be made without impeding hotel guests.

Refuse Collection:

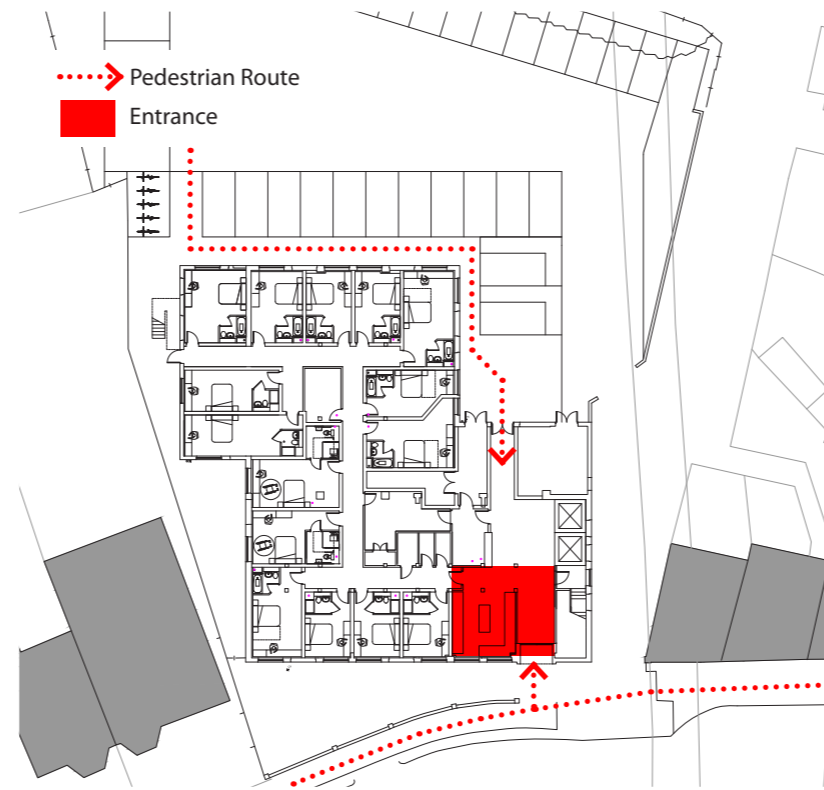
The existing building strategy is maintained, with collection vehicles accessing via the shared driveway. A new bin store located on the eastern boundary of the car park will provide close proximity for collection and hotel use whilst being far enough away from habitable rooms.

Cycle Parking:

A covered shelter with Sheffield bike stands will be provided and accessed via the car park. No.s will be based on TFL design standards.

Inclusive Design:

To aid access for all a number of considerations have been implemented including lift access to all floors, level thresholds throughout at ground floor, automatic entrance doors, corridor widths of 1200mm minimum, 1500mm dia turning circles, disabled parking spaces and dedicated wheelchair accessible bedrooms.



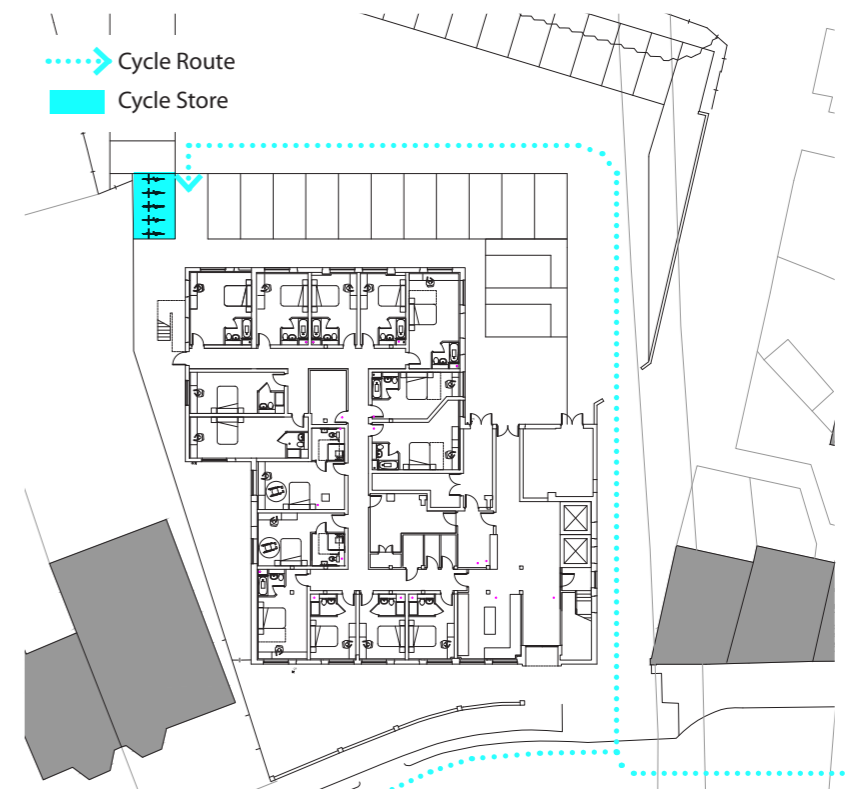
Hotel resident Access



Refuse Collection / Service Access



Means of Escape



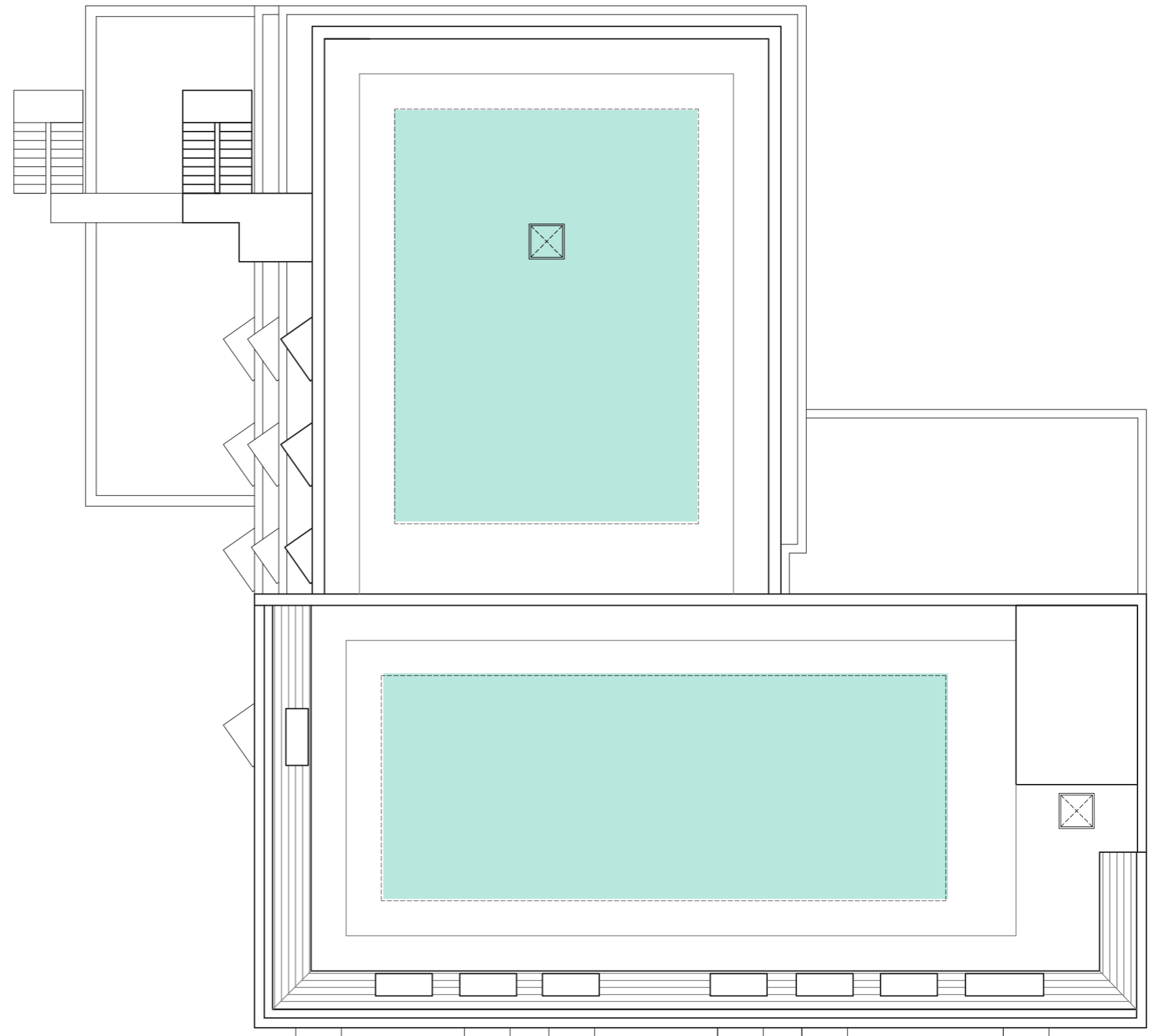
Cycle Store Access

5.2 Sustainability

The modifications to the existing building will aim to minimize its carbon footprint and achieve the highest feasible and viable sustainability standards taking account of the constraints posed by the existing structure. This will be sought through implementation of:

- Efficient low energy lighting incorporating use of LED fittings.
- Replacement of existing windows with highly efficient double glazed units which improves thermal and acoustic performance.
- Upgrades to the thermal fabric of the existing building with improved U-Values that comply with the minimum standards set out in Building Regulations Part L1B.
- Use of photovoltaics to meet target renewables requirement thus providing a reduction in carbon emissions.
- Use of low energy appliances where possible.
- Improved levels of air leakage from the existing building.

In addition to the above ample cycle storage is to be provided which encourages a more sustainable mode of transport. Suitable means of waste and recycling storage is also considered within the proposals.



Indicative extent of proposed solar thermal / PV panels

6.0

Area & Amount

6.1 Area & Amount

	Ground Floor		First Floor		Second Floor		Third Floor		Total	
Area	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
Existing GIA	656.7	7,068	538.2	5,793	523	5,629	266.5	2,868	1,984.40	21,358
Proposed GIA	656.7	7,068	538.2	5,793	530.7	5,712	470	5,059	2,195.60	23,633
Difference +	0	0	0	0	7.7	83	203.5	2,191	211.00	2,275.00
Room Type										
	No.s		No.s		No.s		No.s		Total	
Double	10		12		14		12		48	
Family	3		4		2		2		11	
Accessible	2		2		2		1		7	
	15		18		18		15		66	
Parking Provision										
Cars Spaces									31	
Disabled Bay Spaces									2	
Cycle Spaces									6	

Project
0883 - 93 Burleigh Gardens
Subject
Design and Access Statement
May 2017



Status	File location
Final	L:\General Job Files\0883 - 93 Burleigh
Revision	Gardens, London\01 Architect\1.7
v1	ReportsDesign & Access Statement
Job number	Issue date
0883	04/05/17
Client	
Palmers Green Investments Ltd	

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1.0 Introduction

1.1 Purpose of Scope

This Design and Access Statement has been prepared by Jefferson Sheard Architects (JSA) on behalf of Palmers Green Investments Ltd (PGIL) to support a detailed planning application for a change of use hotel scheme.

This design statement aims to demonstrate an analysis of the site at no.93 Burleigh Gardens, considering context through to the design approach for the remodelling and refurbishment of a former B1/D1 class building into a new hotel use.

This document is to be read in conjunction with accompanying drawings and reports in support of the planning application.



1.2 Outline Brief

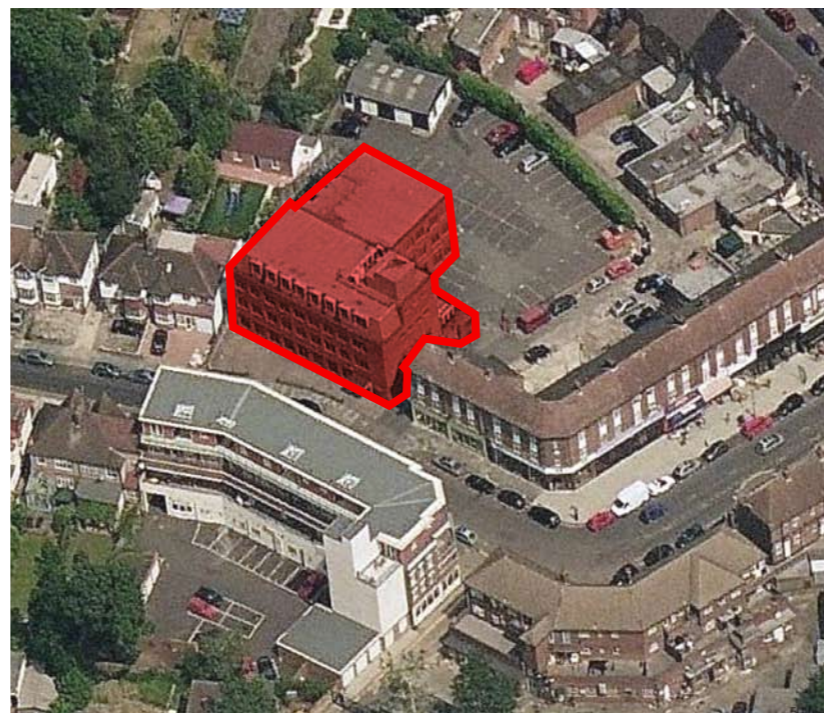
The client's ambition is to improve the buildings contribution towards the character of the street whilst providing a valuable new local amenity to Southgate.

The change of use from B1/D1 Class Office and Education facility will comprise of complete internal and external refurbishment and reconfiguration including a new roof level extension to the rear of the property. The building fabric will be updated and new materials and facade configuration implemented to provide an attractive addition to the street scene that echo the existing local vernacular.

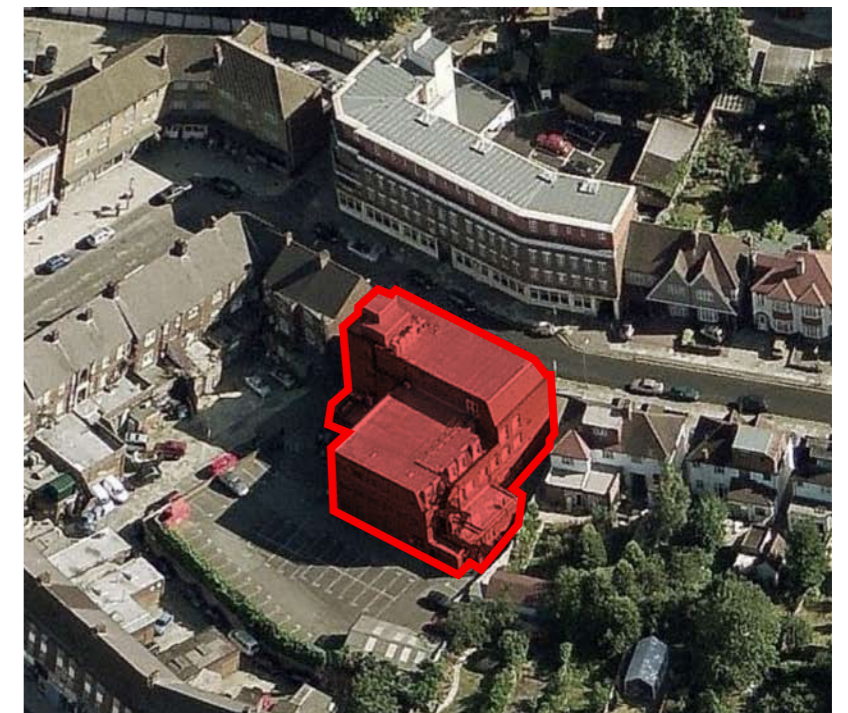
1.3 Site Location

The site is located on Burleigh Gardens and has strong public transport links. Southgate Underground Station (Piccadilly Line) and multiple bus stops along Station Parade are both within a 2 minute walk to the north east. National rail stations are also located close by at Winchmore Hill and New Southgate.

Access to the A1 motorway is 2 miles to the east and the M25 12 miles to the north.



Bird's-eye View From South



Bird's-eye View From North

1.4 Planning Policy

For full planning policy consideration please refer to the separate Planning Statement prepared by Five Development Consultancy LLP submitted as part of the full application.

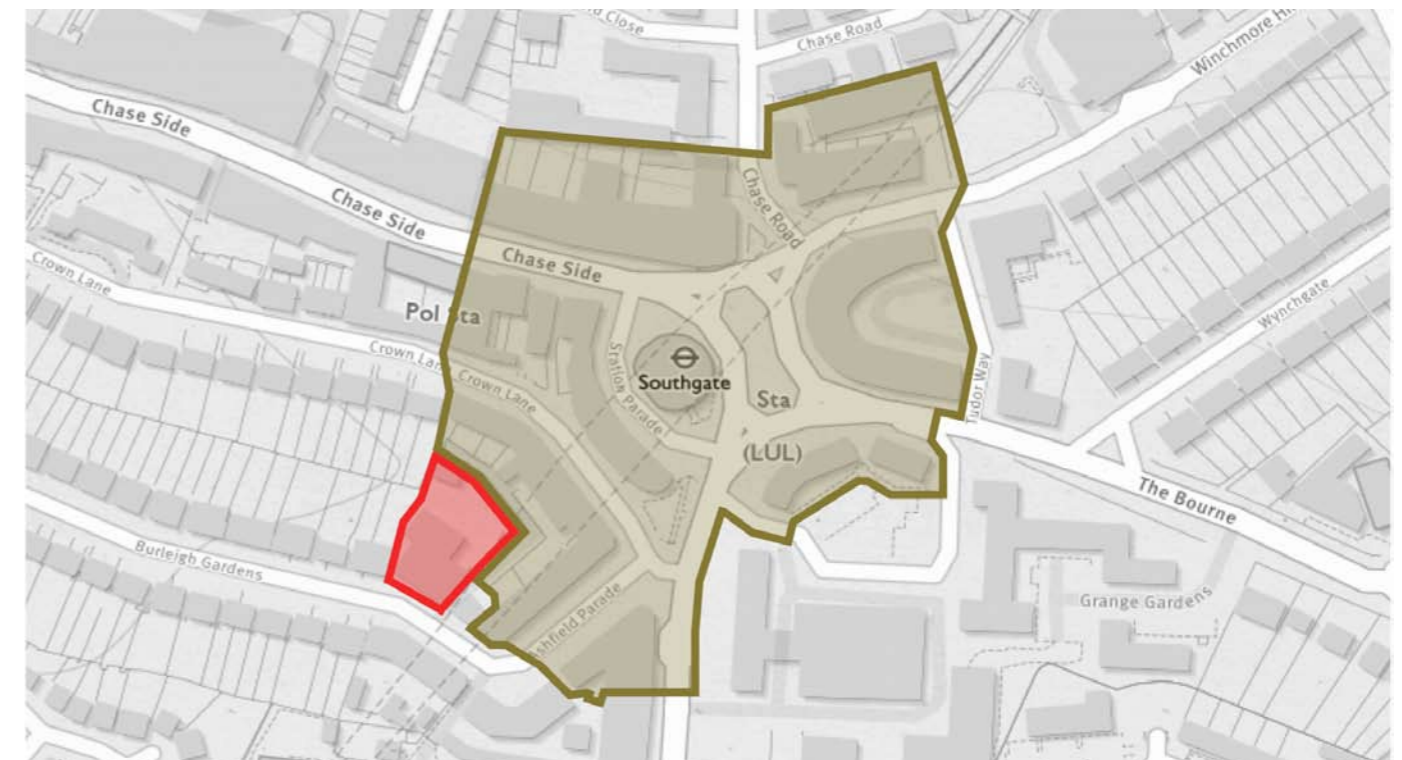
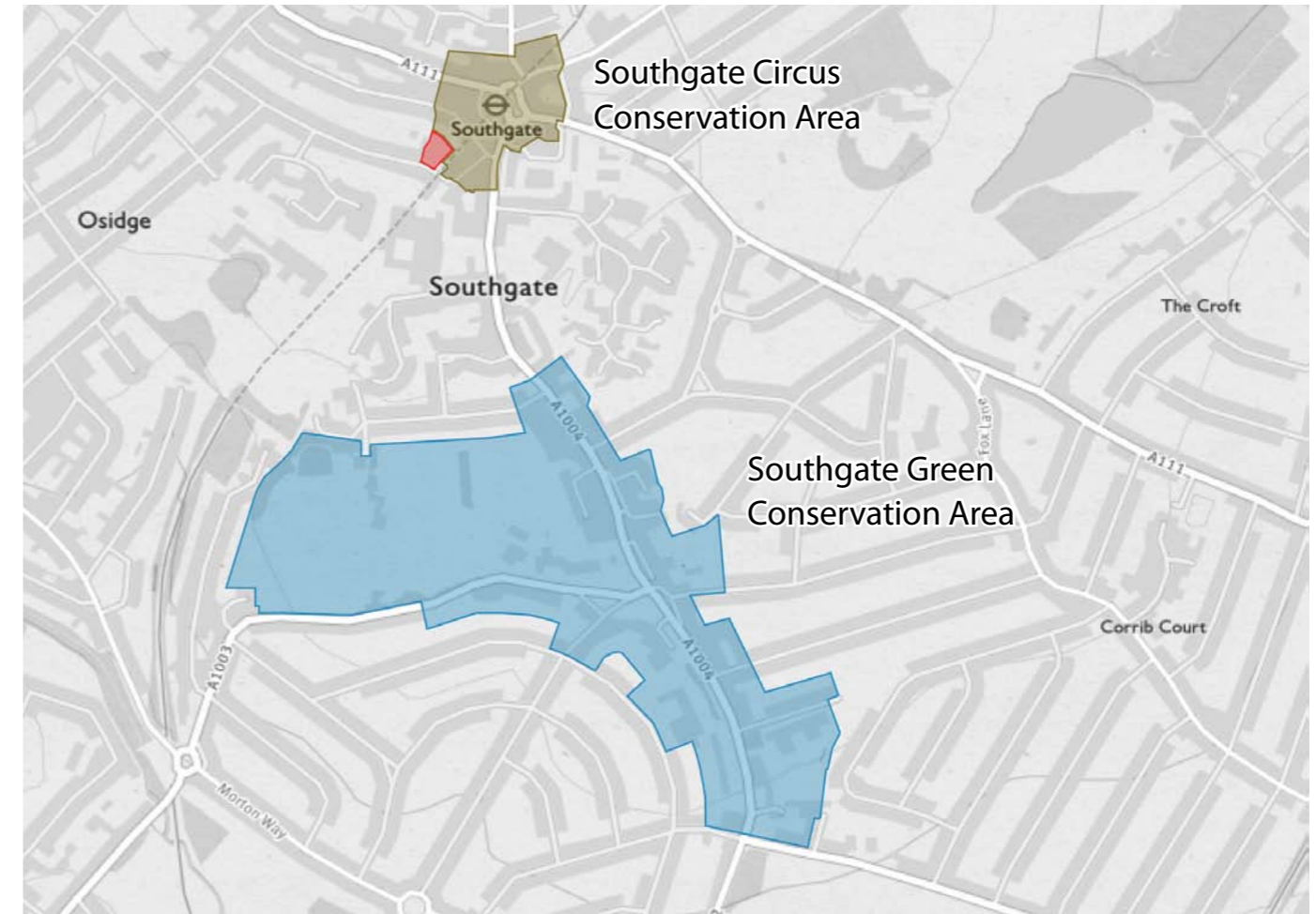
The list below demonstrates in summary the documents utilised to justify and determine the criteria for hotel development:

'The National Planning Policy Framework'

'The London Plan, Spatial Development Strategy for Greater London, 2015'

'The Enfield Plan, Core Strategy (2010)'

'Enfield Development Management Document DMD (2014)'



Southgate Circus Conservation Area



1.5 Planning History

A previous application (P14-00048PLA) relating to the conversion of the building for residential use (Use Class C3) received constructive feedback via planning committee. Although in this case the decision was refusal there were a number of key observations which have been used to form the basis of this new scheme.

Below are a number of extracts from the report (dated 25.03.14):

Extension

'The proposed extension works are sited to the rear of the site and will be largely screened from the street scene therefore are not considered to disrupt the character of the surrounding area.'

Massing

'The proposed fourth storey extension at the rear in terms of scale and mass is not considered to cause significant impacts on the neighbouring properties.'

Front Elevation

'This will include the introduction of large panels of render. It is considered that this form of external finish, creating a striped effect, is unnecessary and would appear a little incongruous within the street scene.'

Street Scene

'It is proper to seek to promote or reinforce local distinctiveness..... Consequently the external alterations are not considered to respect the character of the surrounding area and incongruous within the street scene.'

Overlooking

'Side windows will not be permitted unless they do not result in an adverse degree of overlooking and loss of privacy..... the proposed development with an increase in side facing fenestration will result in a significant increase of overlooking of neighbouring properties.'



Previous Application (P14-00048PLA) - Proposed Front Elevation (South West)



Previous Application (P14-00048PLA) - Proposed Side Elevation (North West)

2.0 Site Context & Analysis

2.1 Site Location



- | | | | | | |
|-----|--------------------|-----|-------------|-----|-----------|
| 1. | Hillingdon | 13. | Hackney | 25. | Southwalk |
| 2. | Harrow | 14. | Haringey | 26. | Lewisham |
| 3. | Barnet | 15. | Camden | 27. | Greenwich |
| 4. | Enfield | 16. | Westminster | 28. | Bexley |
| 5. | Waltham Forest | 17. | Kensington | 29. | Bromley |
| 6. | Redbridge | 18. | Hammersmith | 30. | Croydon |
| 7. | Barking & Dagenham | 19. | Brent | 31. | Merton |
| 8. | Havering | 20. | Ealing | 32. | Sutton |
| 9. | Newham | 21. | Hounslow | 33. | Kingston |
| 10. | Tower hamlets | 22. | Richmond | | |
| 11. | City | 23. | Wandsworth | | |
| 12. | Islington | 24. | Lambeth | | |

The site is located in the Borough of Enfield, North London, whilst the western site boundary line denotes the border with Barnet in which the residential properties further along Burleigh gardens sit.

2.2 Site Description

The existing building comprises of 4 storeys fronting Burleigh Gardens, stepping down to 3 storeys at the rear. Built predominantly in brick, the facades are punctured by a banding of windows arranged horizontally.

The upper storey takes the form of a mansard roof finished in a slate tile with projecting dormer windows. Roof top plant extends the height of the building located at the gable end of the eastern elevation.

The GIA of the existing building totals 1,984sqm with floor to floor heights of 2.4m>. The building's main entrance is at the front of the building with a secondary rear entrance at the rear north-eastern corner. An external, steel fire escape stair is located on the western side of the building which terminates in the car park.



Front elevation from Burleigh Gardens



Rear elevation from car park

2.2 Site Description

The existing building does not make a meaningful contribution to the surrounding built environment and thus has little sensitivities with the neighbouring buildings within the Southgate Circus Conservation Area. The building's frontages reflect a more horizontal emphasis due to the banding of the windows which is not consistent with vertical arrangement and proportioning of the local vernacular. The existing façades also do not define the ground floor 'plinth' level which is strongly established in the Conservation Area.

The dated, utilitarian appearance of the building as well as crudely exposed incoming services that have over the years covered the building's facades, warrants proposals to improve the building's appearance and provides opportunities to better integrate it in with the local vernacular.

Many of the building's services are life expired and has a low energy performance with respect to thermal conductivity of the external walls, floor and roof. Proposals to refurbish and remodel the building inside and out will bring it back into commercial use.



View across existing car parking to outbuilding at rear



Existing external escape stair on side elevation (North West)



Eastern boundary refuse storage for commercial properties along Ashfield Parade



Existing access into car park via barrier arm and gate

2.3 Application Boundary

At the front of the building is a triangular piece of land defined by a low brick wall which sits within the application boundary. This is currently being used as informal parking. The car park at the rear is reached via a shared access road and serves the whole building.

A single storey pitched roof outbuilding is located within the north-eastern corner of the car park and is in a poor state of repair.

The site boundary to the north and east, formed by a low brick wall looks directly on to the back of 3 storey buildings; service access for commercial properties at ground floor and residential properties at first and second. The opposite side of the wall along this boundary is also used to store refuse bins for the commercial units and as parking.

The boundary to the west is bordered by the gardens belonging to the 2 storey semi-detached properties that extend along the length of Burleigh Gardens. There are a number of single storey outbuildings and trees positioned immediately up to the boundary line which is defined by a combination of brick wall and timber fencing.



2.4 Site Accessibility

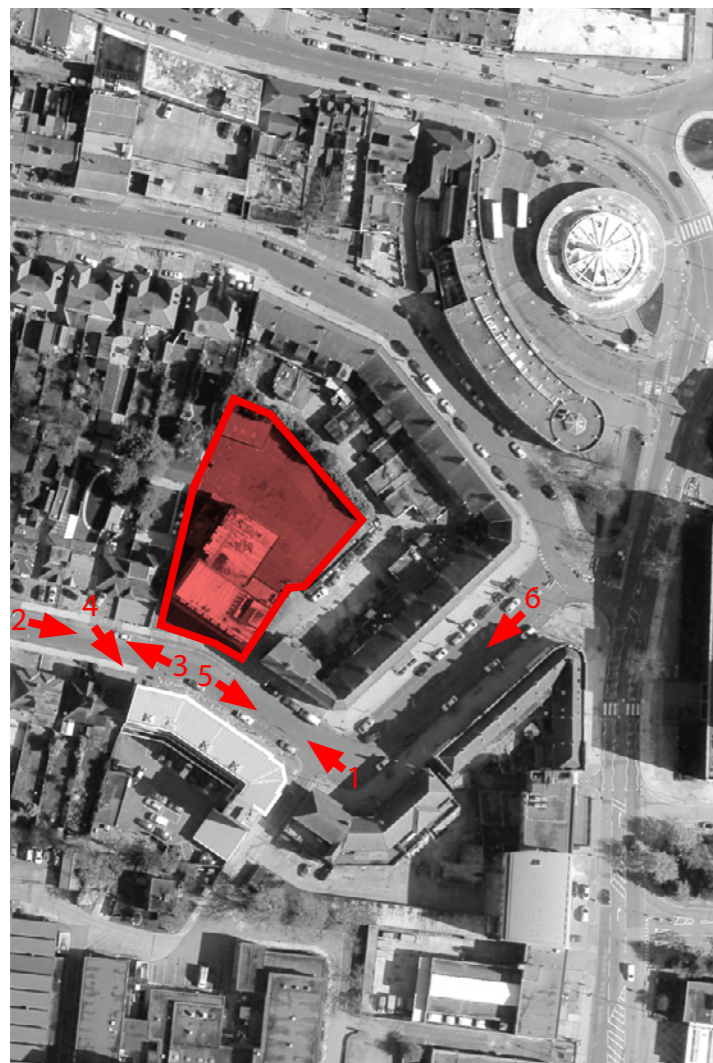


2.5 Site Photographs

On approach along Burleigh Gardens the site marks a gateway to Southgate's commercial quarter which continues around the corner onto Ashfield Parade. Ground floor accommodation becomes predominantly A1 and A3 use as the road snakes its way to the high street.

The site also defines a change of scale from the two storey buildings fronting Burleigh Gardens becoming increasing taller and wider. Facing materials also change from predominantly light render to red/brown brick.

The photographs, right, illustrate the character of the area immediately surrounding the site.



1. South East view along Burleigh Gardens



2. West view along Burleigh Gardens



3. East view along Burleigh Gardens



4. West View of opposite neighbour



5. West view towards Ashfield Parade



6. North view along Ashfield Parade

2.6 Surrounding Context

The site is located at the border of the Southgate Circus Conservation Area. This town centre location is notable for a number of buildings of historical importance which define the character of the area. These include the Grade II listed Southgate Underground station and surrounding shopping parade which was constructed in the 1930's. Other buildings contributing to the special interest of the area are the three storey terraced buildings along Ashfield parade and pre 19th century buildings along Chase side such as the Southgate Club and the White Hart Public House.



1. Southgate Underground Station from East



2. Station Parade from East



3. Ashfield Parade from North



4. The Broadway from South West



5. Southgate Club and Chase Side shops from North

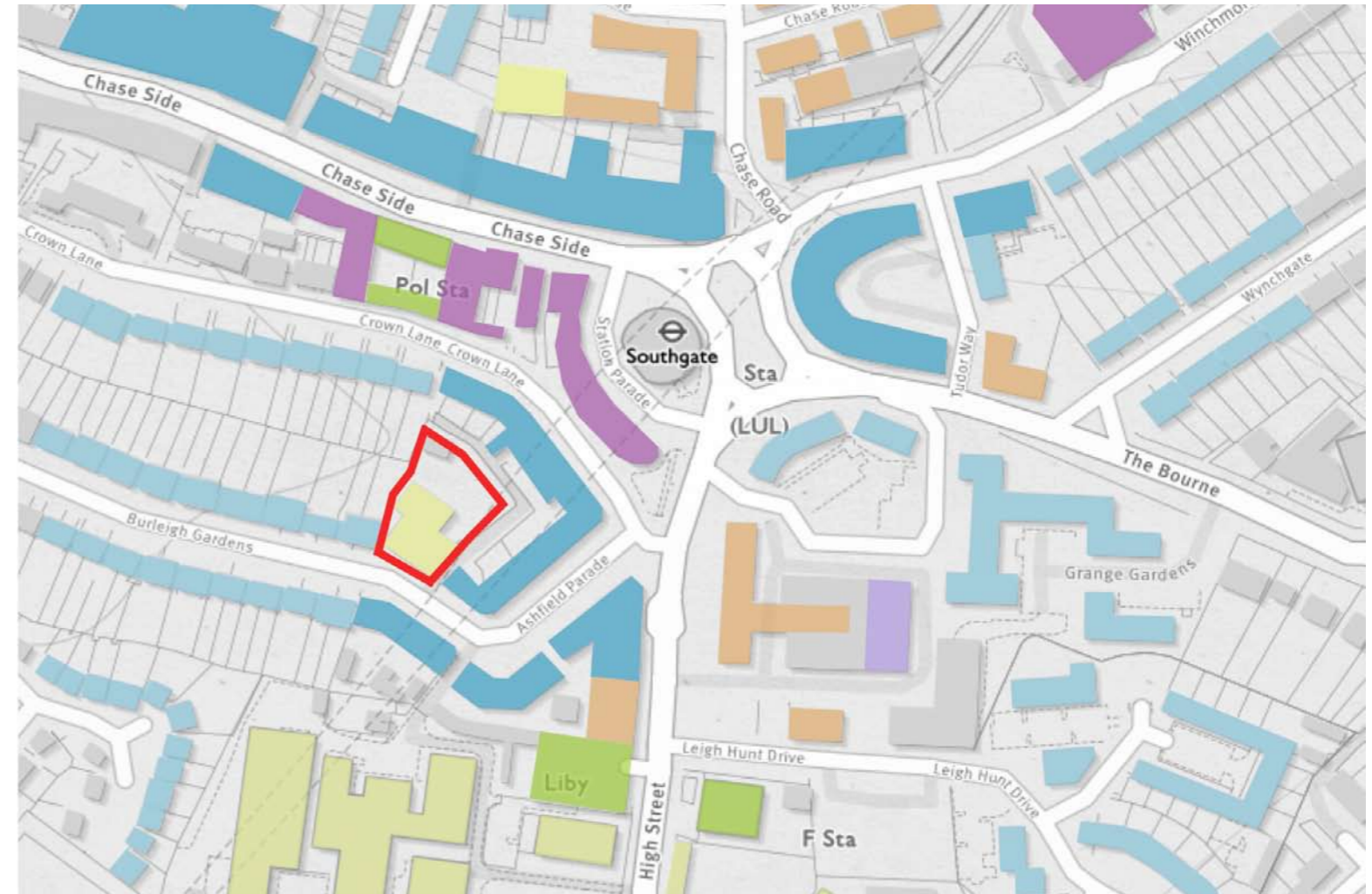


6. The White Hart from West

2.7 Surrounding Typologies

To the west of the site is predominantly residential comprising of a series of semi-detached houses fronting Burleigh Gardens, spreading further west and south. The site marks the start of the commercial district to the east and north which is heavily populated by ground floor retail and food/drink accommodation. Further south are several educational facilities including Southgate College and Ashmole School. Directly east are the mixed use terrace buildings of Ashfield Parade. Beyond the high street is a large office building 'The Grange' and directly behind this construction work has begun on a five storey hotel.

- Residential ■
- Residential with Ground Floor Commercial ■
- Educational ■
- Office ■
- Commercial ■
- Public Building ■



Surrounding Building Typologies



Front Elevation along Burleigh Gardens

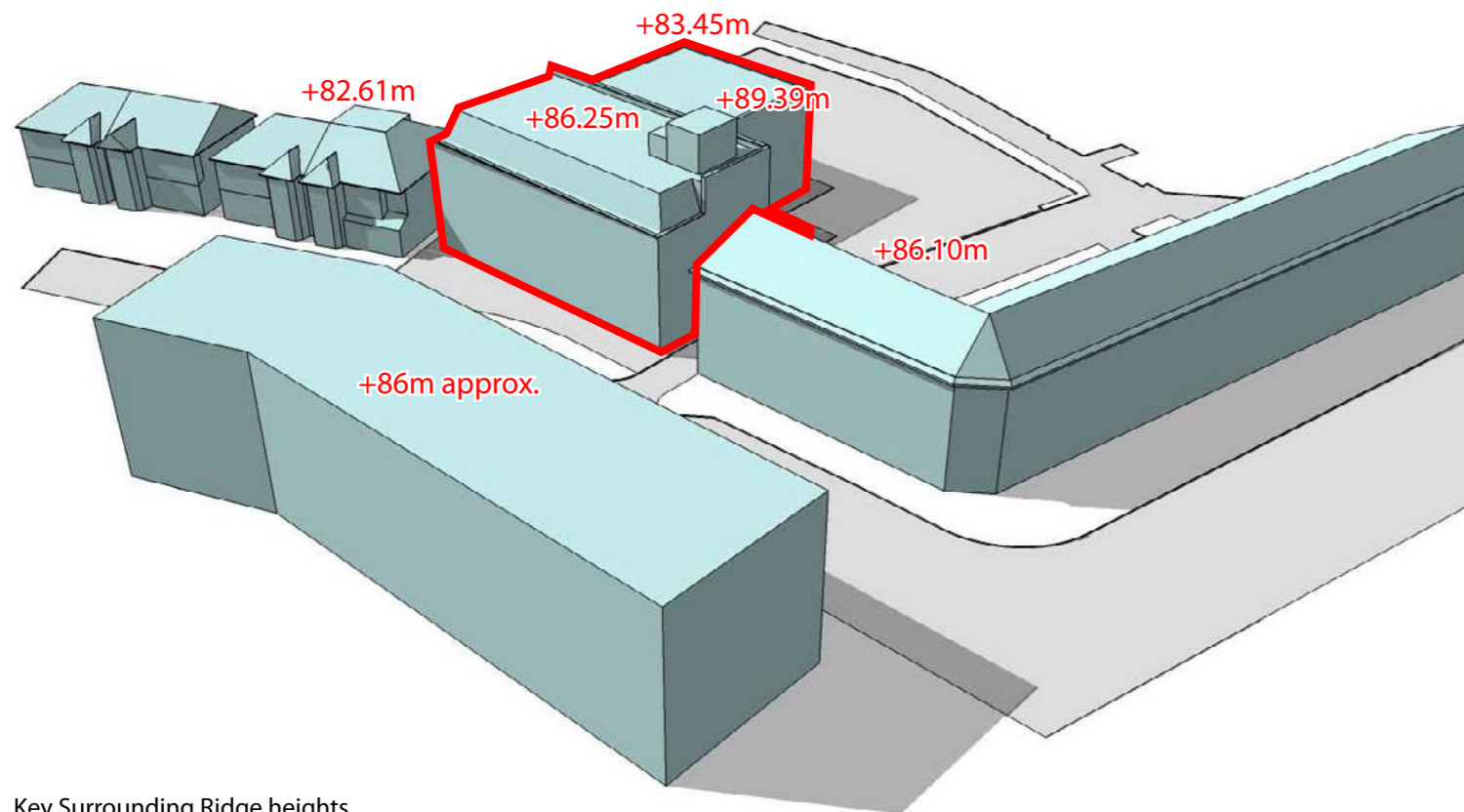
2.8 Site Constraints and Opportunities

The diagram opposite illustrates an awareness of the design constraints on the site such as the current overlooking of residential properties to the west. The proposals will seek to address these issues as well as exploring other opportunities which include the addition of a roof extension at the rear that is concealed from views from Burleigh Gardens.

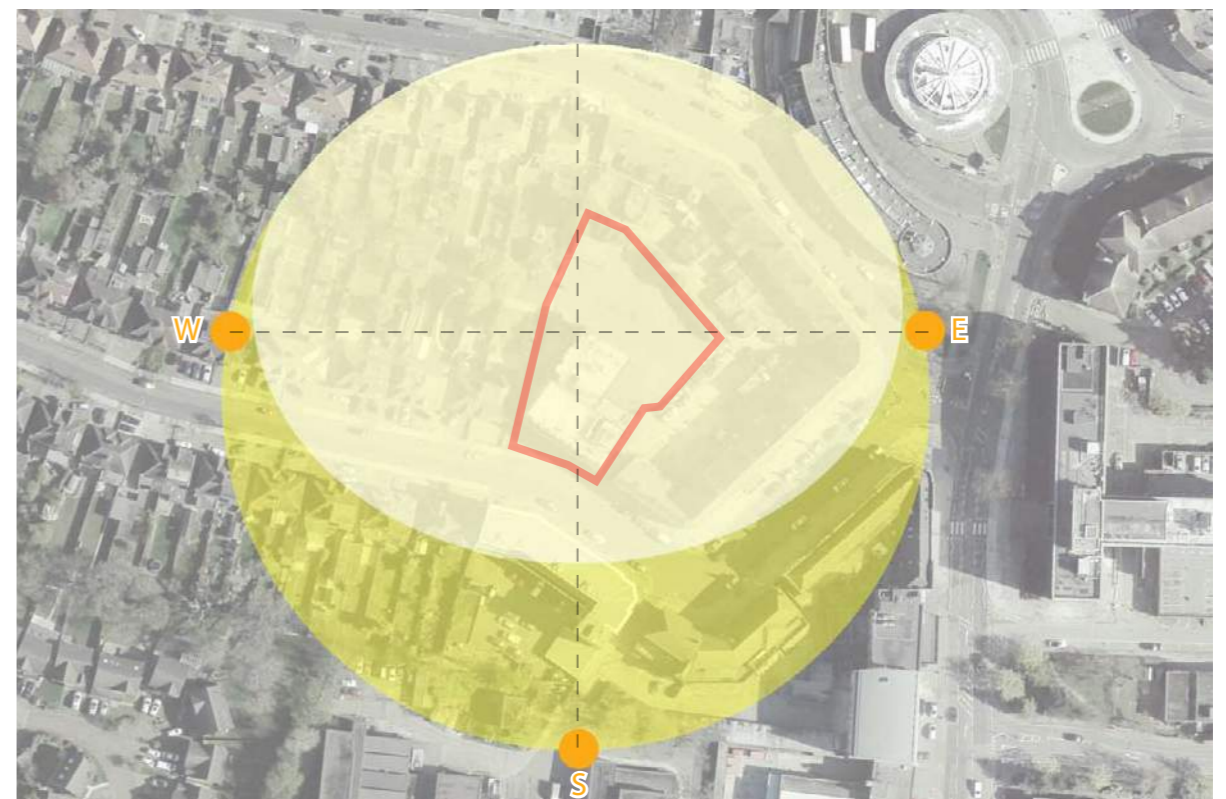
- 2 Storey Building ■
- 3 Storey Building ■
- 4 Storey Building ■
- Consideration - Potential for Increased Height ■
- Consideration - Residential Traffic Noise ■
- Consideration - Residences Facing Site ➔
- Consideration - Potential Overlooking from Site ➔



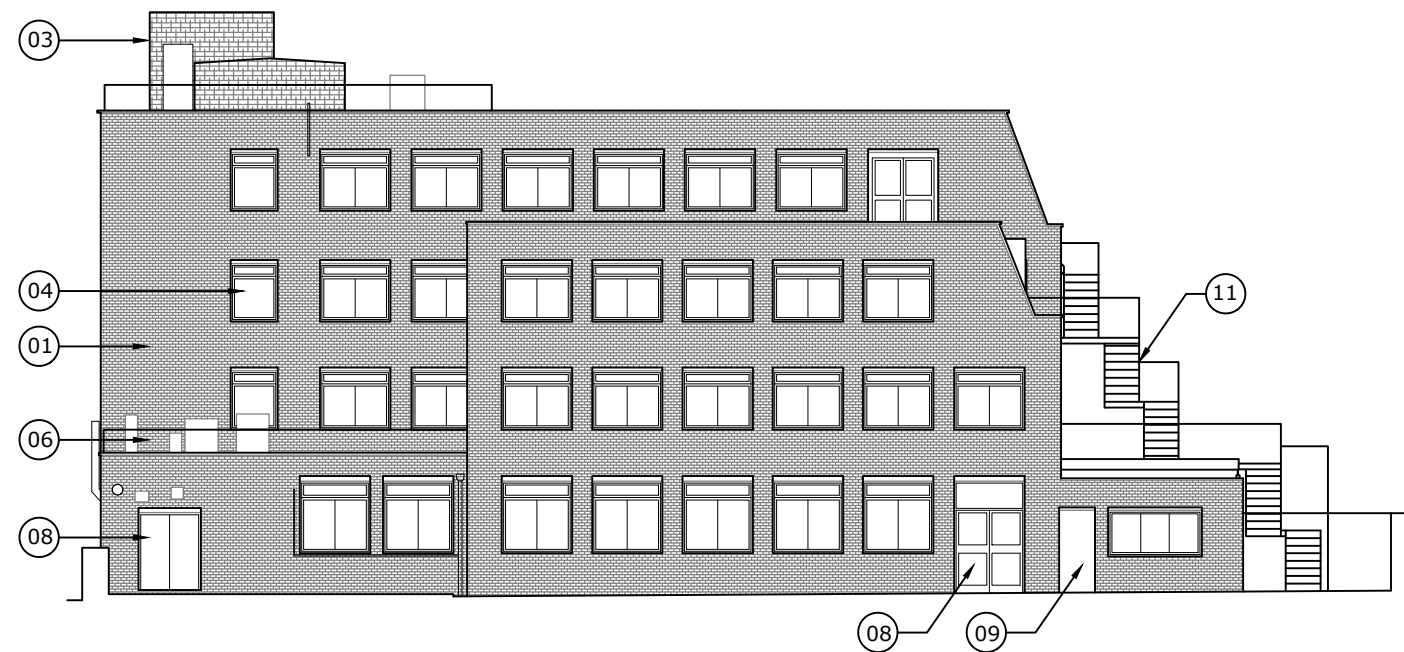
Site Considerations



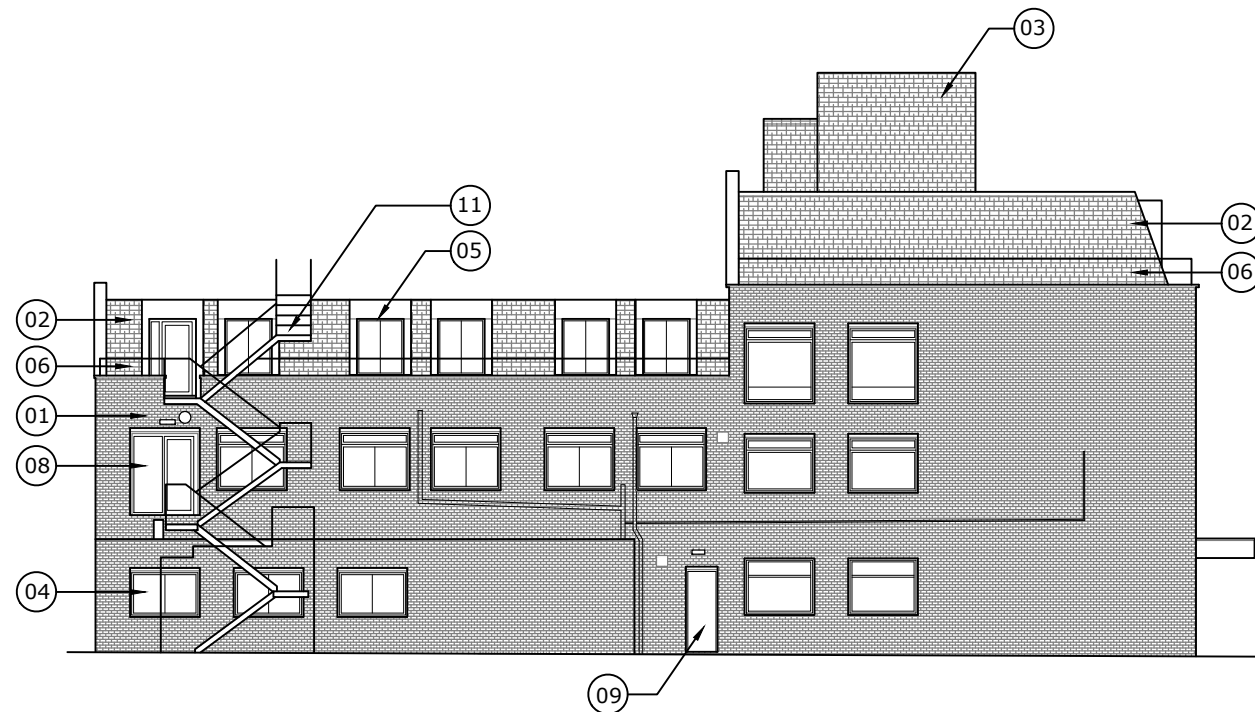
Key Surrounding Ridge heights



Sun Tracking Diagram



Rear Elevation



Side Elevation (North West)

Material Key:

- 01 - Red/Brown Brick
- 02 - Slate roof covering
- 03 - Slate clad plant housing
- 04 - Single glazed metal framed windows
- 05 - Lead clad dormer window
- 06 - Metal safety railing
- 07 - Grey metal canopy & stanchions
- 08 - Metal framed external doors
- 09 - Timber framed external doors
- 10 - Building Signage
- 11 - Metal external escape stair

The contractor is to check all dimensions on site and report any discrepancies to the architect
 All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

Notes

P1	Initial Issue	27/04/17	JR	JSA
Rev	Description	Date	By	Chk

3rd Floor
 7-15 Rosebery Avenue
 London EC1R 4SP

Telephone +44(0)2038746707
 Website www.jeffersonsheard.com



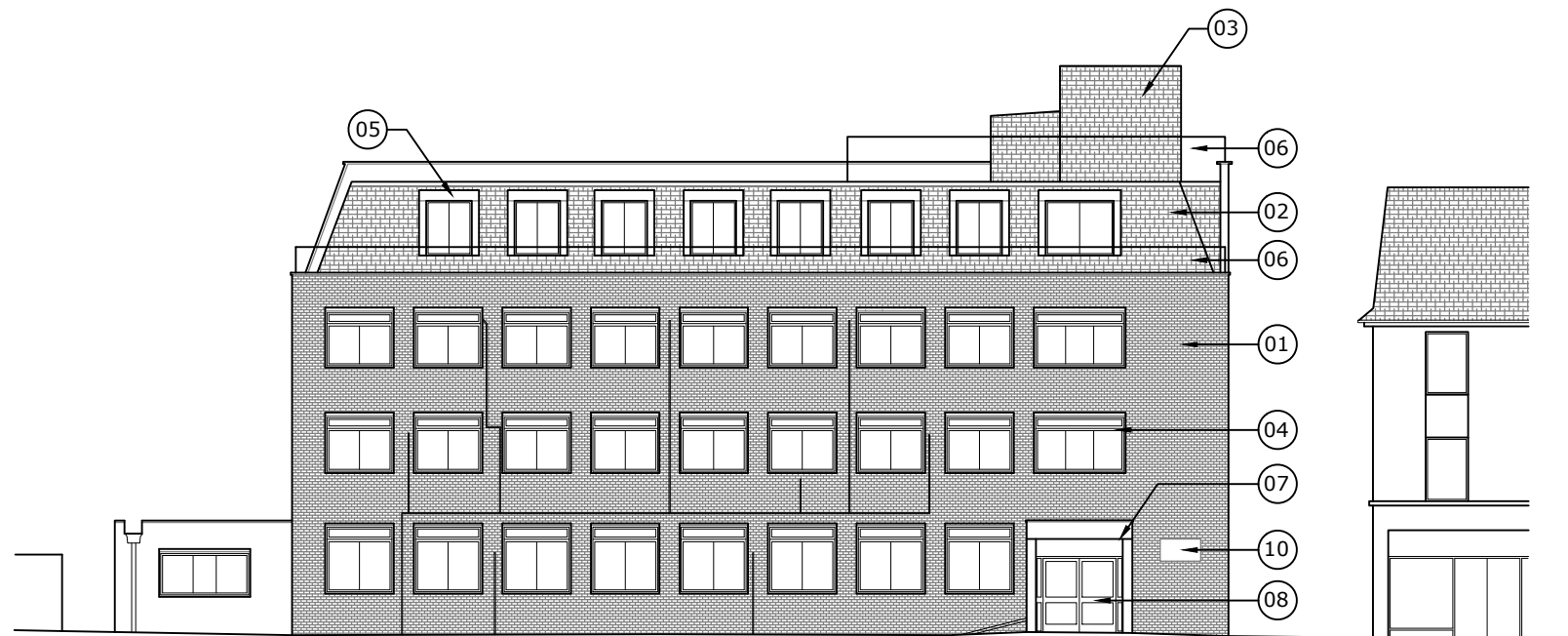
Project
93 Burleigh Gardens

Drawing
Elevations as Existing

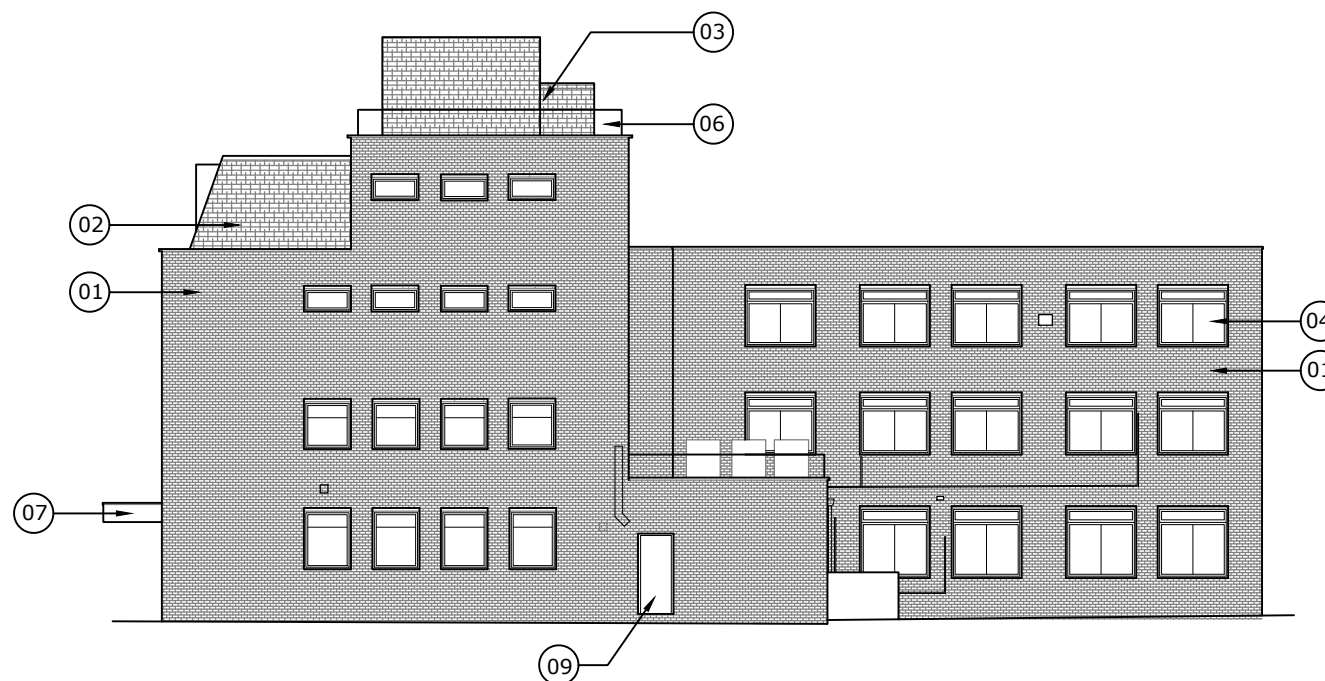
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Drawing Purpose	Status	
PLANNING SUBMISSION	S5	
Ref.	Rev.	
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Notes



Front Elevation (South West)



Side Elevation (South East)

Material Key:

- 01 - Red/Brown Brick
- 02 - Slate roof covering
- 03 - Slate clad plant housing
- 04 - Single glazed metal framed windows
- 05 - Lead clad dormer window
- 06 - Metal safety railing
- 07 - Grey metal canopy & stanchions
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- 10 - Building Signage
- 11 - Metal external escape stair

P1	Initial Issue	27/04/17	JR	JSA
Rev	Description	Date	By	Chk

3rd Floor
 7-15 Rosebery Avenue
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 Website www.jeffersonsheard.com

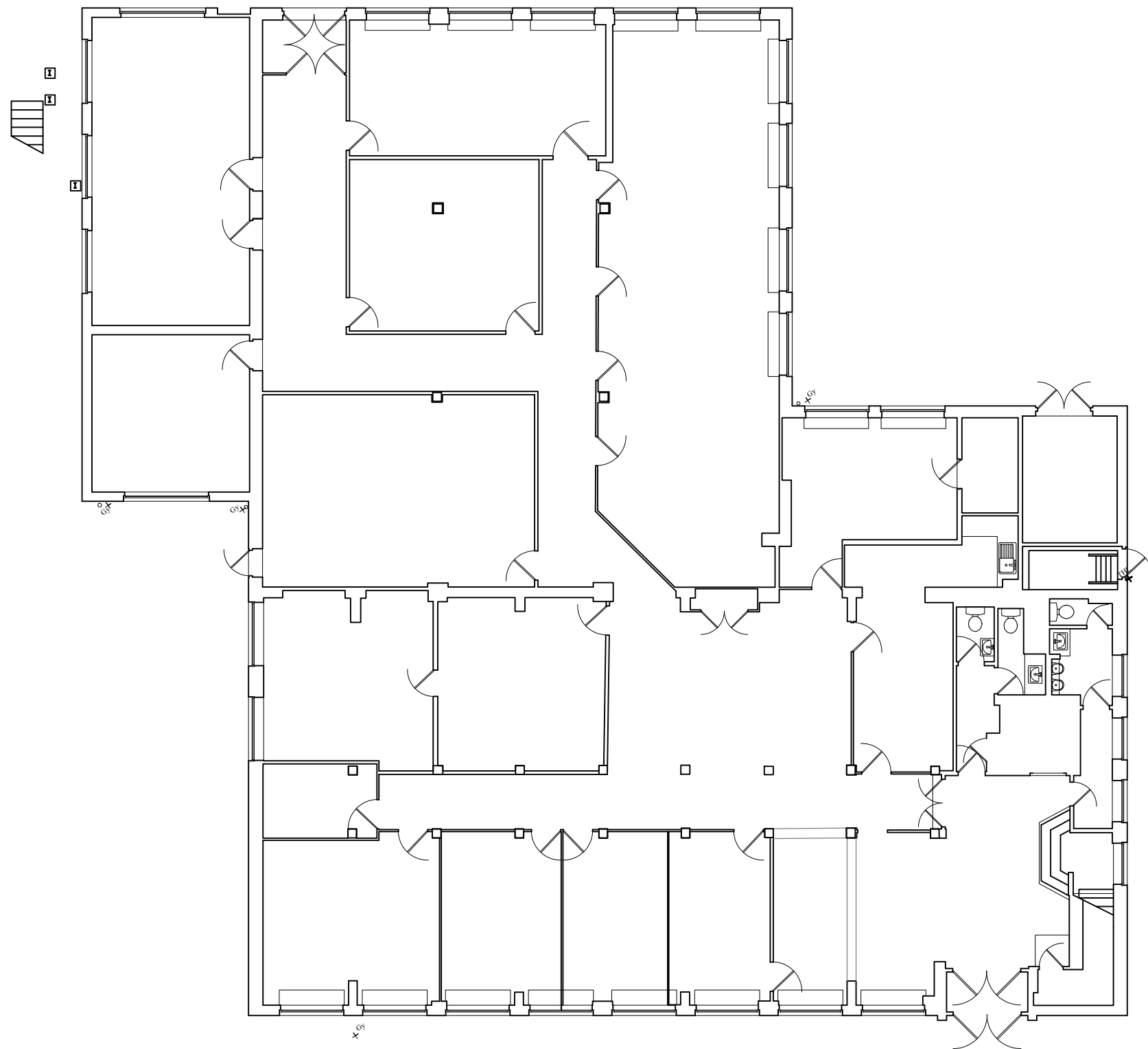


Project
93 Burleigh Gardens

Drawing
Elevations as Existing

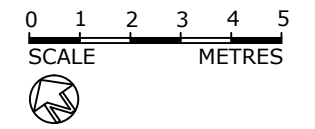
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Drawing Purpose		Status
PLANNING SUBMISSION		S5
Ref.	Rev.	
0883-JSA-XX-00-DR-A-04001	P1	

A3



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Notes



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Rev	Description	Date	By	Chk

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 7-15 Rosebery Avenue
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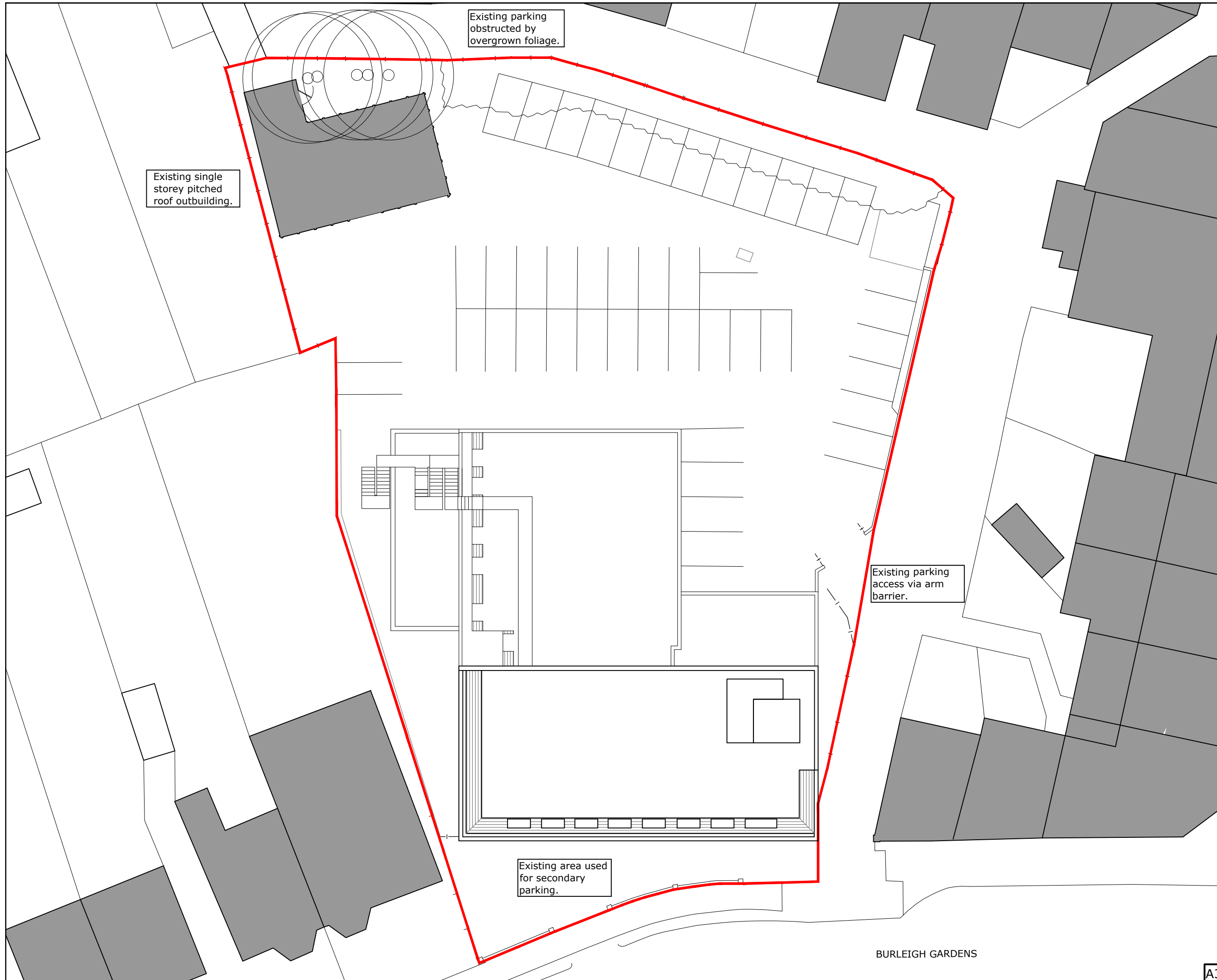


Project
93 Burleigh Gardens

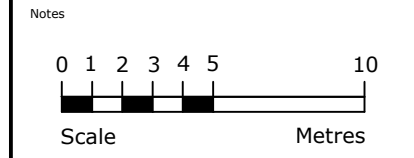
Drawing
Ground Floor as Existing

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Drawing Purpose	Status	
PLANNING SUBMISSION	S5	
Ref.	Rev.	
0883-JSA-XX-00-DR-A-02001	P1	

A3



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Legend:

— Application Boundary

P1	Initial Issue	26/04/17	JR	JSA
Rev	Description	Date	By	Chk

3rd Floor
 7-15 Rosebery Avenue
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Telephone +44(0)2038746707
 Website www.jeffersonsheard.com

Jefferson Sheard Architects

Project
93 Burleigh Gardens

Drawing
Existing Site Plan

Scale 1:250@A3	Drawn JR	Date 26.04.17
Drawing Purpose PLANNING SUBMISSION		Status S5
Ref. 0883-JSA-XX-00-DR-A-01001	Rev. P1	

93 Burleigh Gardens - Entrance Canopy Study



Existing entrance canopy

The existing top heavy entrance canopy is a bulky and unattractive addition to the building facade.

The proposed entrance doors are to be set back from the building facade to create a distinctive, sheltered entrance space that introduces a sense of depth to a currently lifeless facade.

In addition, the slim extruded metal reveal around the glazed opening will be extended further to provide sheltered standing space, as well as serving to denote the main building entrance.



Proposed visual on approach along Burleigh Gardens (south east)



Proposed visual on approach along Burleigh Gardens (north west)

93 Burleigh Gardens - Fire Escape Study



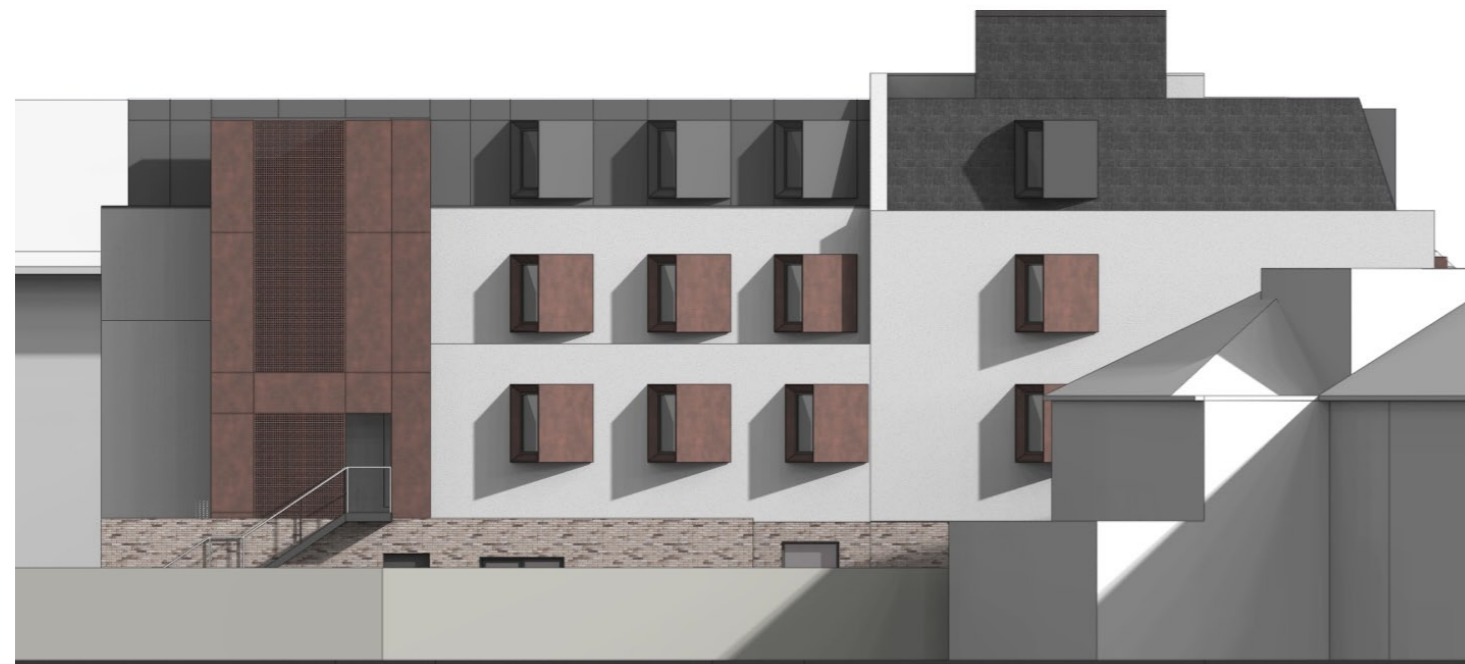
Existing external escape stair photographs



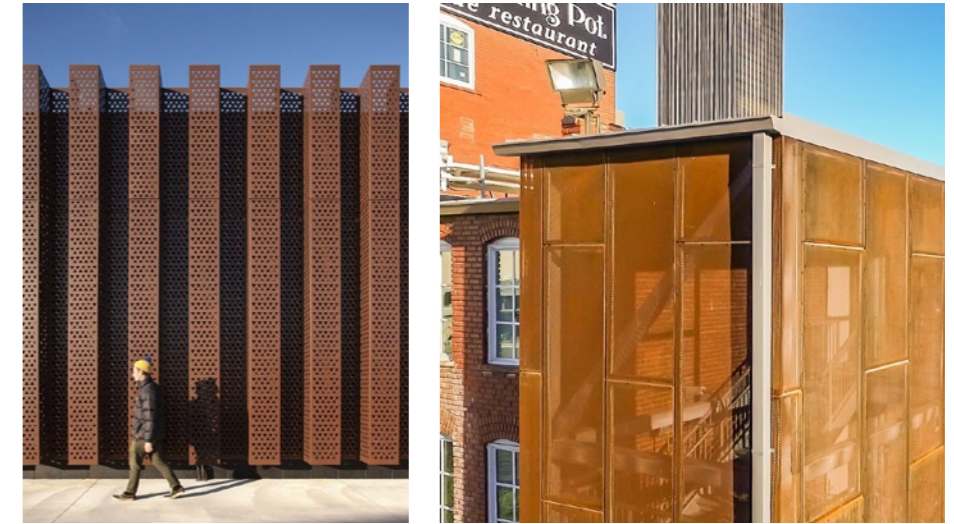
93 Burleigh Gardens - Fire Escape Study



Proposed Rear Elevation (North East)



Proposed Side Elevation (North West)

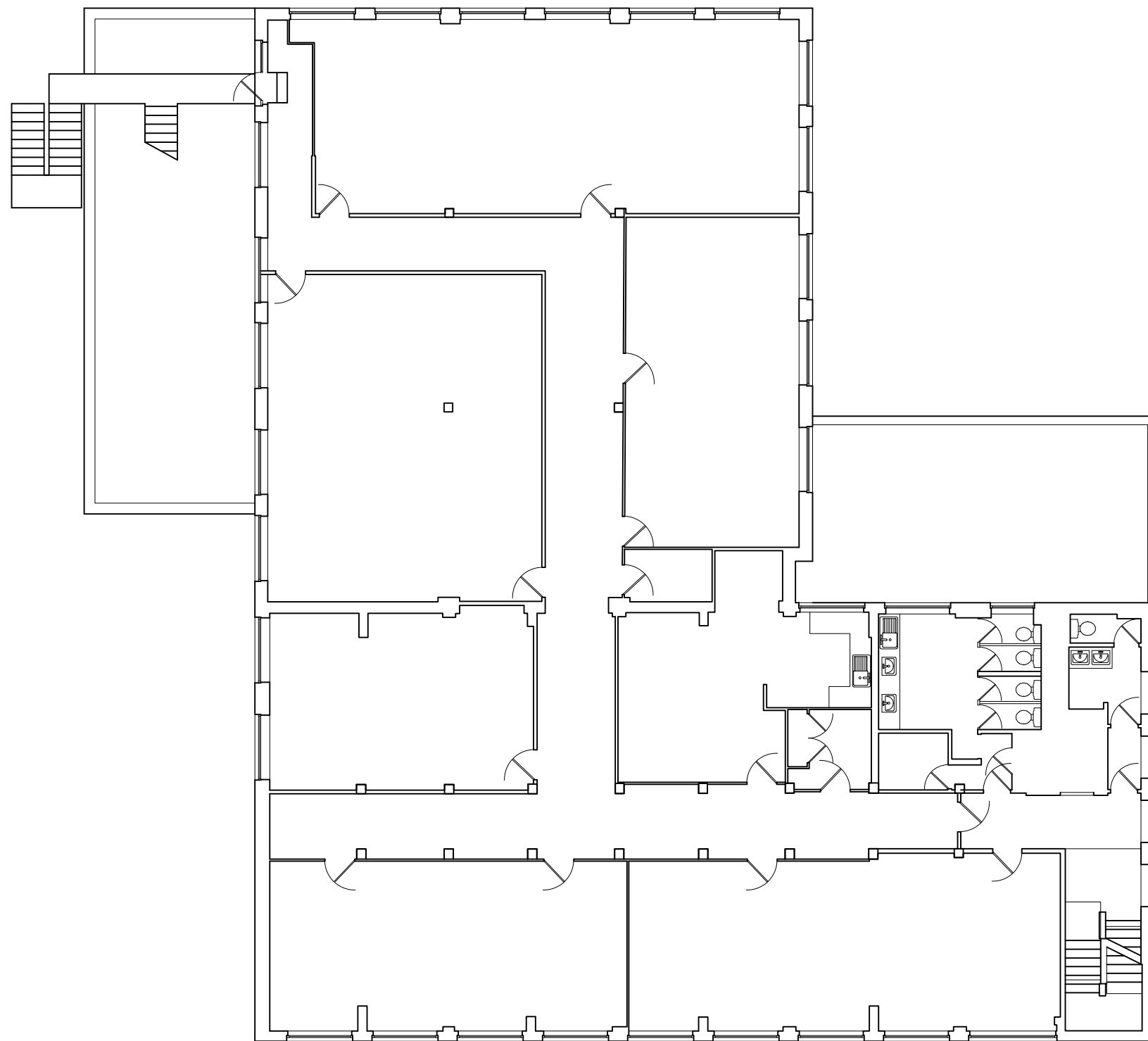


Examples of perforated bronze facade panelling



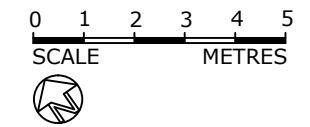
Proposed visual from West

Composite bronze panelling to match elements of the main building facade is proposed to enclose the upper levels of the reconfigured external fire escape. Strategic perforated sections will supply natural light to the stair whilst still creating privacy and restricting overlooking. The section of stair from ground to first will be hidden by the existig boundary wall to properties along Burleigh Gardens.



The contractor is to check all dimensions on site and report any discrepancies to the architect
 All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

Notes



P1	Initial Issue	27/04/17	JR	JSA
Rev	Description	Date	By	Chk

3rd Floor
 7-15 Rosebery Avenue
 London EC1R 4SP
 Telephone +44(0)2038746707
 Website www.jeffersonsheard.com



Project
93 Burleigh Gardens

Drawing
First Floor as Existing

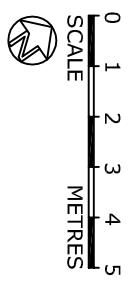
Scale	Drawn	Date
1:150@A3	JR	27.04.17
Drawing Purpose	Status	
PLANNING SUBMISSION	S5	
Ref.	Rev.	
0883-JSA-XX-01-DR-A-02001	P1	

A3



18no. Bedrooms

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Rev	Description	Date	By	Chk
P2	External Fire Escape	11/09/17	JR	JSA
P1	Initial Issue	27/04/17	JR	JSA

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Website www.jeffersonsheard.com



Project:
93 Burreigh Gardens

Drawing:
First Floor as Proposed

Scale	1:150@A3	Drawn	JR	Date	27.04.16
Drawing Purpose	PLANNING SUBMISSION		Status	S5	
Ref.	0883-15A-XX-01-DR-A-02002	Rev.	P2		

A3

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Notes



Front Elevation (South West)

Material Key:

- 01 - New brick slip cladding system
- 02 - New off-white through render
- 03 - New metal facade panel
- 04 - New rainscreen cladding system
- 05 - New roof slate
- 06 - New extruded metal window reveal
- 07 - New metal clad angled window box
- 08 - New metal lining to match facade panels
- 09 - New aluminium framed double glazing
- 10 - New aluminium framed external doors
- 11 - New timber framed external door
- 12 - New metal external escape stair
- 13 - New concrete coping
- 14 - New lead cladding to dormer window
- 15 - New Lead clad angled dormer window
- 16 - New lift plant clad in slate
- 17 - New metal signage panel
- 18 - New angled window box in rainscreen cladding

P1	Initial Issue	24.04.17	JR	JSA
Rev	Description	Date	By	Chk

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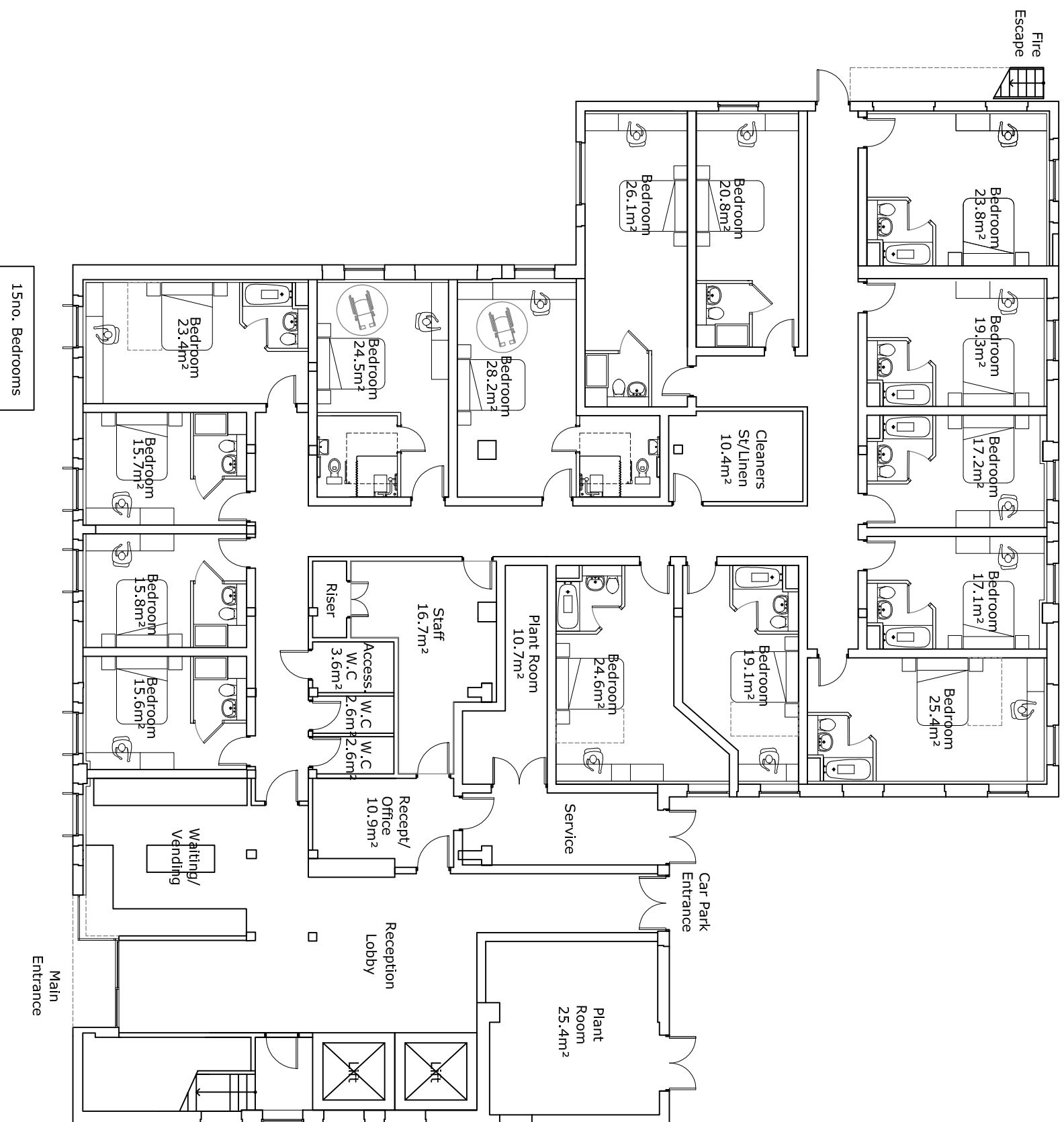


Project
93 Burleigh Gardens

Drawing
Proposed Elevation

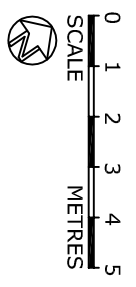
Scale	Drawn	Date
1:100@A3	JR	24.04.17
Drawing Purpose	Status	
PLANNING SUBMISSION	S5	
Ref.	Rev.	
0883-JSA-XX-XX-DR-A-04003	P1	

A3



15no. Bedrooms

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Rev	Description	Date	By	Chk
P2	External Fire Escape	11/09/17	JR	JSA
P1	Initial Issue	27/04/17	JR	JSA

3rd Floor
7-15 Rosebery Avenue
London EC1R 4SP
Telephone +44(0)2038746707
Website www.jeffersonsheard.com

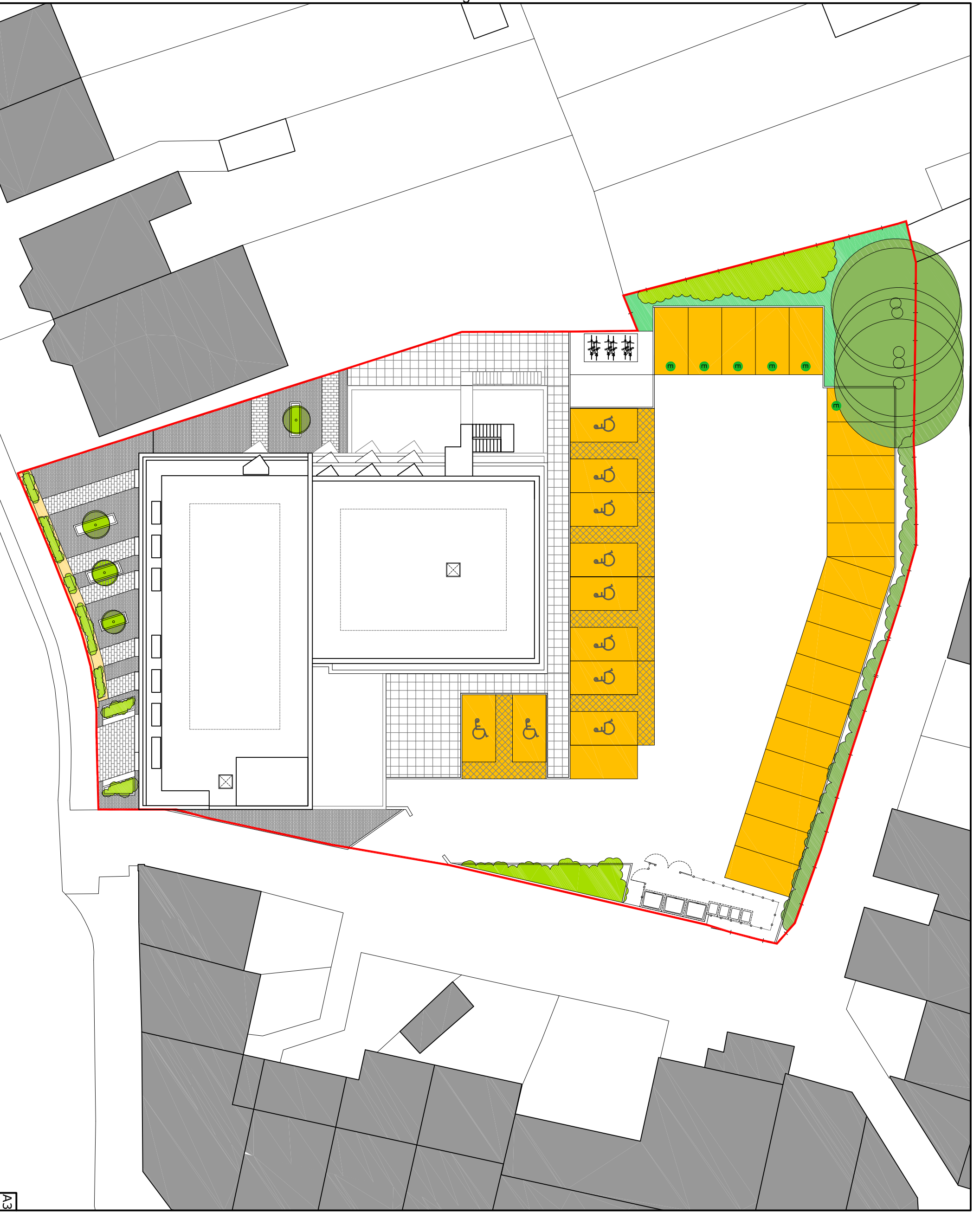
JS Jefferson Sheard Architects

Project
93 Burreigh Gardens

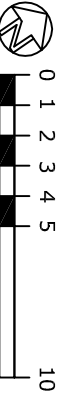
Drawing
Ground Floor as Proposed

Scale	1:150@A3	Drawn	JR	Date	27.04.17
Drawing Purpose	PLANNING SUBMISSION		Status	S5	
Ref.	08833-15A-XX-00-DR-A-02002	Rev.	P2		

A3



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- Key
- Existing tree maintained
 - Existing planting trimmed and maintained
 - New shrubbery
 - New metal planter box - tree
 - New metal planter box - shrub
 - New brick planting wall - shrub
 - New area of grass
 - New concrete pavers
 - New feature block paving
 - New feature cobbled paving
 - New permeable paving to form part of drainage scheme

Rev	Description	Date	By	CHK
P1	Initial Issue	08/09/17	JR	-

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Project
93 Burleigh Gardens

Drawing
Indicative
Landscaping Plan

Scale	1:250@A3	Drawn	JR	Date	08.09.17
Drawing Purpose	PRELIMINARY	Status	SO	Rev.	P1
Ref.	0883-JSA-XX-XX-DR-A-90201				

A3

Dashed line indicates previous roof plant outline.



Rear Elevation (North East)

Material Key:

- | | |
|--|---|
| 01 - New brick slip cladding system | 10 - New aluminium framed external doors |
| 02 - New off-white through render | 11 - New timber framed external door |
| 03 - New metal facade panel | 12 - New metal external escape stair |
| 04 - New rainscreen cladding system | 13 - New concrete coping |
| 05 - New roof slate | 14 - New lead cladding to dormer window |
| 06 - New extruded metal window reveal | 15 - New Lead clad angled dormer window |
| 07 - New metal clad angled window box | 16 - New lift plant clad in slate |
| 08 - New metal lining to match facade panels | 17 - New metal signage panel |
| 09 - New aluminium framed double glazing | 18 - New angled window box in rainscreen cladding |

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Notes

Rev	Description	Date	By	Chk
P1	Initial Issue	24.04.17	JR	JSA

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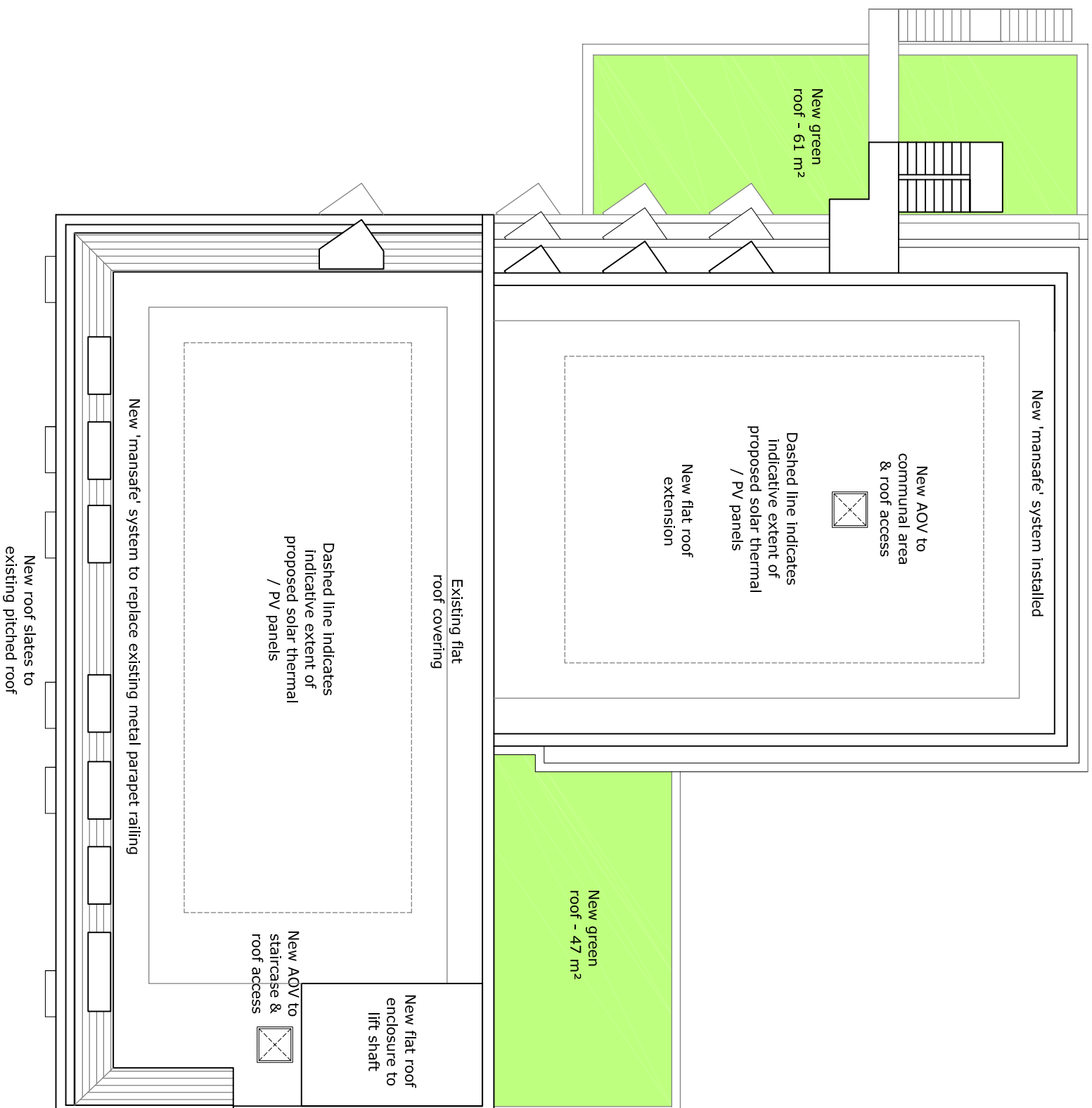


Project
93 Burleigh Gardens

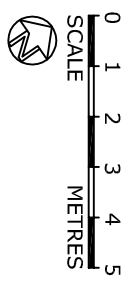
Drawing
Proposed Elevations

Scale 1:100@A3	Drawn JR	Date 24.04.17
Drawing Purpose PLANNING SUBMISSION		Status S5
Ref. 0883-JSA-XX-XX-DR-A-04005	Rev. P1	

A3



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Rev	Description	Date	By	Chk
P2	Green Roof/Fescape	08/09/17	JR	JSA
P1	Initial Issue	27/04/17	JR	JSA

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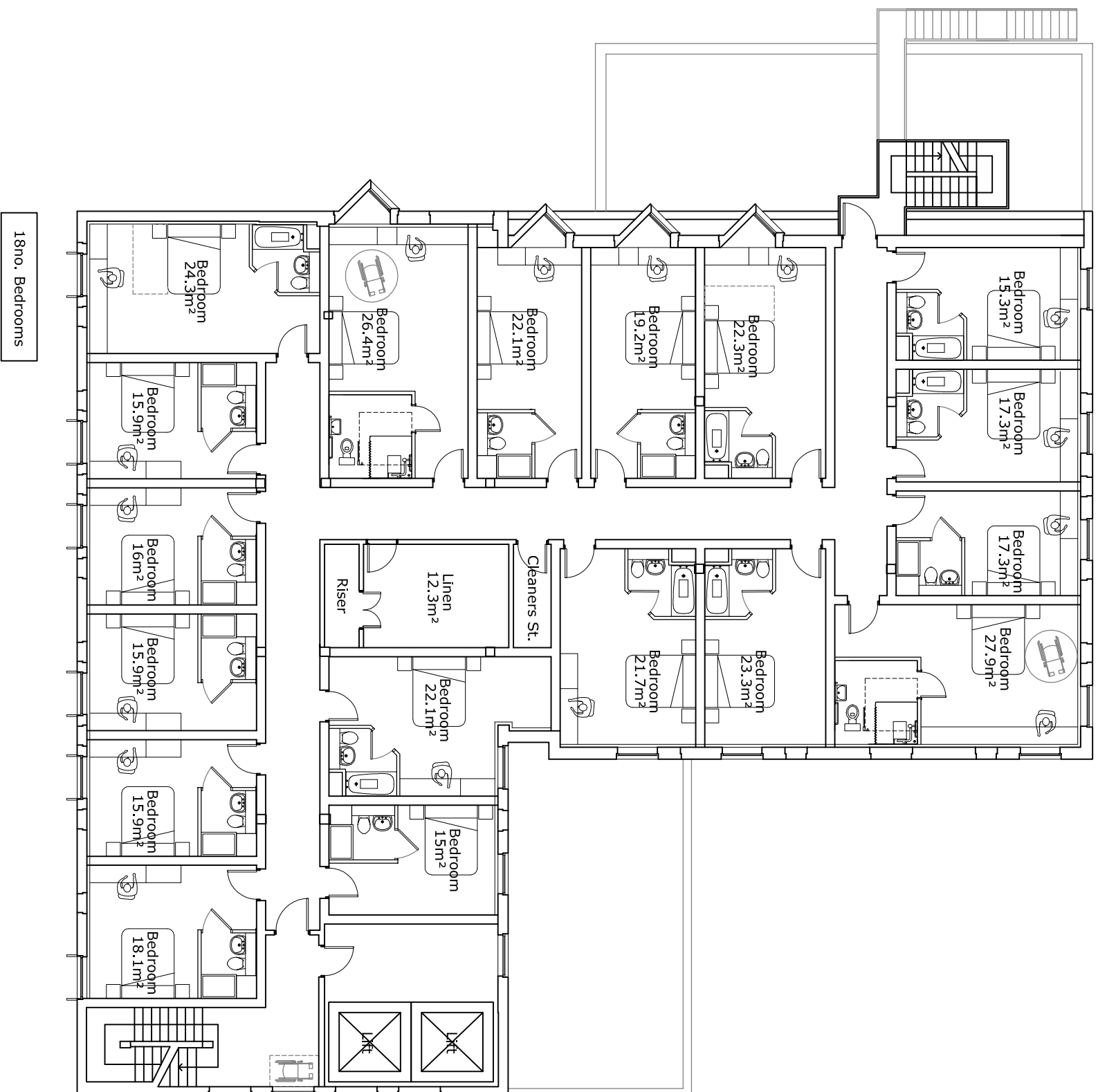


Project:
 93 Burreigh Gardens

Drawing:
 Proposed Roof Plan

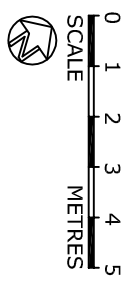
Scale	1:150@A3	Drawn	JR	Date	08.09.17
Drawing Purpose	PLANNING SUBMISSION	Status	SS	Rev.	P2
Ref.	0883-15A-XX-XX-DR-A-27001				

A3



18no. Bedrooms

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P2	External Fire Escape	11/09/17	JR	JSA
P1	Initial Issue	27/04/17	JR	JSA
Rev	Description	Date	By	Chk

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Project
 93 Burreigh Gardens

Drawing
 Second Floor as Proposed

Scale	1:150@A3	Drawn	JR	Date	27.04.17
Drawing Purpose	PLANNING SUBMISSION	Status	SS	Rev.	P2
Ref.	0883-15A-XX-02-DR-A-02002				

A3

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Notes



Side Elevation (North West)

Material Key:

- | | |
|--|---|
| 01 - New brick slip cladding system | 10 - New aluminium framed external doors |
| 02 - New off-white through render | 11 - New timber framed external door |
| 03 - New metal facade panel | 12 - New metal external escape stair |
| 04 - New rainscreen cladding system | 13 - New concrete coping |
| 05 - New roof slate | 14 - New lead cladding to dormer window |
| 06 - New extruded metal window reveal | 15 - New Lead clad angled dormer window |
| 07 - New metal clad angled window box | 16 - New lift plant clad in slate |
| 08 - New metal lining to match facade panels | 17 - New metal signage panel |
| 09 - New aluminium framed double glazing | 18 - New angled window box in rainscreen cladding |

P1	Initial Issue	24.04.17	JR	JSA
Rev	Description	Date	By	Chk

3rd Floor
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Project
93 Burleigh Gardens

Drawing
Proposed Elevations

Scale 1:100@A3	Drawn JR	Date 24.04.17
Drawing Purpose PLANNING SUBMISSION		Status S5
Ref. 0883-JSA-XX-XX-DR-A-04006	Rev. P1	

A3

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Notes



Dashed line indicates previous roof plant outline.

Side Elevation (South East)

Material Key:

- 01 - New brick slip cladding system
- 02 - New off-white through render
- 03 - New metal facade panel
- 04 - New rainscreen cladding system
- 05 - New roof slate
- 06 - New extruded metal window reveal
- 07 - New metal clad angled window box
- 08 - New metal lining to match facade panels
- 09 - New aluminium framed double glazing
- 10 - New aluminium framed external doors
- 11 - New timber framed external door
- 12 - New metal external escape stair
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- 14 - New lead cladding to dormer window
- 15 - New Lead clad angled dormer window
- 16 - New lift plant clad in slate
- 17 - New metal signage panel
- 18 - New angled window box in rainscreen cladding

Rev	Description	Date	By	Chk
P1	Initial Issue	24.04.17	JR	JSA

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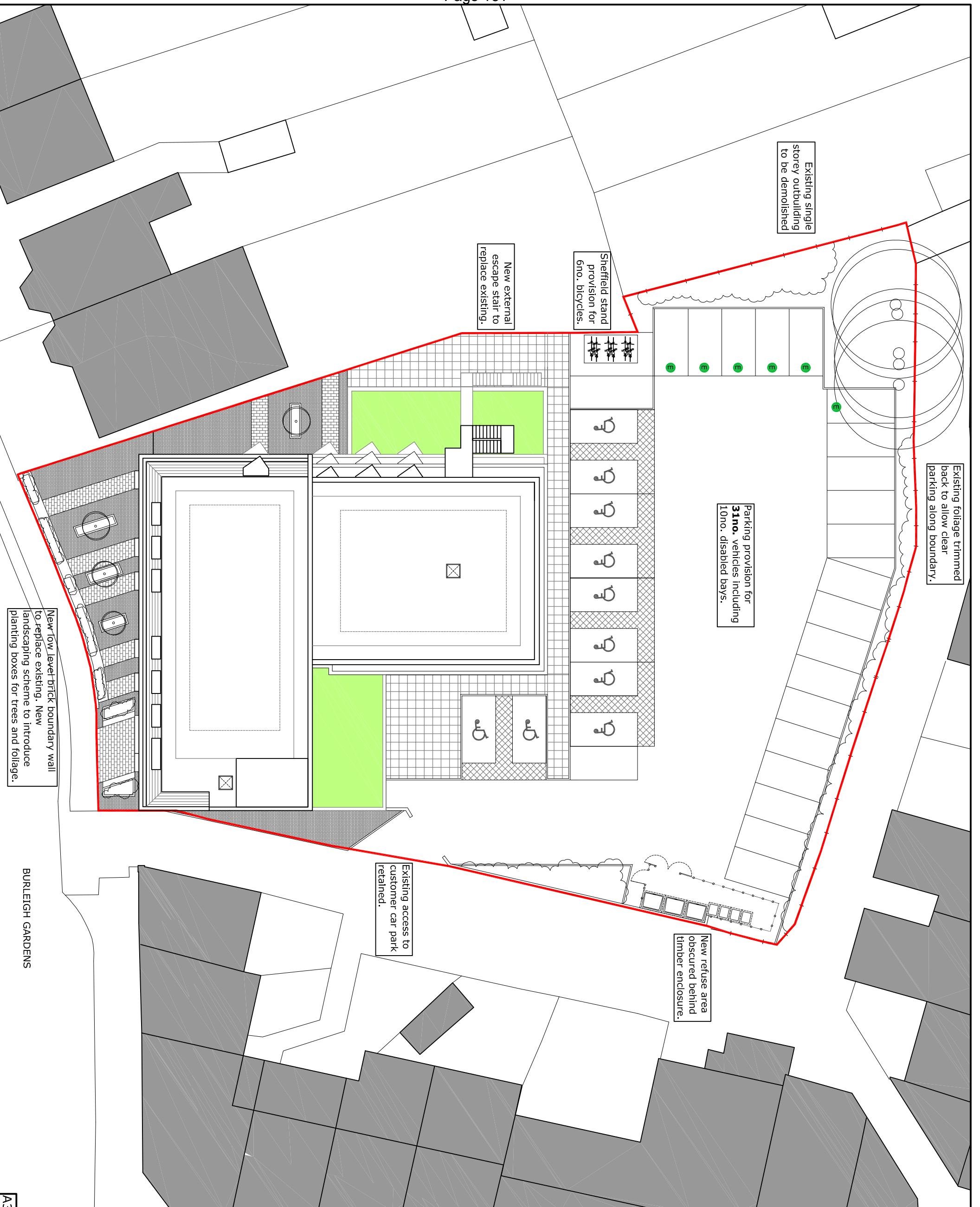


Project
93 Burleigh Gardens

Drawing
Proposed Elevations

Scale 1:100@A3	Drawn JR	Date 24.04.17
Drawing Purpose PLANNING SUBMISSION		Status S5
Ref. 0883-JSA-XX-XX-DR-A-04004	Rev. P1	

A3



Existing single storey outbuilding to be demolished

Existing foliage trimmed back to allow clear parking along boundary.

Parking provision for 31no. vehicles including 10no. disabled bays.

Sheffield stand provision for 6no. bicycles.

New external escape stair to replace existing.

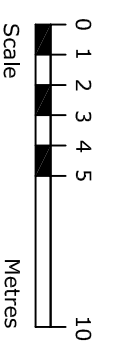
New refuse area obscured behind timber enclosure.

Existing access to customer car park retained.

New low level brick boundary wall to replace existing. New landscaping scheme to introduce planting boxes for trees and foliage.

BURLEIGH GARDENS

The contractor is to check all dimensions on site and report any discrepancies to the architect.
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- Legend:
- Application Boundary
 - Electric Vehicle Charging (Including 3no. spaces for future provision)



Rev	Description	Date	By	CHK
P3	External Fire Escape	11/09/17	JR	JD
P2	Parking Amendments	31/07/17	JR	JD
P1	Initial Issue	26/04/17	JR	JSA

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7-15 Rosebery Avenue
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Telephone +44(0)2038746707
Website www.jeffersonsheard.com

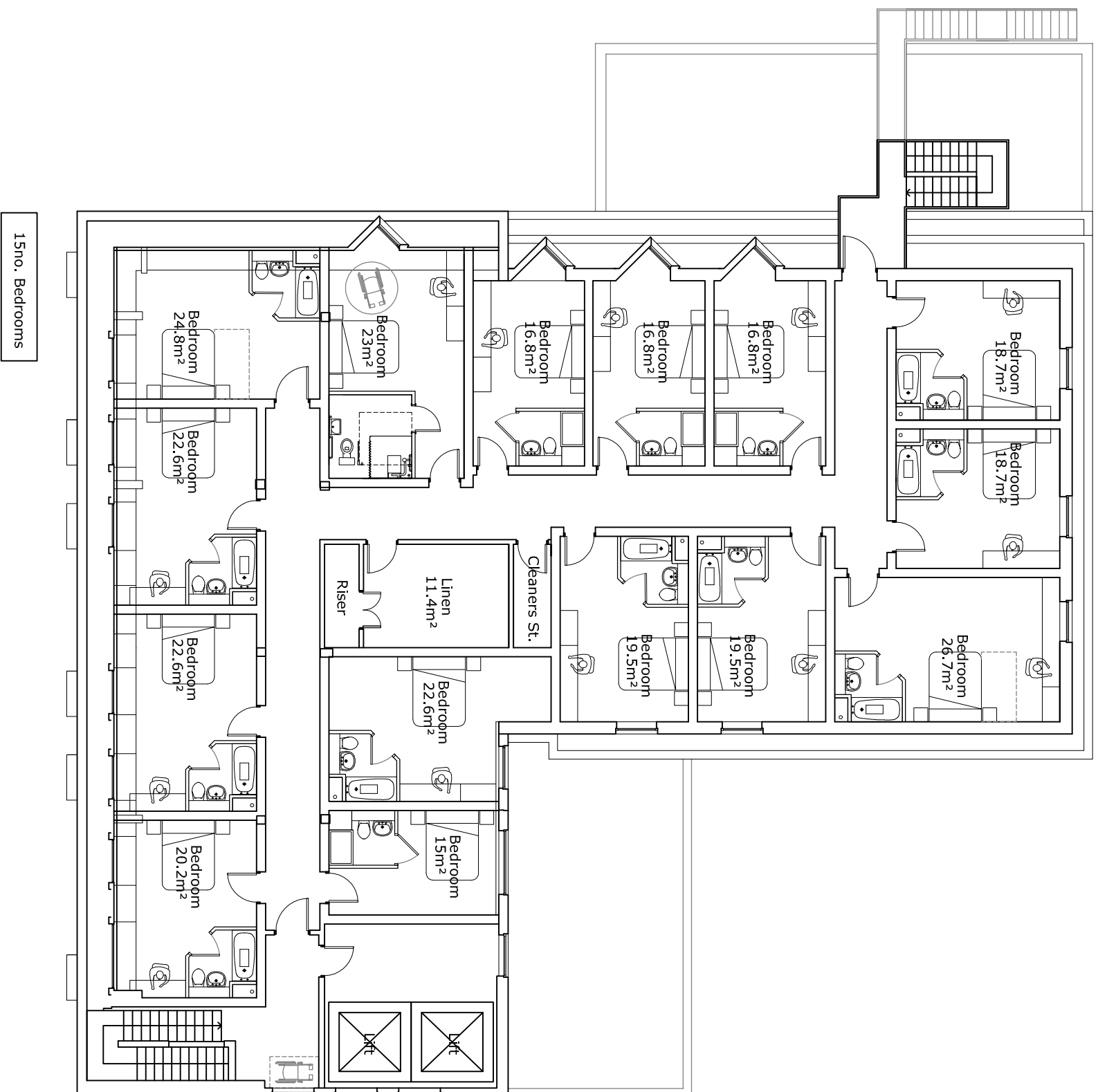


Project
93 Burleigh Gardens

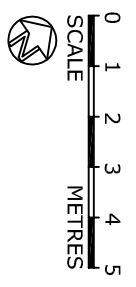
Drawing
Proposed Site Plan

Scale	1:250@A3	Drawn	JR	Date	31.07.17
Drawing Purpose	PRELIMINARY	Status	S0	Rev.	P3
Ref.	0883-JSA-XX-00-DR-A-01002				

A3



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Rev	Description	Date	By	Chk
P2	External Fire Escape	11.08.17	JR	JSA
P1	Initial Issue	27.04.17	JR	JSA

3rd Floor
7-15 Rosebery Avenue
London EC1R 4SP
Telephone +44(0)2038746707
Website www.jeffersonsheard.com

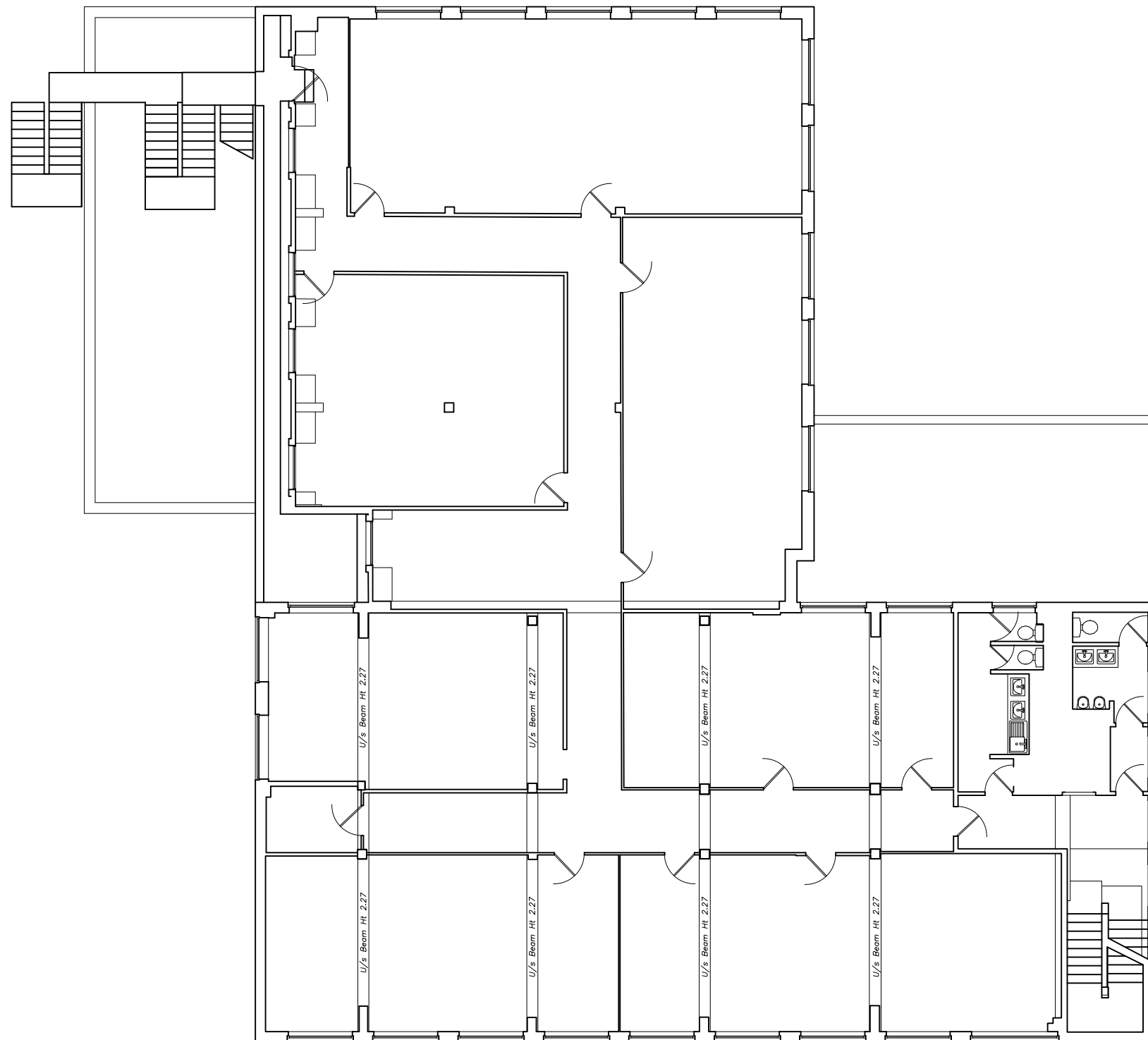


Project
93 Burreigh Gardens

Drawing
Third Floor as Proposed

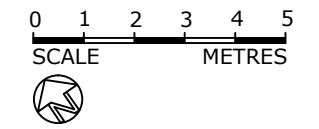
Scale	1:150@A3	Drawn	JR	Date	27.04.17
Drawing Purpose	PLANNING SUBMISSION	Status	SS	Rev.	P1
Ref.	0883-15A-XX-03-DR-A-02002				

A3



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Notes



P1	Initial Issue	27/04/17	JAR	JSA
Rev	Description	Date	By	Chk

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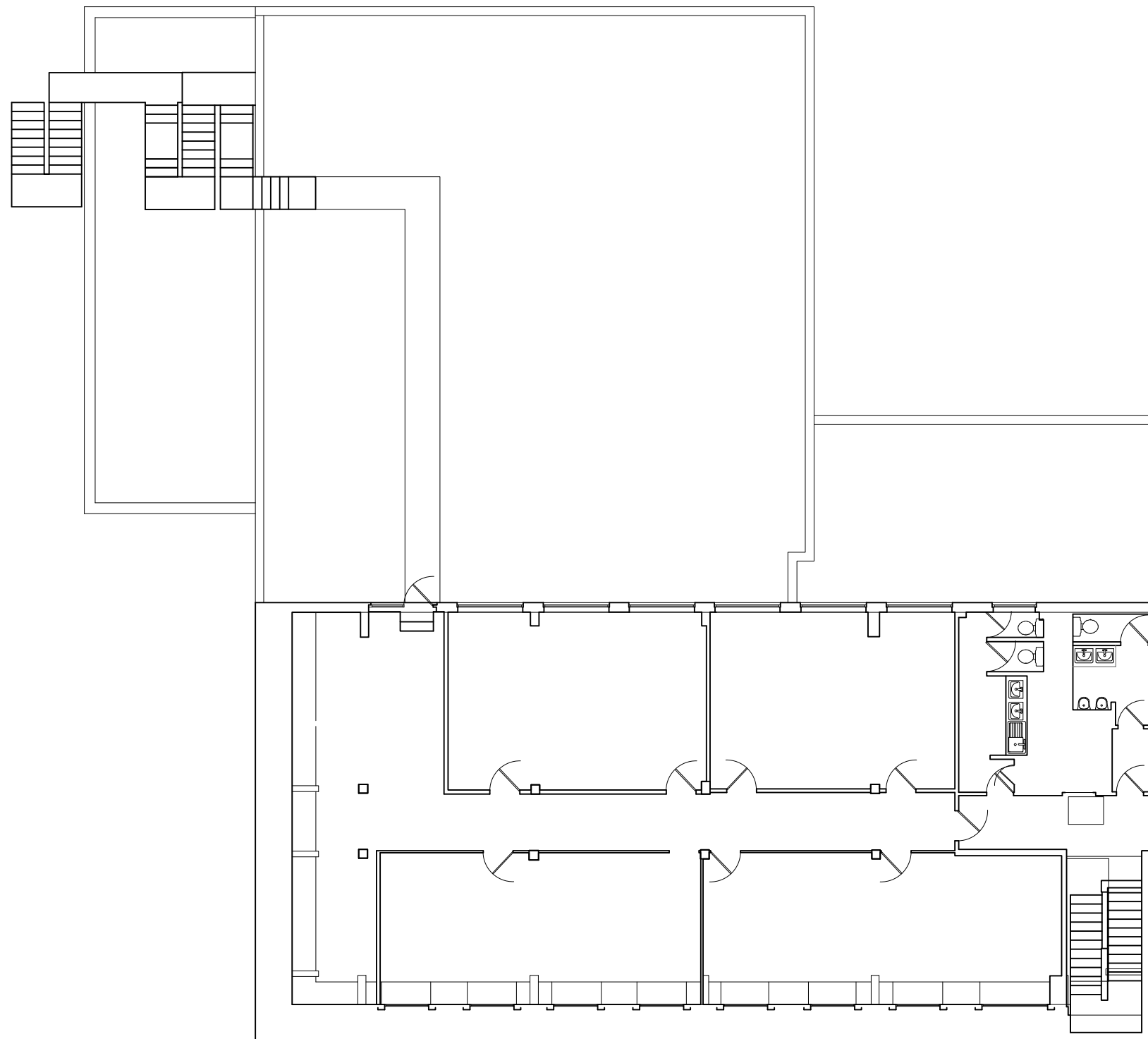


Project
93 Burleigh Gardens

Drawing
Second Floor as Existing

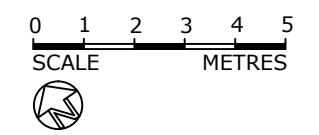
Scale	Drawn	Date
1:150@A3	JR	27.04.17
Drawing Purpose	Status	
PLANNING SUBMISSION	S5	
Ref.	Rev.	
0883-JSA-XX-02-DR-A-02001	P1	

A3



Do not scale from this drawing
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Notes



Rev	Description	Date	By	Chk
P1	Initial Issue	27/04/17	JR	JSA

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Project
93 Burleigh Gardens

Drawing
Third Floor as Existing

Scale	Drawn	Date
1:150@A3	JR	27.04.17
Drawing Purpose	Status	
PLANNING SUBMISSION	S5	
Ref.	Rev.	
0883-JSA-XX-03-DR-A-02001	P1	

A3

LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 21st November 2017
Report of Assistant Director, Planning & Environmental Protection	Contact Officer: Andy Higham Tel: 020 8379 3848 Kevin Tohill Tel: 020 8379 3841 Ray Reilly Tel: 020 8379 3579	Ward: Edmonton Green
Application Number : 17/02964/RE4		
LOCATION: Hereford House- 11 Cameron Close- London- N18 2LN		
PROPOSAL: Change of use of existing store and walkway to 1x studio flat with private amenity space.		
Applicant Name & Address: Enfield Council Major Works Team 36-44 South Mall Edmonton London N9 0TN		Agent Name & Address: Philip Prank Partnership Quantum House 113 Euston Street London NW1 2EX United Kingdom
RECOMMENDATION: That planning permission be GRANTED subject to conditions.		

1. Site and Surroundings

- 1.1 Hereford House is a 1960s eight storey, residential building comprising 40 tenanted and leaseholder owned properties. The block is located in the south east of the Borough of Enfield and situated in close proximity to Angel Road railway station. The block faces onto Cameron Close and backs on Leicester House which is another similar residential block to the south. The site is accessed from Ellanby Crescent via Craig Park Road and Cavendish Road.
- 1.2 Hereford House underwent a major conversion project in the 1990s whereby the existing multi-story carpark, situated between Hereford House and Leicester House (a similar block, located to the south) was demolished in order to provide additional accommodation on the ground and first floor levels. The block now comprises a mixture of flats (ground and first floor properties), maisonettes (upper floor properties), service and storage areas, arranged around one fire escape stair core/lift shaft, situated in the centre of the building.
- 1.3 The part of the building subject of this application is a caretakers store and side walkway to another communal access way. This is located on the south side of the building and appears to be relatively dilapidated and was seen as boarded up during the site visit. It forms an area of approximately 38 to 39 sqm relatively central to the building on the ground floor level.
- 1.4 The site is not located in a Conservation Area and it is not Listed. The surrounding area is predominantly residential made up of residential block of flats such as Hereford House and two storey terraced house in the outlying streets.

2. Proposal

- 2.1 The application proposes the conversion of the existing caretaker's storeroom and side access walkway into a studio flat 38sqm in area. It also proposes to install new doors and windows on the elevation and also proposes to enclose the entrance way at the front as a private amenity space in a similar manner to the adjacent flats on either side. It is noted that the communal stairs and lobby area to the North side of Hereford House would still be accessible via the original front doors.

3. Sites Planning History:

- 3.1 15/02181/FUL: Replacement windows and main entrance door.-
Granted with Conditions 11th August 2015.
- 3.2 15/03872/RE4: Replacement of the existing roof covering, new waterproofing system to all walkways & balconies, replacement of existing rainwater drainage (inc. walkway & balcony outlets), replacement of existing walkway & balcony balustrading/vertical screens, Provision of new bird netting & spikes to private balconies & fire escapes, replacement of existing windows and balcony doors (where required) and upgrade of existing communal and emergency lighting. The general repair of masonry & concrete surfaces, repair of original fire escape structure & modern balustrading, redecoration of all previously painted surfaces and replacement of the existing integrated reception system, replacement of the existing lightning protection system,

replacement of existing extractor fans, minor estate improvement works (paving repairs and fencing etc.)

Granted with Conditions- 14th October 2015.

3.3 15/04321/FUL: 20 Hereford House- Replacement of windows and doors.

Granted with Conditions- 23rd October 2015.

4. Consultations

4.1 Internal

4.1.2 Traffic and Transportation- No objections, subject to conditions for details of cycle parking

4.2 Public

4.2.1 40 Neighbours were consulted on 25th of September. 1 Objection has been received from the leaseholder of Number 7 Hereford House:

- Do not wish for the existing storerooms and walkway to be converted into a studio flat with private amenity space. We need the storeroom for everyday uses.

Officers response: This issue will be responded to in the main body of the report.

5. Relevant Policy

5.1 Core Strategy

SO4 New homes
SO5 Education, health and wellbeing
SO8 Transportation and accessibility
SO10 Built environment
CP3 Affordable Housing
CP4 Housing Quality
CP5 Housing Types
CP9 Supporting Community Cohesion
CP20 Sustainable Energy Use and Energy Infrastructure
CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP30 Maintaining and improving the quality of the built and open environment
CP32 Pollution

S106 Supplementary Planning Document (Adopted November 2011)

5.2 The London Plan (revised 2015)

3.3 Increasing housing supply
3.4 Optimising housing potential
3.5 Quality and design of housing developments
3.8 Housing choice
3.9 Mixed and balanced communities
3.10 Definition of affordable housing

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

5.3 Development Management Document

- DMD 2 Affordable Housing for developments of less than 10 units
- DMD 3 Providing a Mix of Different Sized Homes
- DMD 6 Residential Character
- DMD 7 Development of Garden Land
- DMD 8 General Standards for New Residential Development
- DMD 9 Amenity Space
- DMD10 Distancing
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD47 New Road, Access and Servicing
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessments Method
- DMD51 Energy Efficiency Standards
- DMD52 Decentralised Energy Networks
- DMD53 Low and Zero Carbon Technology
- DMD55 Use of Roofspace/ Vertical Surfaces
- DMD58 Water Efficiency
- DMD59 Avoiding and Reducing Flood Risk
- DMD64 Pollution Control and Assessment
- DMD65 Air Quality
- DMD68 Noise
- DMD69 Light Pollution
- DMD72 Open Space Provision
- DMD73 Children's Play Space
- DMD79 Ecological Enhancements
- DMD80 Trees on development sites
- DMD81 Landscaping

Other Relevant Considerations

National Planning Policy Framework
London Housing Supplementary Planning Guidance.

6. Officers Analysis

The principle issues for consideration under this application are:

- Principle of the Development;
- Design, Character and Visual Appearance;
- Standard of Accommodation;
- Private Amenity Space;
- Highways Issues; and
- S106 Requirements and CIL Requirements.

6.1 Principle of the Development

6.1.1 All separate planning considerations for this proposal will be referred to in detail later in this report. However, upon assessment of relevant planning policy and following site inspections, the principle of the development is acceptable. It would provide for additional residential accommodation in the borough albeit only one additional studio flat. The proposal is located within a residential block in a wholly residential area and as such the principle of the residential use should be accepted.

6.1.2 Due regard has been given to the objection received from one resident about the loss of the existing storeroom and walkway. However the proposed storeroom has been examined on site and appeared to be closed up and appeared relatively dilapidated. In addition the application has also provided evidence that the store has been much underused and has been subject to a lot of vandalism and damage recently. Photographic evidence has been provided to support this. All this information has been taken into account and it is considered on balance the use of the storeroom and side walkway would be more suitable and in keeping with the ground floor level of the building as a residential flat. The use incorporating the proposed design changes would improve the appearance of this section of the building and overall it is considered it should be supported.

6.2 Design and Visual Appearance.

6.2.1 Policy DMD 37 aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan and DMD 6 states that developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 At present this specific storeroom section of the building is at odds with the appearance of the remainder of the building and especially the ground floor level. There are residential flats at ground floor level on either side with windows and doorways and small little rear amenity areas all of which consist of a standard pattern to the elevation at ground floor level. The proposed

conversion of the storeroom including the alterations to doors and fenestration will match in with the other flats on either side. In addition the enclosure of the part of the accessway to the existing store will also improve the appearance and create a consistent boundary treatment across the full length of Hereford House at ground level.

- 6.2.3 In conclusion, the proposed design changes to accommodate the conversion to a residential unit, visually are acceptable and would a significant improvement over the current appearance of the storeroom and as such should be supported.

6.3 Neighbouring Amenity

- 6.3.1 DMD 6 and 8 seek to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.

- 6.3.2 Officers have assessed the application and are satisfied that the proposal creates no significant amenity concerns to surrounding neighbouring occupiers. There are no changes proposed that would impact upon neighbours with the exception of the minor changes to the doors and windows and also the outside amenity area. These works are all minor and would not impact upon adjoining neighbouring residents.

- 6.3.3 In addition it is considered that the use of the storeroom as a residential flat would be more in keeping to surrounding neighbours especially as the storeroom has been subject to vandalism and anti-social behaviour.

- 6.3.4 In conclusion, the proposal would have an acceptable impact to adjoining neighbours.

6.4 Standard of Accommodation and Private Amenity

- 6.4.1 The application is proposed as a studio flat with a gross internal area of 38.2sqm. The layout would consist of a separate kitchen, store area and shower-room with an open plan living sleeping area. The National and London Plan standards specify that this should be a minimum of 37sqm. Therefore the proposal is compliant internally.

- 6.4.2 To the front of the flat a private amenity area approximately 12sqm will be provided with a low level boundary wall and railing 1m high with a pedestrian access way. This will provide for a sufficient level of amenity space for this small studio flat and also double up as defensible space from the public highway and parking area adjacent. It is noted that the amenity area with the low level boundary area would not be particularly private. However this will match in with the other private amenity areas adjacent on this section of the building and on balance for a 1 person studio flat the amenity space is still very usable and functional.

- 6.4.3 In conclusion, the proposal provides an acceptable standard of accommodation for a 1 person studio flat having regard to National and London Plan standards.
- 6.5 Highway Issues
- 6.5.1 With regards to the highways issues in relation to the application the councils Traffic and Transportation department have commented on the application.
- 6.5.2 There have been no objections raised. Transport Officers are satisfied with the pedestrian access arrangements. The proposal for 1 studio unit for 1 person is also unlikely to create a significant level of trips to the site or have a noticeable impact onto car parking stress in the area. Future occupants could avail of the communal refuse storage for the apartment block. Transport officers have requested cycle parking for 2 cycles be provided. It is considered that this could be secured via condition.
- 6.5.3 Subject to this condition for details of cycle parking, there are no objections to the application from a highways perspective.
- 6.6 S106/ Contributions
- 6.6.1 The Council's local planning policy, as detailed in the S106 SPD (adopted November 2011) and policy DMD 2 of the Development Management Document (adopted 19th November 2014) requires contributions for Affordable Housing from all schemes of one unit upwards. The S106 SPD also requires contributions towards education on all developments, including those for a single dwelling, which increase pressure on school places.
- 6.6.2 On 11 May 2016, the Government won its appeal in the Court of Appeal against the High Court's quashing of the Written Ministerial Statement dated 28 November 2014. The Written Ministerial Statement exempted small scale development of 10 units (or less) from providing affordable housing and other 'tariff based' contributions under Section 106. Following the publication of the Court of Appeal judgement, Paragraph 31 of the National Planning Policy Guidance (NPPG) was reinstated.
- 6.6.3 This means that the change to national planning policy which initially came into force on 28 November 2014 now applies. Affordable housing (and other tariff-based contributions, such as those for education) are not payable on schemes where development delivers no more than 10 units and the site has a maximum gross floorspace of 1,000 square metres.
- 6.6.4 The Council has received legal advice and considered recent Planning Inspectorate decisions on appeal on this matter. It has concluded that, in general, it would be unwise to determine that DMD/S106 SPD policy would prevail above the national guidance in this regard. On this basis, the Council will no longer pursue S106 contributions for education or affordable housing on small sites. This matter, and its impact, will be re-evaluated in the review of the Local Plan.
- 6.6.5 In the light of the Court of Appeal decision and reinstatement of paragraph 31 of the NPPG, affordable housing contributions will no longer be sought for developments of 10 units or less provided the combined gross floor area does not exceed 1,000 square metres.

6.6.6 The development proposed comprises 1 units with a floor area of 38.2 sq m and therefore no contribution is sought.

6.7 CIL Contribution

6.7.1 The proposed scheme would not be CIL liable as no extensions are proposed.

7.0 Conclusion

7.1 Having regard to the above, it is considered that the proposed development is acceptable in principle. It would provide for an additional residential flat and a sustainable use of an underused storage room. It would not have an adverse impact to the character and setting of the streetscene and surrounding area or to the visual and residential amenity of neighbouring properties.

8.0 Recommendation

That planning permission be GRANTED subject to planning conditions outlined as below:

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. Materials to Match

The external finishing materials shall match those used in the construction of the existing building and boundary treatments.

Reason: To ensure a satisfactory external appearance.

4. No Additional Fenestration

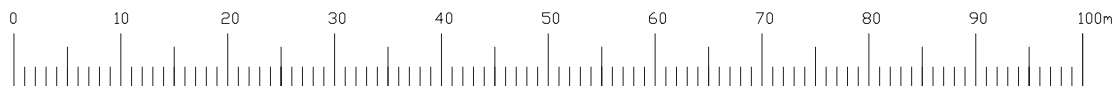
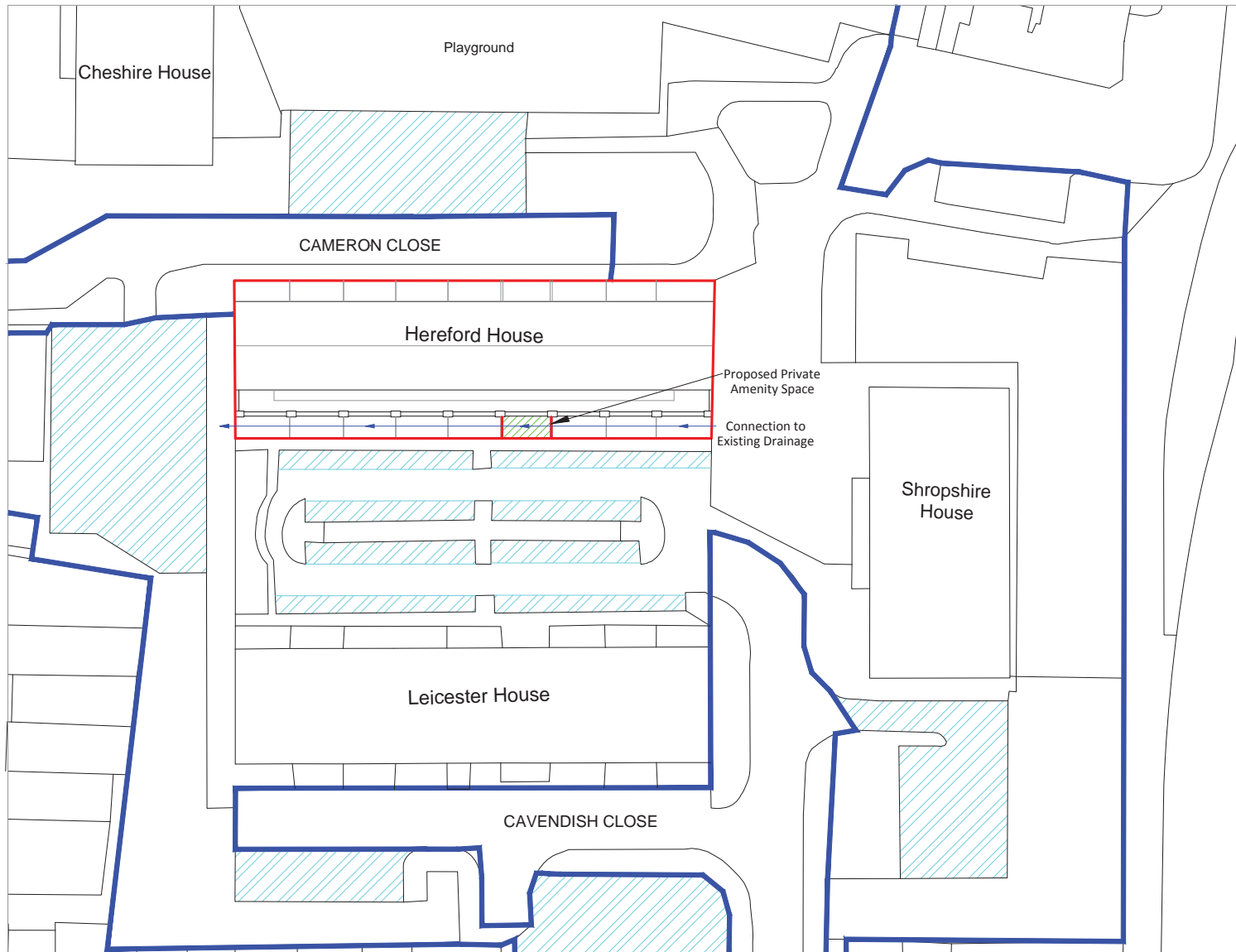
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of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

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

5. Cycle Parking

The development shall not be occupied until details of the siting, number and design of one long stay and one short stay cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To meet London Plan requirements.



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- Drawing Numbers 16-123-HHPA/01 to 04
- Planning Application
- Design & Access Statement

Legend:

- The Site
- Other land owned by the Applicant
- Designated Parking Spaces Within The Applicant's Curtilage
- Proposed Private Amenity Space



Rev	Date

Philip Pank Partnership
 Quantum House
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 NW1 2EX

Tel: 020 7383 2859
 Fax: 020 7388 4590
 mail@philippank.com
 www.philippank.com

Client:

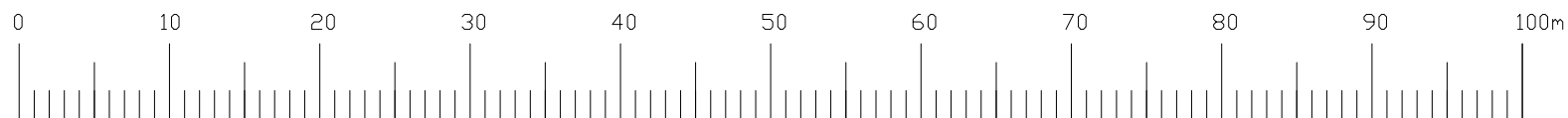
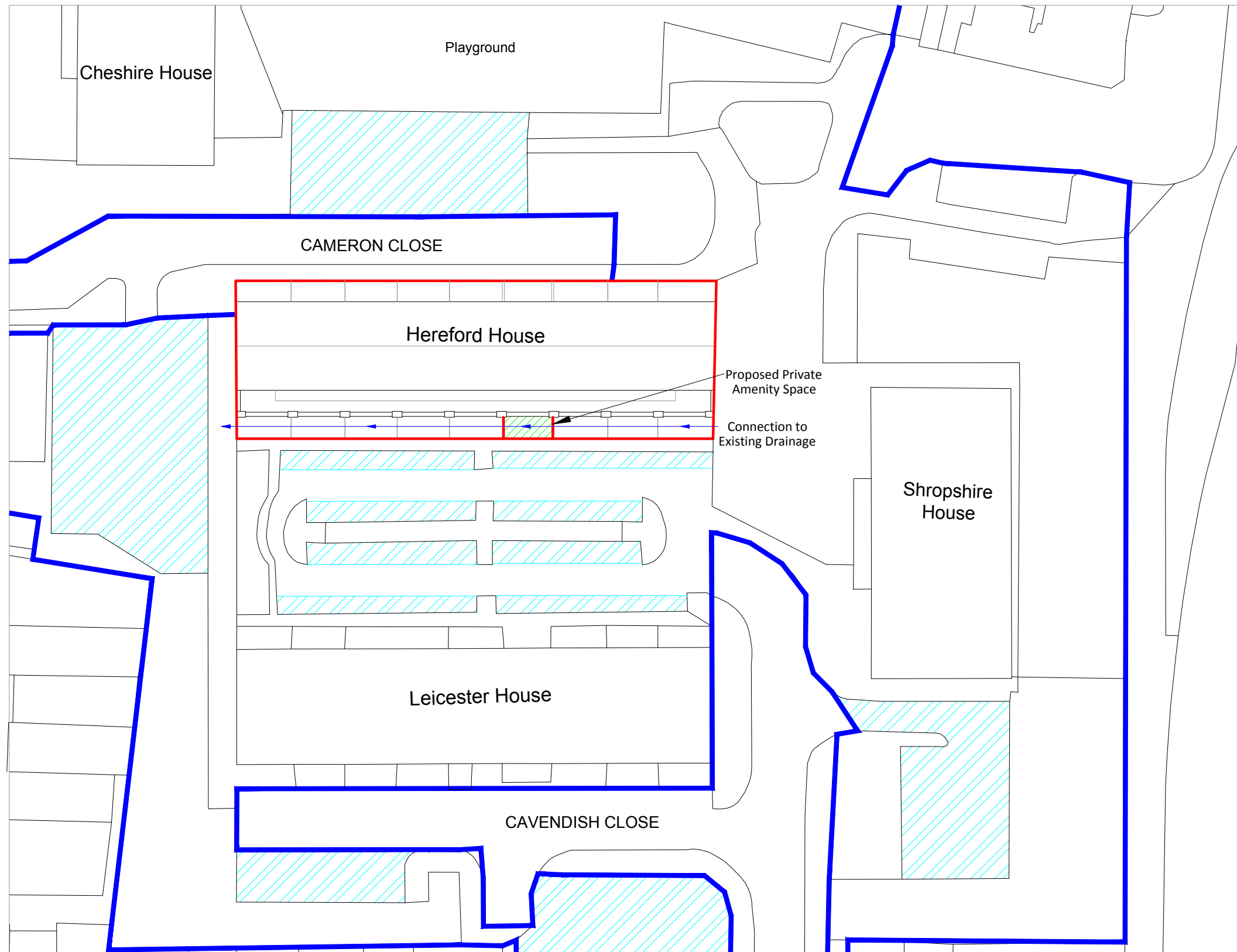
Enfield Council

Project:
 Proposed Conversion of Existing Caretaker's Store

Site:
 Hereford House
 London
 N18 2LN

Drawing:
 Site Plan

Scale 1:500 (A3)	Date 07/06/2017
Drawing No: 16-123-HHPA/02	Drawn: LS



Notes:

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Client:

Enfield Council

Project:
 Proposed Conversion of Existing Caretaker's Store

Site:

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 London
 N18 2LN

Drawing:
 Site Plan

Scale 1:500 (A3)	Date: 07/06/2017
Drawing No: 16-123-HHPA/02	Drawn: LS

Existing



Proposed



Garden wall & gate omitted for clarity

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Tel: 020 7383 2859 Fax: 020 7388 4590 mail@philippank.com www.philippank.com	
Client:	
Enfield Council	
Project: Proposed Conversion of Existing Caretaker's Store	
Site:	
Hereford House Cameron Close London N18 2LN	
Drawing: Existing & Proposed South Elevation	
Scale: 1:200 (A3)	Date: 06/06/2017
Drawing No: 16-123-HHPA/04	Drawn: LS

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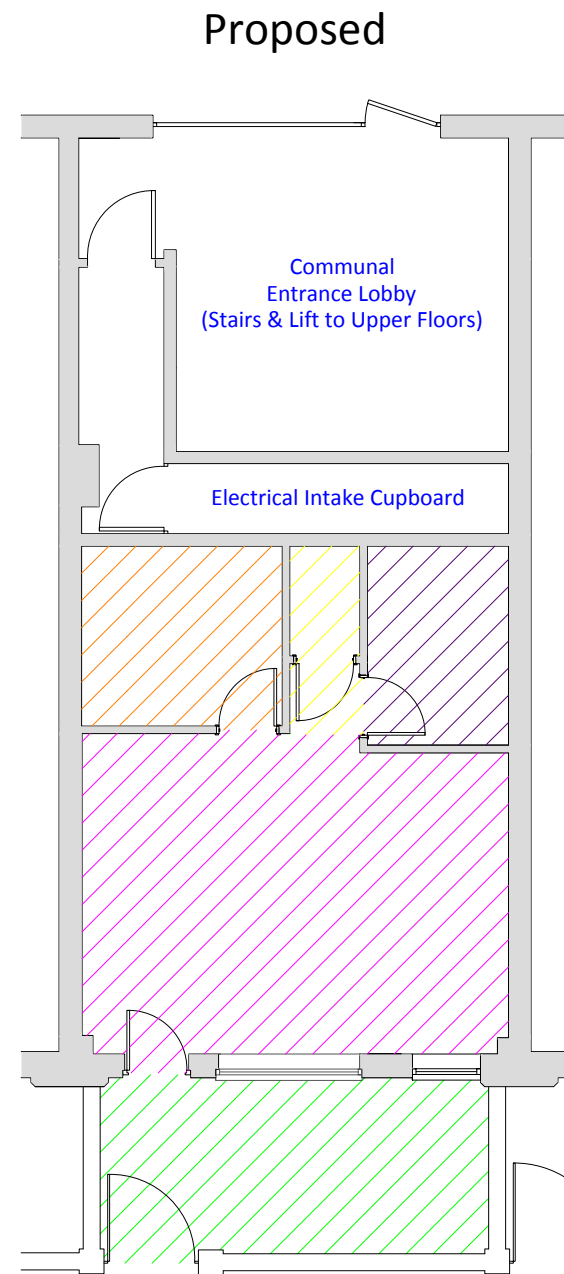
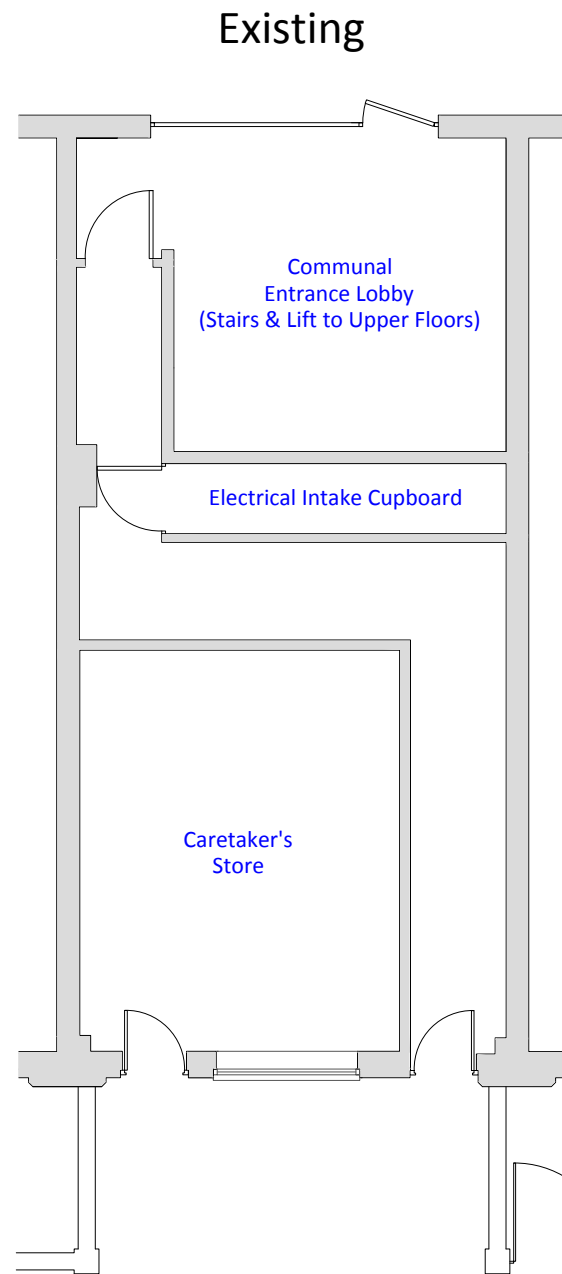
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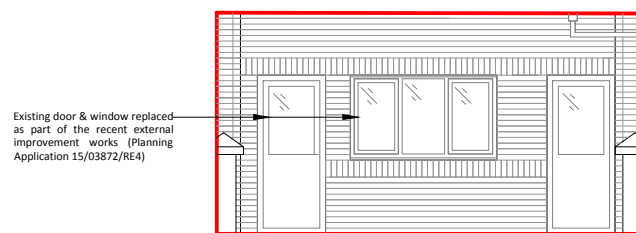
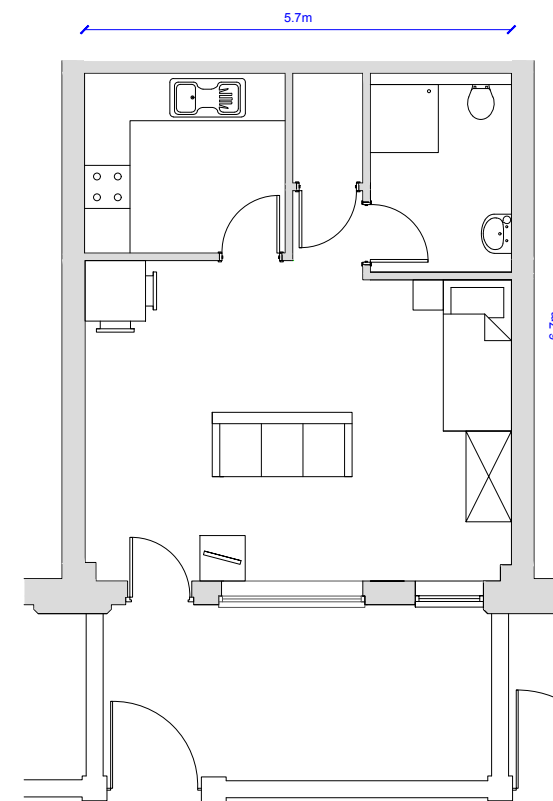
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Areas	
Bathroom	4.95m
Kitchen	6.35m
Living Area	23.66m
Circulation/Storage	2.29m
Private Amenity Space	12.03m
GIA	38.19m

Suggested Furniture Layout



Existing door & window replaced as part of the recent external improvement works (Planning Application 15/03872/RE4)



Window inserted in existing door opening to replicate Nos. 1A to 8A Hereford House fenestration

New brickwork to match existing

Garden wall & gate omitted for clarity



Rev _____ Date _____

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www.philippank.com

Client:

Enfield Council

Project:

Proposed Conversion of Existing Caretaker's Store

Site:

Hereford House
Cameron Close
London
N18 2LN

Drawing:

Existing & Proposed Floor Plans & Elevations

Scale: 1:100 (A3) Date: 25/05/2017

Drawing No: 16-123-HHPA/03

Drawn: LS

Proposed



Example of Garden Wall to be Replicated

Notes:

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 mail@philippank.com
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Client:

Enfield Council

Project:

Proposed Conversion of Existing Caretaker's Store

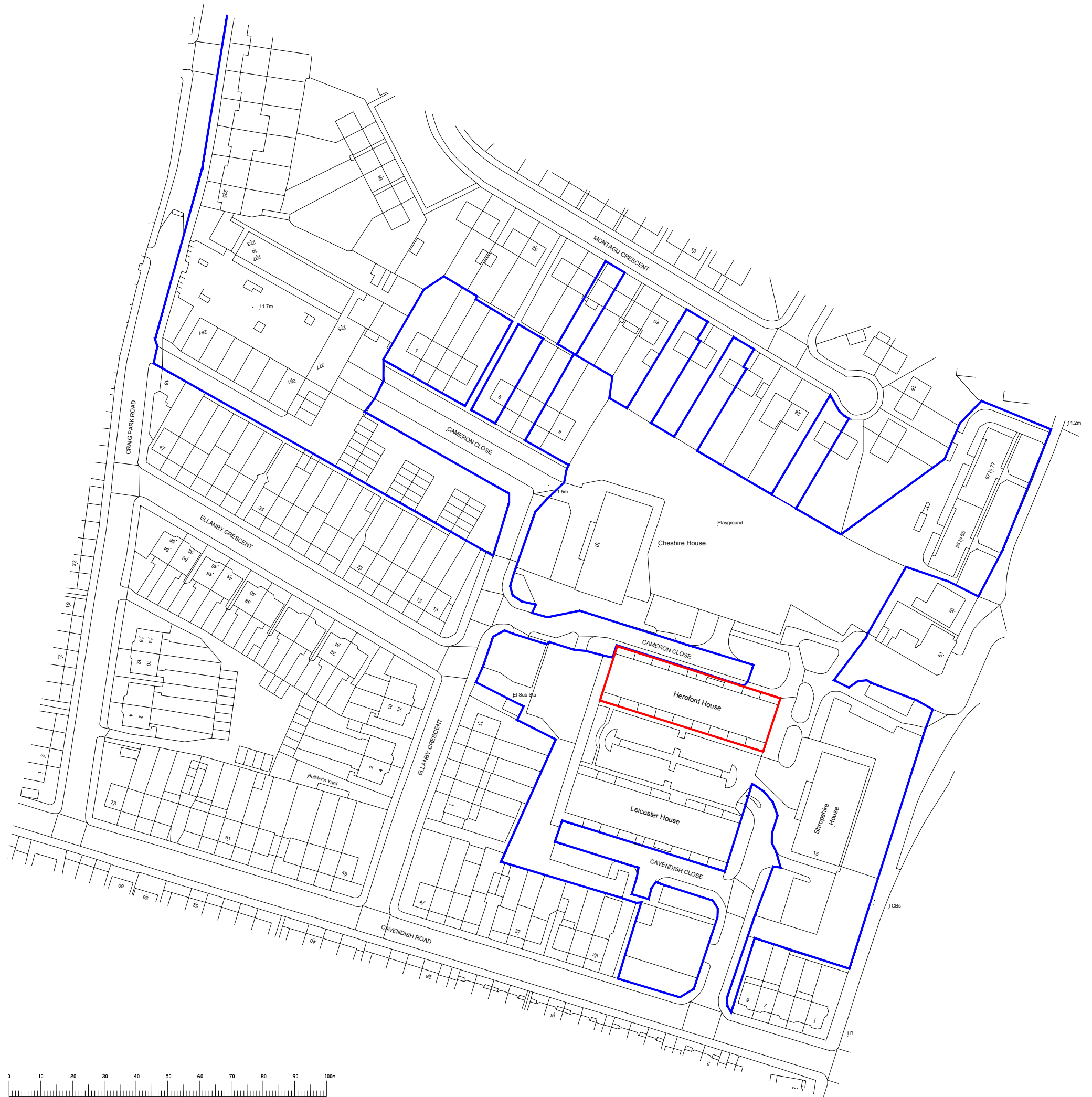
Site:

Hereford House
 Cameron Close
 London
 N18 2LN

Drawing:

Additional South Elevation Drawing

Scale: 1:200 (A3)	Date: 22/06/2017
Drawing No: 16-123-HHPA/05	Drawn: LS



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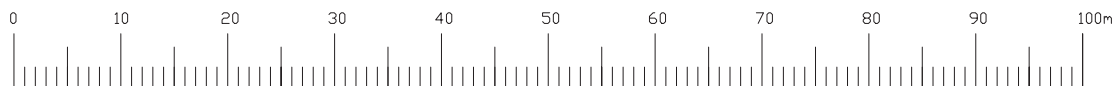
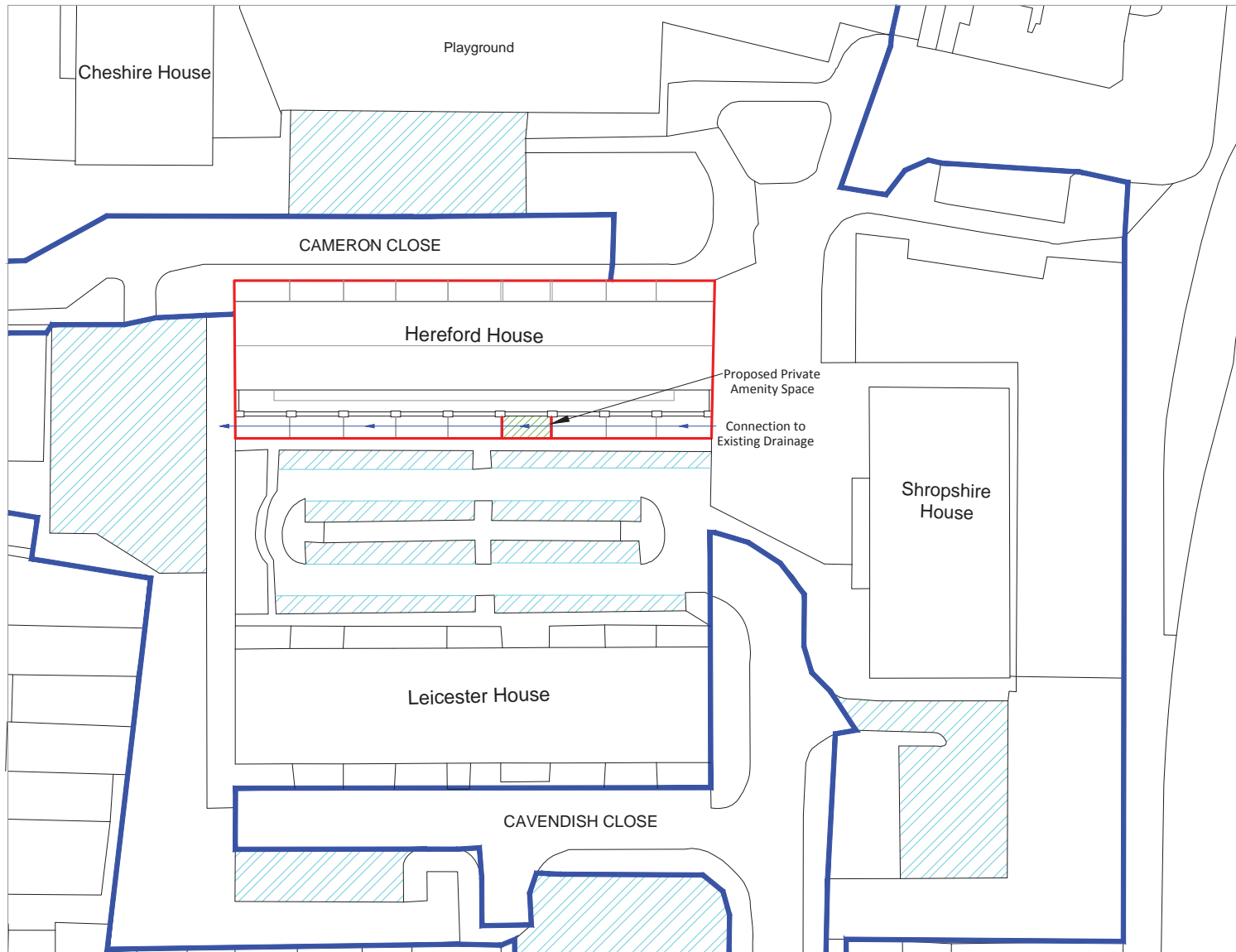
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Legend:

- The Site
- Other land owned by the Applicant

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Tel: 020 7383 2859 Fax: 020 7388 4590 mail@philippank.com www.philippank.com	
Client:	
Enfield Council	
Project: Proposed Conversion of Existing Caretaker's Store	
Site: Hereford House London N18 2LN	
Drawing: Location Plan	
Scale 1:1250 (A3)	Date: 07/06/2017
Drawing No: 16-123-HHPA/01	Drawn: LS

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Legend:

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 Project:
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Site:
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Drawing:
 Site Plan

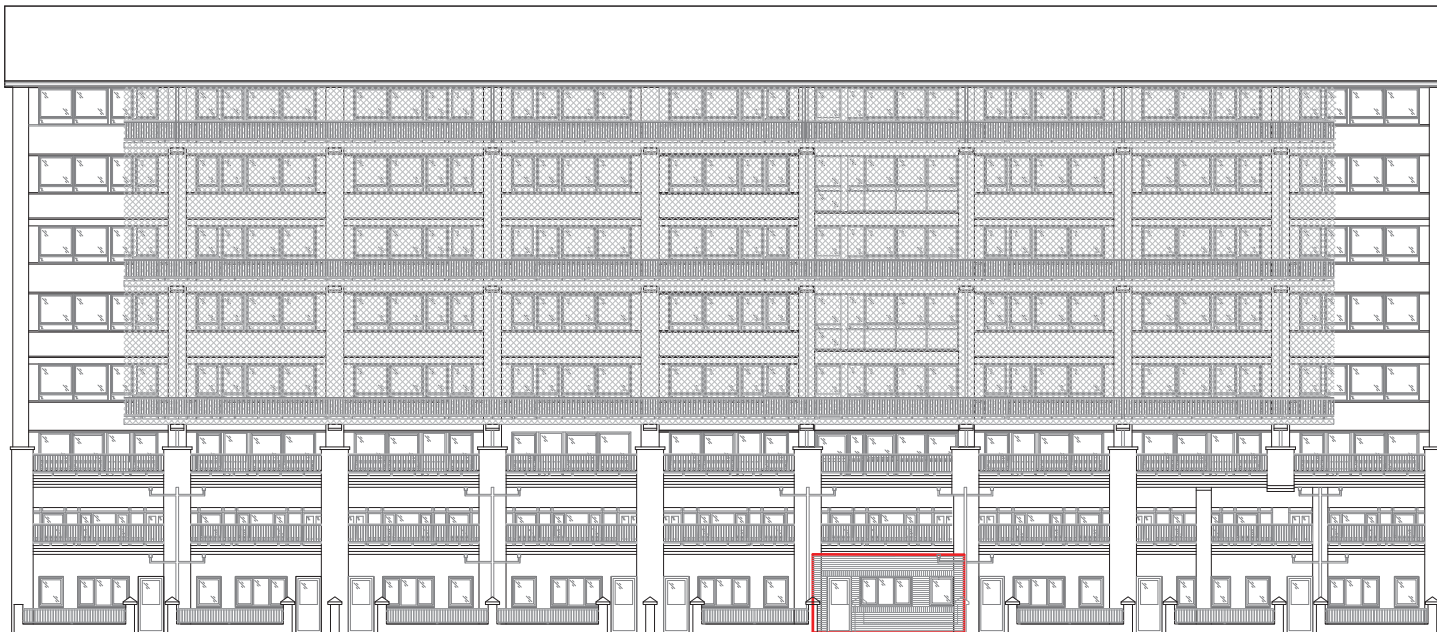
Scale 1:500 (A3)	Date 07/06/2017
Drawing No: 16-123-HHPA/02	Drawn: LS

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Existing



Proposed

Garden wall & gate
omitted for clarity**Notes:**

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Client:	
Enfield Council	
Project: Proposed Conversion of Existing Caretaker's Store	
Site: Hereford House Cameron Close London N18 2LN	
Drawing: Existing & Proposed South Elevation	
Scale: 1:200 (A3)	Date: 06/06/2017
Drawing No: 16-123-HHPA/04	Drawn: LS

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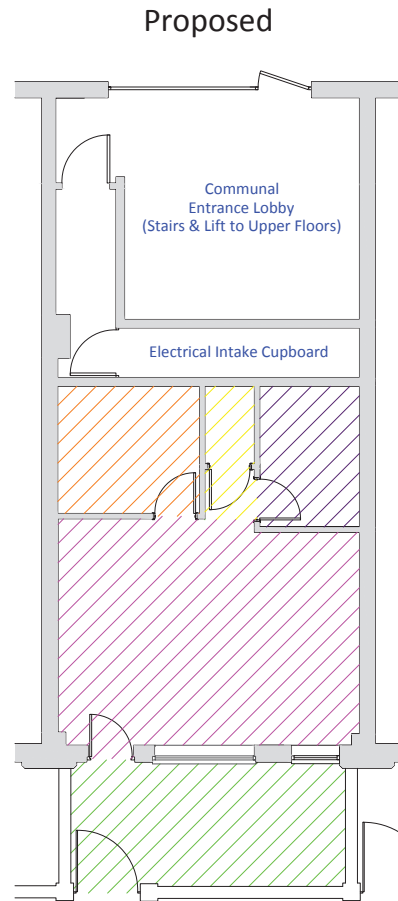
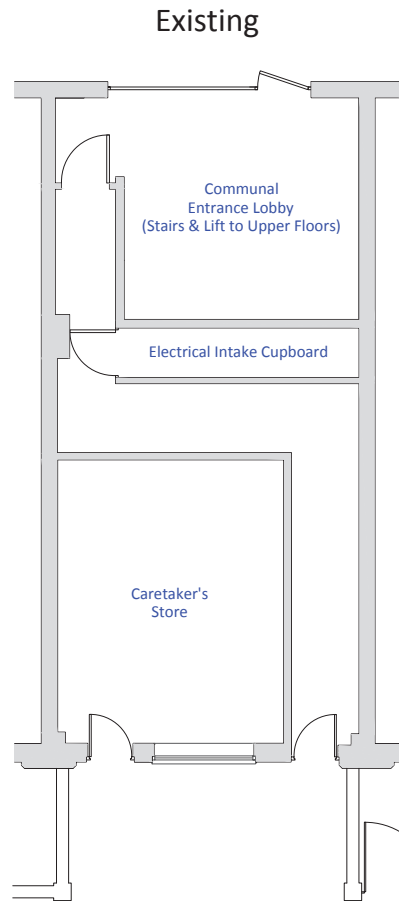
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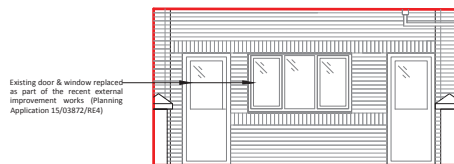
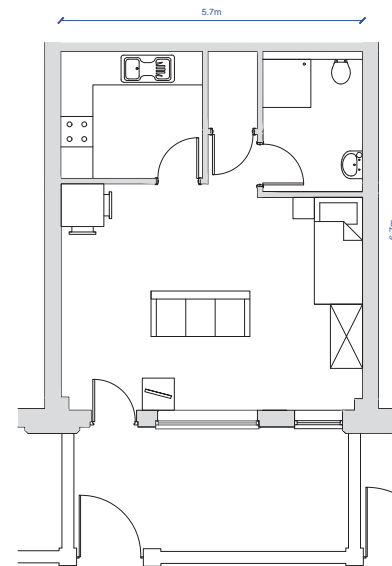
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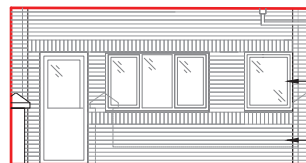


Areas		
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	Kitchen	6.35m
	Living Area	23.66m
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	GIA	38.19m

Suggested Furniture Layout



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Window inserted in existing door opening to replicate Nos. 1A to 8A Hereford House fenestration

New brickwork to match existing

Garden wall & gate omitted for clarity

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Client:

Enfield Council

Project:
Proposed Conversion of Existing Caretaker's Store

Site:
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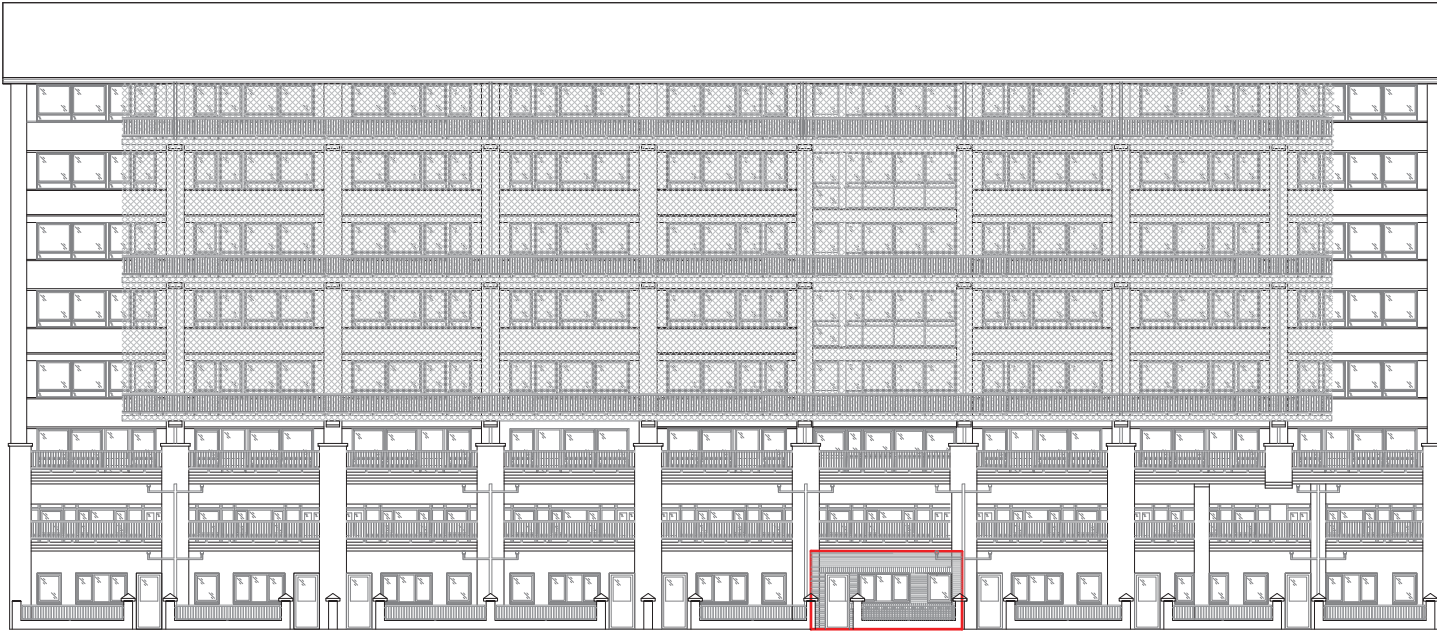
Drawing:
Existing & Proposed Floor Plans & Elevations

Scale: 1:100 (A3)	Date: 25/05/2017
Drawing No: 16-123-HHPA/03	Drawn: LS



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Proposed



Example of Garden Wall to be Replicated

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Page 187

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Client: Enfield Council	
Project: Proposed Conversion of Existing Caretaker's Store	
Site: Hereford House Cameron Close London N18 2LN	
Drawing: Additional South Elevation Drawing	
Scale: 1:200 (A3)	Date: 22/06/2017
Drawing No: 16-123-HHPA/05	Drawn: LS

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5. This drawing is to be read in conjunction with the following information:

- Drawing Numbers 16-123-HHPA/01 to 04
- Planning Application
- Design & Access Statement

Legend:

- The Site
- Other land owned by the Applicant



Rev	Date
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Philip Pank Partnership
Quantum House
113 Euston Street
London
NW1 2EX

Tel: 020 7383 2859
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mail@philippank.com
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Client:

Enfield Council

Project:

Proposed Conversion of Existing Caretaker's Store

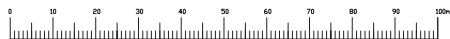
Site:

Hereford House
London
N18 2LN

Drawing:

Location Plan

Scale 1:1250 (A3)	Date: 07/06/2017
Drawing No: 16-123-HHPA/01	Drawn: LS



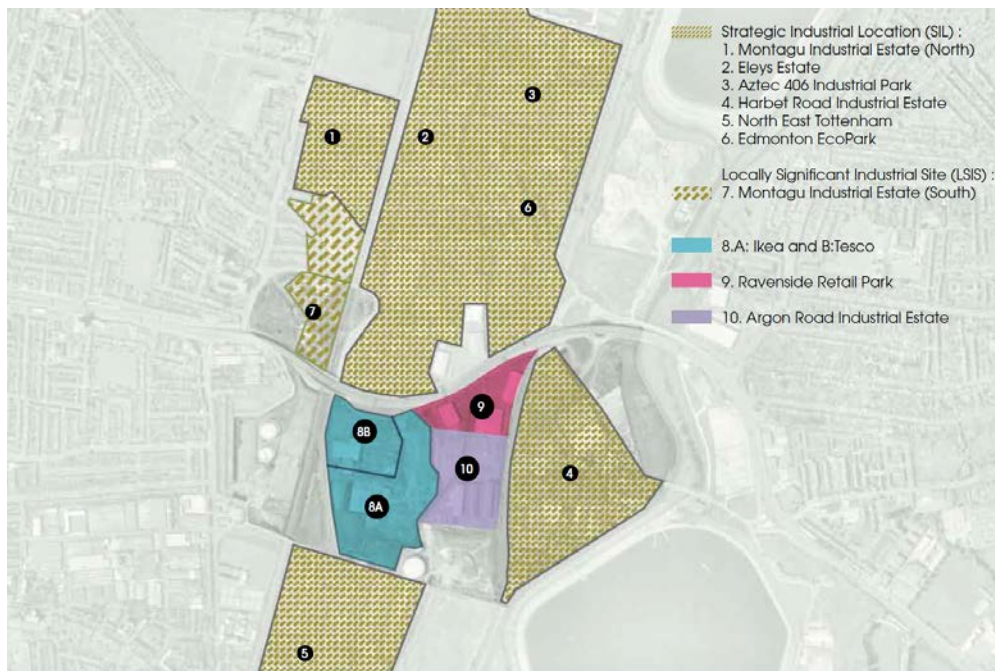
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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 21 November 2017
Report of Assistant Director, Regeneration and Planning	Contact Officer: Andy Higham Sharon Davidson Claire Williams	Ward: Upper Edmonton
Ref: 17/02151/FUL		
LOCATION: Silvermere Site, Stonehill Business Park, London , N18 3QW		
PROPOSAL: Redevelopment of site to provide a new building for light industrial (B1c) and/or storage and distribution (B8) use with ancillary showroom, service yard and car parking provision, alterations to provide means of access, together with associated hard and soft landscaping		
Applicant Name & Address: C/o Agent Silvermere Site Stonehill Business Park London N18 3QW		Agent Name & Address: Paul Keywood Turley The Charlotte Building 17 Gresse Street London W1T 1QL
RECOMMENDATION: That planning permission be GRANTED subject to conditions and completion of a S106 legal agreement.		
Plan Numbers: 30371-PL-143 (Location Plan), 30371-PL-149D (Coloured Proposed Site Plan), 30371-PL-151B (Coloured Proposed Elevations), 30371-PL-146B (Proposed Floor Plans), 1393/13-09H (Landscape Plan), and 1393/13-11F (External Hard Material Finishes)		
Note for Members: The application has been brought to the Planning Committee due to the planning history on the site.		

Site and Surroundings

1.0 The site

- 1.1 The application site known as the Silvermere site has an area of approximately 0.91 hectares and is occupied by a variety of small single and two storey industrial buildings of basic, utilitarian brick construction that are currently vacant. It is bounded by Silvermere Drive to the north and by Rivermead Road to the east and south, and contains buildings with a total floor area of 1,984 sqm.
- 1.2 The application site sits within a wider industrial estate known as the Stonehill Estate that measures approximately 9.54 hectares. Much of the Stonehill Estate has now been cleared of buildings. Moreover, a significant area of the Stonehill Estate, with the exception of the application site and the land subject to application reference no. 17/02152/FUL (the Triangle site) has now been acquired by the Council in connection with the wider Meridian Water regeneration ambitions.
- 1.3 The Stonehill Estate forms part of a conglomeration of industrial estates and large format retail stores which lie to the north and south of the North Circular (A406). The retail element includes Ikea, Tesco and Ravenside Retail Park. Together with the Hastingwood Trading Estate, which is located to the south of the application site, the Stonehill Estate forms the Harbet Road Industrial Area.



- 1.4 The site is designated as a Strategic Industrial Location (SIL) and is located within flood zones 2 and 3. The site is located within the Upper Lee Valley Opportunity Area, the Meridian Water Place Shaping Priority Area and the Central Leaside Business Area which is a designated Preferred Industrial Location (PIL)

2.0 Proposal

- 2.1 The application seeks planning permission for the redevelopment of the site to provide a new building for light industrial (B1c) and/or storage and distribution (B8) use with ancillary showroom, service yard and car parking provision, alterations to provide means of access, together with associated hard and soft landscaping
- 2.2 The proposed building would have a floor area of 2,419sqm GIA and would comprise a single unit with a maximum height to top of the roof ridge of 14m.
- 2.3 The building is conceived as three elements; the warehouse/ production area which takes up the largest area, the offices and showroom on the eastern elevation and the welfare block elevated to the north.
- 2.4 Access to the site is from Silvermere Drive via the junction of Rivermead Road and Harbet Road which serves the existing Stonehill Estate. Some modifications to the design of the junction are proposed to improve access to the site.
- 2.5 A total of 18 car parking spaces are proposed to serve the site, 2 of which would be disabled. In addition, 2 commercial HGV spaces are provided within a servicing area that would be separated from the main parking area for staff and visitors.
- 2.6 The proposals have been amended during the course of the application to address concerns raised by officers. A summary of the main revisions made since the application was submitted are detailed below:
 - Increased articulation of entrances into the buildings through use of cladding and canopies;
 - Amendments to the hard landscaping to better differentiate between vehicle and pedestrian zones and routes;
 - Increased use of cladding and other materials to articulate facades and add interest to 'warehouse' facades;
 - Improved soft landscaping proposals to soften and screen the proposals and incorporate sustainable drainage features;
- 2.7 Further information has also been submitted in respect of flooding and drainage as well as transport and highways and in particular, the scope of improvements to the Harbet Road junction to ensure safe access for vehicles to both sites as well as a suitable pedestrian crossing point.

3.0 Relevant Planning History

- 3.1 In 2014, three applications were received for development within the Stonehill site, the first an outline application reference no. 14/02806/OUT relating to the entire Stonehill estate that proposed the redevelopment of the site to provide up to 46,451 sqm of industrial floorspace (B1c), (B2) and or (B8) (OUTLINE with some matters reserved - ACCESS). In addition, two full applications were submitted, one for the Silvermere Drive site reference no. 14/02807/FUL (the site subject of this application) proposing the redevelopment of the site to provide 2,161 sqm of light industrial (B1c) and/or storage and distribution (B8) floorspace with ancillary showroom and office floorspace and associated car parking to rear, and the second for the Triangle site application ref. no. 14/02808/FUL (the site the subject of application reference no. 17/02152/FUL reported elsewhere on this agenda) proposed the redevelopment of the site to provide 2,201 sq m of light industrial (B1c) and/or storage and distribution (B8) floorspace , including ancillary showroom and office floorspace, with associated car parking and access arrangements.
- 3.2 All of the applications were refused broadly for the same reasons because it was considered that:
- the proposed developments would frustrate the delivery of the Causeway and Angel Bridge;
 - would, due to the amount, type and location of development proposed constrain the development's ability to integrate with future land uses including residential development;
 - not sufficiently maximise employment potential;
 - impact on the risk of flooding;
 - not provide active and vibrant building frontages;
 - would undermine the ability to provide a safe, sustainable and interconnected transport network; and
 - fail to provide appropriate infrastructure contributions to enable the implementation of highway and public realm enhancements.
- 3.3 Appeals were lodged against all three refusals and a public inquiry was held for 7 days on 28 - 31 July 2015 and 4 - 6 August 2015 to consider all three proposals. The Inspectors decision was issued on 28 September 2015. The appeal against the refusal of the outline planning permission was allowed but the appeals against the refusal of planning permission for the two full applications were dismissed.
- 3.4 In granting outline planning permission, the Inspector comments included "I am well aware that the Council considers that the appeal proposals would not accord with its vision for transformational change within the Meridian Water area, but I see nothing in CS Core Policies 37 and 38 dealing with the Central Leaside and Meridian Water areas, that weakens or changes the role of SILs or PILs....I conclude that all 3 appeal proposals would accord with adopted development plan policies relating to uses within SILs".
- 3.5 Turning to the delivery of the Causeway and Angel Bridge, the Inspector comments included "In these circumstances, and having regard to the fact that there are significant unresolved objections to the AAP as it currently stands, there can be no certainty as to the form or content of any finally adopted

version. In line with guidance in paragraph 216 of the NPPF I therefore give only limited weight to the PSCLAAP at this stage. Because of this, and notwithstanding the fact that a considerable amount of work has been undertaken by consultants for the Council in coming up with the currently proposed route for the Causeway, I do not consider that the alignment shown in the AAP should be regarded as fixed.Accordingly, it seems to me that even through the currently preferred route would conflict with the proposals in Appeal B, in purely physical terms none of the appeal proposals would prevent the creation of a continuous link across the eastern part of the Meridian Water area from a crossing point of the canal to Harbet Road, as set out in CS Core Policy 38 and detailed in Section 4 of the MWM”.

- 3.6 Moving on to the issue of active and vibrant building frontages and integration with future land uses, the Inspector having taken the position that the identified route for the Causeway should not be regarded as fixed, comments included “I see no good reason why appropriate details concerning the design and layout of buildings, to incorporate an acceptable alignment for the Causeway, could not form the basis of a future application for approval of reserved matters in the case of Appeal A (*the outline application*)..... The same does not apply, however, for the detailed proposals covered by Appeals B and C (*the full applications*), which are for specific buildings in fixed locations and with specific orientations. Whilst I have no doubt that much care and attention has gone into their detailed design, they appear to me to be fairly conventional industrial-style buildings which would, essentially, have one well-glazed elevation together with extensive areas of blank, featureless, profiles steel cladding on the other elevations. As such I find it difficult to support the view that they represent “development of an exemplar quality” as sought through CS Core Policy 38..... Furthermore, the absence of any firm knowledge of the route of the Causeway, coupled with the fact that these buildings have clearly not been designed with the Causeway in mind, means that it is not possible to say, with any certainty, how they would relate to the Causeway, or whether they would be able to present any form of active frontage to it. This point weighs heavily against these appeal proposals, in view of the key role which the Causeway is intended to play within the established Meridian Water regeneration area”.
- 3.7 A full copy of the Inspector’s decision is appended to the report.
- 3.8 Following the above appeal decisions the following applications have been received.
- 3.9 15/02479/PADE - Demolition of industrial buildings to include units 16, 107, 108, 3A, 3B, 4, 2, 10, J, blocks 9 and 10 and F block. – Prior approval not required 30.06.2015
- 3.10 16/00702/CND - Details submitted pursuant to planning application ref: 14/02806/OUT (appeal ref APP/Q5300/W/14/3001257 phasing plan (condition 1) for redevelopment of site to provide up to 46,451 sqm of industrial floorspace (B1c), (B2) and or (B8) (OUTLINE with some matters reserved - ACCESS). – Granted 27.07.2016
- 3.11 16/01315/PADE - Demolition of Units 8, 8A, 8B-L, 11, 14, 15, Block D, Block E, Crescent Building, Riverside House and The Valley. – Prior approval not required 08.09.2016

3.12 16/03323/CND - Details submitted to application ref: 14/02806/OUT granted under appeal ref: APP/Q5300/W/14/3001257 for the design code (5) in connection with the redevelopment of site to provide up to 46,451 sqm of industrial floorspace (B1c), (B2) and or (B8) (OUTLINE with some matters reserved - ACCESS). Refused on 6 February 2017 for the reason below..

1. *The design code submitted does not provide a sufficiently detailed, clear and unambiguous design code to demonstrate the delivery of a B1/B2/B8 development of exemplar design quality and a high quality public realm consistent with the requirements of Core Policy 30 and 38 of the Core Strategy, Policies 37, 39 and 75 of the Development Management Document, the Meridian Water Master Plan and emerging policies EL10, EL11 and EL12 within the Edmonton Leeside Area Action Plan, and appeal decision reference APP/Q5300/W/14/3001257. This would be contrary to the Council's objectives for regeneration and transformational change within Meridian Water.*

3.13 An appeal has been lodged against this decision and an appeal hearing is scheduled for 5th December 2017.

3.14 17/02301/CND - Details required by Condition 5 (Design Code) submitted pursuant to planning appeal ref: APP/Q5300/W14/3001257 (application ref: 14/02806/OUT) for outline planning permission for redevelopment of site to provide up to 46,451 sqm of industrial floorspace (B1c), (B2) and or (B8) (OUTLINE with some matters reserved - ACCESS). - Pending consideration

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environment Agency: No objection following submission of revised flood risk assessment. The EA recommended that the finished floor levels are increased to take into account the new data in the Flood Risk Assessment.

4.1.2 Environmental Health Officer: No objection subject to conditions relating to contamination, remediation, construction management plan (including details of dust and emissions) and non-road mobile machinery (NRMM) complying with GLA emission standards.

4.1.3 SuDS Officer: No objection subject to conditions.

4.1.4 Traffic and Transportation:

No objection in isolation of the aims and objectives of the Meridian Water Masterplan (MWMP), subject to conditions relating to access arrangements, cycle and car parking, electric charging points, lighting, road layout details, travel plan, construction logistics plan and surfacing materials.

4.1.5 Met Police: No objection.

4.1.6 Natural England: No objection.

4.1.7 Urban Design Officer: No objection subject to conditions relating to material samples and details of fixings, details of fenestration and canopies, details and

sections, details of hard and soft landscaping and specifications and details of the green roof.

4.2 Public response

4.2.1 A site notice was posted, a press notice published in the local paper and a letter sent to a neighbouring property and no responses were received.

5.0 Relevant Policy

5.1 London Plan (2016)

Policy 2.3 Growth areas and co-ordination corridors
Policy 2.6 Outer London: vision and strategy
Policy 2.7 Outer London: Economy
Policy 2.8 Outer London: Transport
Policy 2.13 Opportunity areas and intensification areas
Policy 2.14 Areas for regeneration
Policy 2.16 Strategic outer London development centres
Policy 2.17 Strategic industrial locations
Policy 3.3 Increasing housing supply
Policy 3.4: Optimising housing potential
Policy 4.1 Developing London's economy
Policy 4.2 Offices
Policy 4.3 Mixed use development and offices
Policy 4.4 Managing industrial land and premises
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.5 Decentralised energy networks
Policy 5.6 Decentralised energy in development proposals
Policy 5.7 Renewable energy
Policy 5.8 Innovative energy technologies
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.21 Contaminated land
Policy 6.1 Strategic approach
Policy 6.2 Providing public transport capacity and safeguarding land for transport
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.4 Enhancing London's transport connectivity
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure Policy
6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture

Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.16 Green Belt
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and Woodland
Policy 7.30 London's canals and other rivers and waterspaces
Policy 8.2 Planning obligations
Policy 8.3 Community Infrastructure Levy

Industrial Land Supply and Economy Study 2015

5.2 Core Strategy (November 2010)

CP13 Promoting economic prosperity
CP20 Sustainable energy use and energy infrastructure
CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
CP22 Delivering sustainable waste management
CP24 The road network
CP25 Pedestrians and cyclists CP14: Safeguarding Strategic Industrial Locations
CP30 Maintaining and improving the quality of the built and open environment
CP31 Built and landscape heritage
CP32: Pollution
CP33 Green belt and countryside
CP34 Parks, playing fields and other open spaces
CP37 Central Leaside
CP38 Meridian Water
CP46 Infrastructure Contribution

5.3 DMD (November 2014)

DMD19 Strategic industrial locations
DMD23 New employment development
DMD37 Achieving high quality and design led development
DMD38 Design process
DMD39 The design of business premises
DMD44 Preserving and enhancing heritage assets DMD45 Parking Standards and Layout
DMD48 Transport assessments
DMD49 Sustainable design and construction
DMD60 Assessing flood risk
DMD61 Managing surface water
DMD63 Protection and improvement of watercourses and flood defences
DMD64 Pollution control and assessment
DMD66 Land contamination and instability
DMD68 Noise
DMD75 Waterways
DMD76 Wildlife corridors
DMD82 Protecting the Green Belt
DMD83 Development adjacent to the Green Belt

5.4 Other Policy

Edmonton Leaside Area Action Plan (Proposed Submission – January 2017) –

Key policies relevant to this application include:

- EL1: Housing in Meridian Water
- EL2: Economy and Employment in Meridian Water
- EL6: The Causeway
- EL8: Managing Flood Risk in Meridian Water
- EL11: Building Form at Meridian Water
- EL12: Public Realm at Meridian Water
- Policy EL14: Strategic Industrial Locations in Edmonton Leaside

Upper Lee Valley Opportunity Area Planning Framework (July 2013)

Meridian Water Master Plan (July 2013)

Section 106 Supplementary Planning Document (November 2016)

National Planning Policy Framework

National Planning Policy Guidance

6.0 **Analysis**

6.1 This report sets out an analysis of the issues that arise from the proposals in the light of adopted strategic and local planning policies including their implications to achieving the long-term regeneration ambitions for Edmonton Leaside and Meridian Water. The key issues are considered as follows:

- Principle of development and land use
- Compatibility with design principles set out in the Meridian Water Masterplan
- Design and Appearance
- Transport and Access
- Flood Risk
- Sustainability

6.2 Before an analysis of the proposals is undertaken, a summary of the current and emerging policy context is considered necessary and is set out below.

Policy Background

6.3 The NPPF provides a key foundation upon which the Council's plan-making and decision-taking is underpinned. It advocates that development should maximise opportunities in a sustainable way.

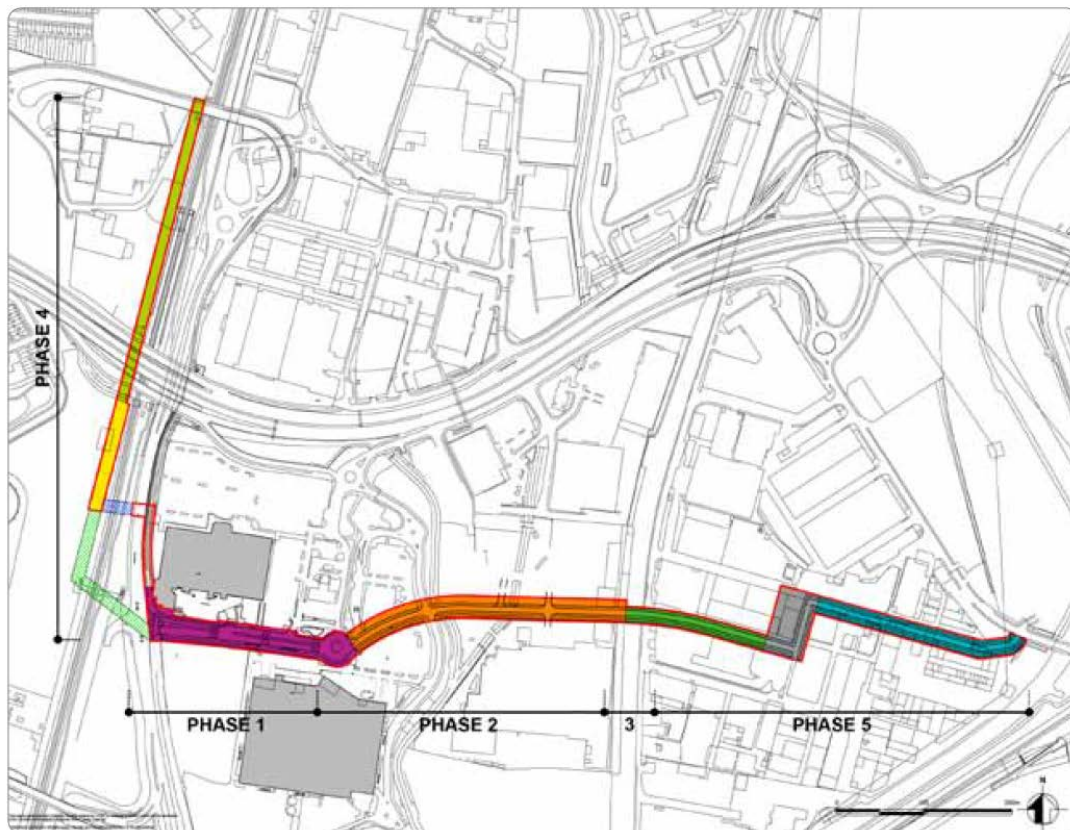
6.4 The proposed site lies within the boundary of the Edmonton Leaside Area Action Plan (ELAAP) and the Meridian Water Regeneration area, both of which occupy a strategic location within the London-Stanstead-Cambridge corridor. Edmonton Leaside is a priority area for regeneration, jobs and housing. Meridian Water is long established as a significant opportunity area for regeneration, through Enfield's Core Strategy (2010), the London Plan (2016) and the Upper Lee Valley Opportunity Area Framework (2013). It is the

Council's largest regeneration priority area, identified in the Core Strategy as a location where a comprehensive approach to development will take place.

- 6.5 Enfield's adopted Core Strategy (2010), through core policies 37 and 38, established the Central Leaside Area Action Plan (now titled the Edmonton Leaside Area Action Plan) and the Meridian Water Regeneration Priority Area. This document established the requirement for 5,000 new homes and 1,500 new jobs in the area.
- 6.6 The Upper Lee Valley Opportunity Area Planning Framework (ULVOAPF) (2013) sets out the Mayor's strategic agenda for the regeneration and growth of existing urban settlements within this area and identifies Meridian Water as a key contributor to delivering transformational change. Broadly it emphasises the need for a comprehensive approach to its development and sets out the potential for the delivery of 5000 new homes and 3000 new jobs.
- 6.7 The creation of a new urban mixed use community at Meridian Water is also set out in site specific planning policies contained in the adopted Local Plan (Core Strategy Policies 37 and 38). The objectives of new development at Meridian Water (as set out in Policy 38 of the Core Strategy) would be to create up to 5,000 new homes and 1500 new jobs which have subsequently been revised upwards to 10,000 new homes and 6,000 new jobs as set out in the ELAAP.
- 6.8 Development at Meridian Water will include all the necessary infrastructure to support the community and attract families and business to the area including: new schools; a mix of residential, retail and community uses; high quality public realm; reducing flood risk; sustainable housing embracing new technologies; high density development closer to Meridian Water/ Angel Road rail station and waterfronts; new development to maximise the opportunities offered by waterfront locations; a new spine running through the area, connecting all parts of Meridian Water, linking new and existing communities; improved connectivity both north-south and east-west; integration with immediate employment areas; a mix of housing types and tenures; new open space; restoration of waterways which run through the development.
- 6.9 This agenda was further amplified at a local level through the Central Leaside AAP and the Meridian Water Masterplan. The Meridian Water Masterplan (MWM) was adopted as Planning and Urban Design Guidance in July 2013, bringing together an evidence base and extensive consultations with key stakeholders, interested parties, and the public.
- 6.10 The Edmonton Leaside AAP (ELAAP) has been developed over a number of years. A draft AAP was published in 2012 and a proposed submission document was approved by Council in 2014 (the 'Proposed Submission Central Leaside AAP') and underwent public consultation in 2015. It was this plan that was the relevant AAP that informed the consideration of the outline and full planning applications and the subsequent appeals referenced above.
- 6.11 With regard to the Causeway, the route through Meridian Water is a fundamental component that will underpin the delivery of the regeneration aims for the area. The Causeway will run east west as a spine road through Meridian Water and beyond to connect together the neighbourhoods, in particular linking new housing and businesses to the new station consented under planning application reference no. 16/01197/RE3, and through to the Lee Valley Regional Park in the east and existing communities to the west. Enfield's Core

Strategy establishes the importance of this critical connecting route and the reasons why it is necessary, in particular Policies CP9, CP25, CP37 and CP38.

6.12 Figure 1 shows the safeguarded route identified in the CLAAP. The CLAAP identified the Stonehill site as lying in the Meridian East neighbourhood. Policy CL8 Meridian East Neighbourhood confirmed that the northern part of the neighbourhood would continue to be protected as SIL, that Harbet Road Industrial Estate to the south of the Causeway would form an Industrial Business Park, and to the north a Preferred Industrial Location. Developments would be high quality and well-designed to ensure residential and employment uses can successfully operate together, incorporating urban design principles.



Key		
	Safeguarded Route	
	Intended Route	
	Possible Future Option	
	Corridor widths: 12m width	26m width
	15.5m width	18.5m width
	10.5m width	Square 45m x 77m
	Widening to existing road of up to 4m	20.5m width

Figure 1: Safeguarded Causeway route in CLAAP

6.13 As part of the London Plan 2015, Enfield’s housing target increased to 798 housing units per annum, from a previous figure of 560, meaning that every opportunity must be taken to optimise the development potential of sites to meet and exceed the housing target.

6.14 To support the delivery of new housing Meridian Water Housing Zone funding was obtained, the Council acquired land (National Grid sites to the west of the

railway line) and to speed up housing delivery the Council appointed a Master Developer, Barratts (although this situation has now changed).

- 6.15 These changing circumstances led the Council to review the evidence base for the AAP and consider options to provide an increased new homes target and new jobs within the Meridian Water boundary. As a consequence the Council has reviewed the policies in the CLAAP, the land designations and the alignment of the proposed Causeway. The outcome of which is now an updated and renamed AAP - the Edmonton Leaside AAP.
- 6.16 The Proposed Submission ELAAP (2017) establishes the potential for a higher level of homes and jobs at Meridian Water, including 10,000 residential units. It also includes the need to maximise the potential of waterside locations for mixed development to create vibrant and viable active frontages. A key component in the realisation of these objectives is The Causeway, which will open up the site, improving access and linkage across the east /west axis of the site The Proposed Submission ELAAP was approved by Council on 25 January 2017 and underwent a consultation on 15 March 2017 to 28 April 2017. The Edmonton Leaside Area Action Plan has not yet been submitted.
- 6.17 The Proposed Submission Edmonton Leaside AAP (January 2017) removes the SIL designation from the Harbet Road Industrial Estate (Policy EL2), although the plan recognises that the absence of an industrial land designation does not preclude the operation of industrial sectors within the B2 and B8 uses. Such uses could be accommodated at the eastern part of Meridian Water where the manoeuvring of heavy goods vehicles (HGV's) can be through direct access to Harbet Road. Good design must be used to ensure the efficient use of land, through developing multi-storey buildings, and appropriate relationships with neighbouring uses.
- 6.18 In response to the consultation of the Proposed Submission ELAAP the GLA stated that such a large scale loss of SIL cannot be supported until there is full consideration of the potential SIL/ industrial land reconfigured across the whole of the Upper Lee Valley. In addition the GLA stated that the approach to the quantum of SIL and LSIS release and reconfiguration as detailed in Policy EL14 of the ELAAP is not currently in general conformity with the London Plan. Further discussions between the GLA and the Planning Policy team are taking place on this matter to progress the ELAAP.
- 6.19 The ELAAP continues to promote the need for a strategic east-west link through Meridian Water – the Causeway. The proposed route of the Causeway has been reconsidered since the CLAAP was the subject of consultation. Policy EL6 of the ELAAP shows the safeguarded route (see figure 2) and land requirements, and provides justification for the Causeway to be located in the position shown. Figure 3 shows that the Silvermere and Triangle sites in addition to the wider Stonehill site would be situated within the safeguarded route of the Causeway. It should be noted that in response to the consultation of the Proposed Submission of the ELAAP the point was made that the Council has no control over this land to enable delivery of the safeguarded route of the Causeway and therefore the route is not robust.

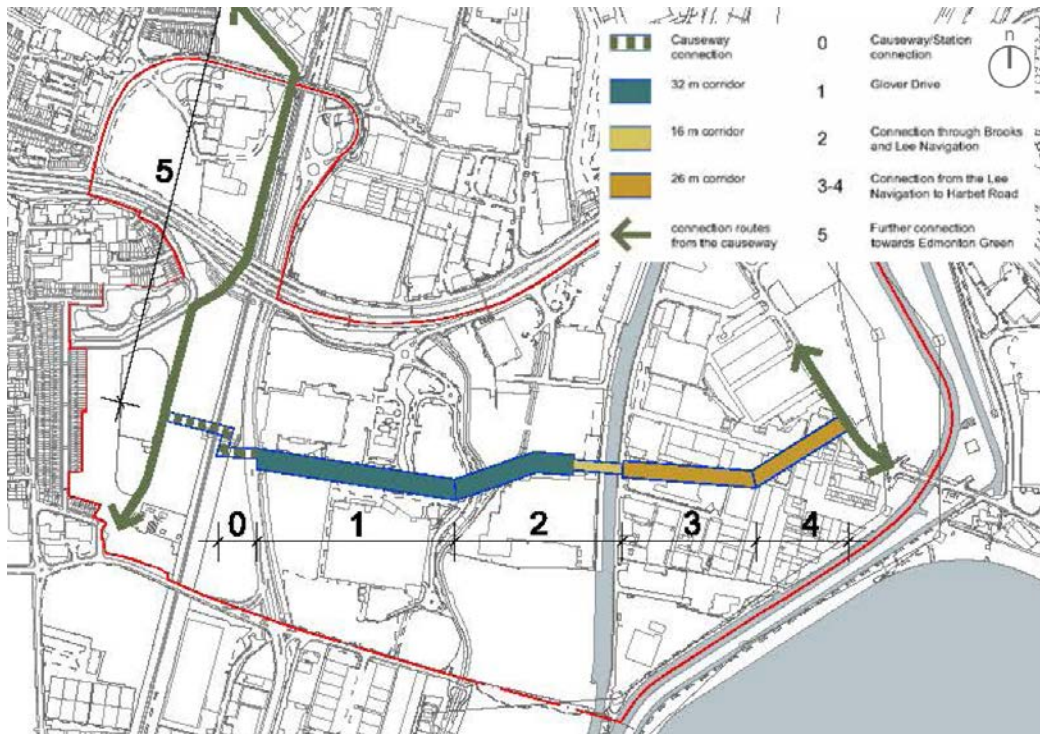


Figure 2: Safeguarded Causeway route in ELAAP

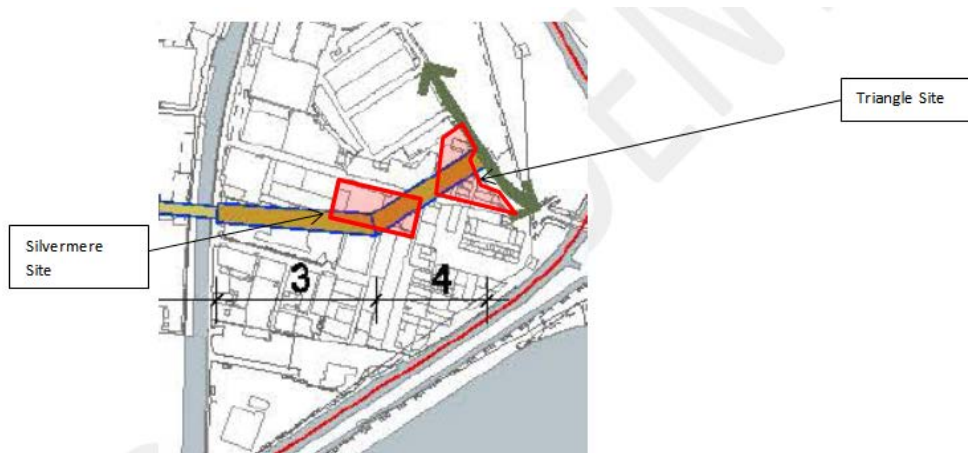


Figure 3: Safeguarded Causeway Route in ELAAP with location of the Triangle and Silvermere Sites identified

6.20 With regard to the Proposed Submission Central Leaside AAP (2014) the Inspector for the appeal decisions stated that the document, which had not been submitted for examination, should only accord limited weight. The ELAAP (2017) has reached the same stage in that it has not been submitted or adopted and therefore the Inspectors comments on the weight that should be accorded to the policies in this document remain relevant.

Uses in Strategic Industrial Locations

- 6.21 The site lies within designated Strategic Industrial Land (SIL), and forms the north part of the Harbet Road Industrial Estate. The Upper Lee Valley contains London's second largest reservoir of industrial employment land, classified as SIL (Strategic Industrial Sites) or LSIS (Locally Significant Industrial Locations). The majority of the industrial estates are well used and have limited vacancies, which suggest high demand for sites and premises.
- 6.22 Policy 2.17 of the London Plan sets out that Boroughs should manage and where appropriate, protect the SILs designated within the Plan as London's main reservoirs of industrial and related capacity. SILs are classified as either Preferred Industrial Locations (PILs) or Industrial Business Parks (IBPs). The Stonehill Estate forms part of the Central Leaside Business Area which is designated as a PIL in Table A3.1 of the London Plan.
- 6.23 Policy 2.17 sets out that PILs are particularly suitable for general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities, wholesale markets and other industrial related activities. IBPs are noted as being particularly suitable for activities that need better quality surroundings including research and development, light industrial and higher value general industrial, some waste management, utility and transport functions, wholesale markets and small scale distribution.
- 6.24 Policy CP37 states that a number of SILs, including the Harbet Road Estate, will be retained and intensified. Furthermore where opportunities arise, the commercial stock will be renewed and modernised, with the aim of strengthening the role of those industrial estates in active and beneficial employment use and extending their employment offer to support new and emerging businesses in sectors that are projected to expand in the long-term. In addition, as set out in Core Policy 38, one of the objectives of the Meridian Water development is to ensure integration with immediately adjacent employment areas, in particular Harbet Road Estate, where there is an opportunity to upgrade employment uses on the western fringe to complete transformation in the Meridian Water area.
- 6.25 To provide a more comprehensive and intensive regeneration at Meridian Water, the ELAAP proposes de-designation of the entirety of SIL within the Meridian Water boundary, which includes the Stonehill Estate and the application site. The ELAAP seeks to introduce higher value employment uses within the area that can operate from multi-storey buildings and alongside or amongst other uses such as residential, retail and leisure. The removal of SIL and LSIS designations is considered necessary to meet the Council's aspirations of significant new job and housing delivery, although the ELAAP also says that B2 and B8 uses would not be precluded. However as discussed previously the ELAAP can only be considered as having limited weight compared to adopted planning policies in the London Plan and the Enfield Local Plan.
- 6.26 SIL designated areas are protected through Policy CP14 of the Core Strategy and Policies DMD19 and DMD23 of the DMD. The proposal would comprise B1c and B8 uses and would therefore accord with the requirements of adopted Policy. Under the previously refused planning applications the LPA raised concerns that the proposals would not accord with its vision for transformational change within the Meridian Water area. However, the Inspector concluded that

there is nothing in the adopted Policies CP37 and CP38, dealing with the Central Leaside and Meridian Water areas, that weakens or changes the role of SILs or PILs and therefore he concluded that all three proposals accorded with the adopted development plan policies relating to uses within SILs. The adopted policies remain and given the limited weight that can be afforded to the ELAAP, it is considered that as the uses proposed still accord with those appropriate within SIL, the principle of these uses on this site is acceptable.

Impact of Proposal on the Regeneration of Meridian Water

Housing

- 6.27 The previous applications were refused because the Council had concerns that the proposed size, siting and use of the building at both the Silvermere and Triangle site would constrain the amount of land that would be available for residential development at Meridian East and would impact on its ability to accommodate the housing required to meet its local target of 5,000 new homes in this area.
- 6.28 The Inspector noted that the proposal would not impinge directly on the area of proposed SIL release in question. In addition the Inspector gave limited weight to the PSCLAAP, and particularly to the proposed re-designation of SIL as residential, and PIL as IBP, in view of the stage of preparation of the plan and the fact that an objection was raised on this matter from one of the principal landowners concerned.
- 6.29 The Inspector concluded that the proposed developments would not compromise the MWM objective of providing some 5,000 new homes within the Meridian Water area and found no conflict with Policies 2.13, 2.16, 3.3, 3.4 and 4.4 of the London Plan; Core Policies 1, 2, 37 and 38 of the CS; the objectives in Sections 5.6 and 5.7 of the MWM, or the strategic directions in the ULVOAPF. With regard to the PSCLAAP the Inspector explained that there would be some limited conflict with draft Policies CL8 and CL10, in the context of the proposed SIL release area shown on Figure 5.3, but as this plan only carries limited weight the Inspector did not consider that this conflict should materially weigh against the appeal proposals.
- 6.30 The adopted plan position has not changed since this decision. However, the Proposed Submission ELAAP now proposes the de-designation of the entirety of the Stonehill Estate, including these sites, as SIL, to be able to deliver the number of houses now required to meet the Borough's increased housing target. The alignment of the Causeway has also been the subject of review to secure optimum alignment, having regard to constraints, to delivery viable development plots and informed by public transport requirements to ensure maximum accessibility. The proposed development would not accord with this emerging policy and therefore could be perceived as compromising housing delivery. However, given the current status of the ELAAP it can only be attributed limited weight. As set out above, the current adopted plan confirms the site as SIL, the uses proposed are consistent with this land use designation. If de-designation is ultimately secured through the local plan process, the site and its environs could still come forward for housing in the future, either through private means or through compulsory acquisition of the site if necessary. Accordingly, given the current status of the ELAAP, having regard to the Inspectors approach to the consideration of the earlier appeal, it is considered

that refusal of the application on grounds of impact on housing delivery could not be supported.

Job creation

- 6.31 Policy CP37 of the Core Strategy states that the industrial estates of Central Leaside will be retained and intensified to increase job density within Meridian Water and the wider Central Leaside area, particularly within the areas of designated Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS). Re-designation of employment land is considered as a key policy objective that would assist the Council in achieving greater intensification of employment uses and jobs in order to act as a catalyst for the regeneration of Meridian Water.
- 6.32 Policy EL2 of the Proposed Submission ELAAP relates to the economy and employment in Meridian Water and sets out that the restrictive SIL and LSIS industrial land designations within the Meridian Water boundary are not compatible with either the economic and employment objectives, or the wider aims of transformational change. The Plan therefore proposes the de-designation of the land as SIL and LSIS but will require development proposed to support an intensification of land uses and the introduction of higher density development, including multi-storey buildings, that increases employment and job growth in comparison to the baseline and higher value activities and industries that yield higher job densities in the B1(a), B1(b) and B1 (c) uses classes.
- 6.33 The previous application was refused because the Council was concerned that the proposals would not achieve the types of jobs and job densities required to meet the jobs target and consequently compromise the aims and objectives to achieve job growth as set out in strategic and local guidance. However the Inspector concluded that the proposed developments would not compromise the MWM objective of providing some new jobs within the Meridian Water area and found no conflict with Policies 2.7, 2.13 and 4.4 of the London Plan, Core Policies 13, 37 and 38 of the CS, the aims and objectives of the MWM, or the strategic directions in the ULVOAPF. With regard to the PSCLAAP given it only carried limited weight considered that there would not be any material conflict with draft Policies CL8, CL10 and CL20.
- 6.34 The proposal would comprise a use that is appropriate within SIL and is therefore considered acceptable in this respect. Although the proposal would not deliver the high density development being advocated in the ELAAP, the applicant's submission indicates that this development and that proposed on the Triangle site (also on this agenda) should deliver over 100 net additional jobs in total, 70 on site (direct) and a further 40 indirect/induced. Given the current status of the ELAAP and the Inspectors previous decision it is considered that the conclusions of the Inspectors decision remain relevant.

The Causeway and Angel Bridge

- 6.35 The previous applications were refused because it was considered that the proposed development would frustrate the delivery of the Causeway and Angel Bridge; would due to the amount, type and location of development proposed, would constrain the development's ability to integrate with future land uses and provide active and vibrant building frontages and also undermine the ability to provide a safe, sustainable and interconnected transport network.

- 6.36 The Causeway route through Meridian Water is a fundamental component that will underpin the delivery of the regeneration aims for the area. The Causeway will run east west as a spine road through Meridian Water and beyond to connect together the neighbourhoods, in particular linking new housing and businesses to the new station consented under planning application reference no. 16/01197/RE3, and through to the Lee Valley Regional Park in the east and existing communities to the west. Enfield's Core Strategy establishes the importance of this critical connecting route and the reasons why it is necessary, in particular Policies CP9, CP25, CP37 and CP38. Policy EL6 of the ELAAP also identifies the safeguarded route and land requirements, and provides justification for the Causeway to be located in the position shown.
- 6.37 The need for the Causeway to be bounded by active frontages, creating places where people can meet and interact with each other, and with the buildings themselves, is a key objective of the MWM. The Inspector fully understood and appreciated the need and importance of creating an attractive, lively and vibrant setting and backdrop for the Causeway, if the Council's aspirations for the area are to be realised. Therefore, gave significant weight to the MWM's aims and objectives relating to the design and role of the Causeway.
- 6.38 The Inspector set out that with the Council's then preferred alignment, these active frontages east of Angel Bridge would have to be achieved in the context, primarily, of IBP designated land on the Causeway's southern side, and PIL designated land to the north. The Inspector saw no reason why IBP and PIL uses cannot be designed to have active frontages and give rise to places where people wish to congregate.
- 6.39 The Inspector concluded that although the Silvermere and Triangle site proposals would not physically prevent a continuous east-west link being created across Meridian East, he could not be satisfied that these proposals would satisfactorily integrate with future land uses or provide appropriate active and vibrant building frontages to the Causeway, and as a result concluded that the proposals would be at odds with the relevant aims and objectives of the relevant policies and plans.
- 6.40 Both the Silvermere and Triangle sites comprise specific buildings in fixed locations and with specific orientations. The Inspector considered that the buildings were fairly conventional industrial-style buildings which would, essentially, have one well-glazed elevation together with extensive areas of blank, featureless, profiled steel cladding on the other. In the absence of any firm knowledge of the route of the Causeway, coupled with the fact that these buildings were not designed with the Causeway in mind, meant that it was not possible to say, with any certainty, how they would relate to the Causeway, or whether they would be able to present any form of active frontage to it.
- 6.41 The alignment of the Causeway has been reviewed since the Inspector's decision and the ELAAP proposes a different alignment to that contained in the former CLAAP (see figure 2). The justification for the alignment now proposed is set out in the ELAAP. The Proposed Submission ELAAP shows a proposed safeguarded 26m corridor for the Causeway east of the River Lea Navigation. Since the Inspector's earlier decision the Council has acquired additional land within the Meridian Water regeneration area, including the bulk of the Stonehill Estate, (excluding the sites the subject of these applications). Moreover, the Council has also now submitted a bid for funding to the DCLG (Housing

Infrastructure Funding (HIF) bid) to secure the necessary funding to enable it to deliver key strategic infrastructure including the Causeway and therefore unlock land for housing. A decision on this bid is awaited. The land acquisitions and HIF bid demonstrate a clear commitment on the Council's part to secure delivery of the Causeway and to achieve its wider regeneration aims.

- 6.42 Unlike the earlier applications, where the consideration was primarily about securing an active frontage to the Causeway, the current proposed buildings would sit directly over the Causeway route and therefore could impact more significantly on the delivery of the Causeway alignment as currently proposed. Notwithstanding the Council's clear commitment to the delivery of the Causeway through its land acquisitions and funding bid, since the AAP has not yet been submitted to the Secretary of State, it has limited weight in the planning process. The Inspector was of the opinion that the then preferred alignment contained in a similarly unadopted plan should not be regarded as fixed. In planning policy terms the currently proposed alignment would have the same status. Accordingly, it is considered that planning permission cannot be refused based on the impact of the proposed development on the proposed Causeway alignment.
- 6.43 If the Causeway alignment is ultimately confirmed through the adoption of the ELAAP, then to secure delivery of it, the Council will need to negotiate with the land owner to acquire the land or use its Compulsory Purchase Powers. This remains the situation even if the planning application the subject of this report is approved and implemented.

Design and Impact on Street

- 6.44 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. Policy DMD37 sets out criteria for achieving high quality and design led development. In the light of the conclusions reached by Officers on the impact of the development on the Causeway, set out above, and given an active frontage to the Causeway could not be achieved, it was considered appropriate to ensure that the development proposed achieved an active frontage to the existing road network in the interim period and until such time as the land is required to deliver the Causeway alignment if confirmed through the AAP.
- 6.45 Under the current application there were concerns that the Silvermere site would present an inactive frontage to the street which would place an additional burden on the Triangle site. However over the course of the planning application the scheme has been revised and it is now considered that the proposal has been improved in design terms to provide a more attractive street frontage that will generate activity and provide sufficient passive surveillance to the street.
- 6.46 The original scheme did not provide adequate screening or enclosure of the car parking, services and street frontages areas. Given they will provide structure, definition and visual interest to frontages of the site otherwise dominated by large areas of hard standing, car parking and service access it was important for the scheme to be revised. Furthermore the elevations comprised blank expanses of cladding, with the original southern elevation for instance comprising a blank wall consisting of cladding.

- 6.47 Amended drawings have been received that improves the amount of soft landscaping on the site which in turns helps to soften and screen the proposals. There has also been an increase in the articulation of entrances into the buildings through use of cladding and canopies, amendments to the hard landscaping to better differentiate between vehicle and pedestrian zones and routes and increased use of cladding and other materials to articulate facades and add interest to 'warehouse' facades for instance the entrance into the main reception/showroom has been given greater visual prominence and stronger definition through expressing the corner as a double height space within the elevation treatment through fenestration, framing and cladding.
- 6.48 Following the changes the made, the Urban Design Officer has no objection to the scheme subject to conditions to secure the quality of external materials in addition to soft and hard landscaping. It is considered that the proposal has been amended to address previous concerns with creating active frontages and whilst these active frontage would not be to the Causeway, they would deliver active frontages to the existing road network for the interim period, until such time that the proposed Causeway alignment is progressed and established within the Proposed Submission ELAAP.

Traffic and Transportation

- 6.49 The London Plan, Core Strategy and DMD encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 6.50 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 6.51 Policy DMD47 states that new development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.
- 6.52 The proposal includes a modification to the Rivermead Road priority junction with Harbet Road, which will improve the access to the development site. The design of the junction modification is in accordance with that approved under the outline planning permission. Inclusion of the improved access arrangement from Harbet Road enables the application to be implemented independently of the application on the Triangle Site. A total of 18 car parking spaces, two disable spaces and two commercial HGV spaces are also proposed.
- 6.53 In assessing the application on its own merits and following the submission of additional information, the Traffic and Transportation team raise no objection to the proposals with regard to access, parking, servicing and traffic generation subject to relevant planning conditions relating to access arrangements, cycle and car parking, electric charging points, lighting, road layout details, travel plan, construction logistics plan and surfacing materials.

Sustainability

- 6.54 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD49 and DMD51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency.
- 6.55 Policy DMD50 requires major non-residential development to achieve an Excellent BREEAM rating. For new developments Policy DMD51 relates to energy efficiency standards and requires a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations 2013.
- 6.56 An energy statement was submitted with the application and sets out a target to achieve at least a 35% reduction in carbon emissions over Part L 2013 and a minimum BREEAM Excellent rating.
- 6.57 Policy DMD55 requires all available roof space/ vertical spaces to be available for the installation of low zero carbon technologies, green roofs and living walls subject to technical and economic feasibility and other relevant planning considerations. A green roof and PV panels are proposed on the roof of the buildings, further details will be secured through conditions.
- 6.58 Policy DMD52 requires all major developments to connect or contribute towards existing or planned DEN supplied by low or zero carbon energy. A route will be safeguarded for future connection to a DEN through a S106 legal agreement.
- 6.59 Several conditions relating to sustainability would need to be attached to any permission.

Flooding

- 6.60 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. Policy DMD61 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- 6.61 The application site is located within flood zones 2 and 3. A revised flood risk assessment was submitted and the Environment Agency raised no objection to this FRA subject to changes to the finished floor levels to take into account the new data in the FRA.
- 6.62 Drainage information was submitted with the application but was not considered to be satisfactory by the SUDS Officer and therefore a condition will be attached to any permission to ensure that a SUDS strategy is submitted for LPA approval.

Contamination, noise and air quality

- 6.63 Policy DMD64 sets out that planning permission will only be permitted if pollution and the risk of pollution is prevented, or minimised and mitigated during all Phases of development.
- 6.64 Policy CP32 and London Plan Policy 5.21 seeks to address the risks arising from the reuse of brownfield sites to ensure its use does not result in significant harm to human health or the environment.

- 6.65 A noise and air assessment was submitted with the application. The Environmental Health Officer was consulted and raised no concerns with the scheme subject to the attachment of conditions relating to contamination, remediation, construction management plan (including details of dust and emissions) and non-road mobile machinery (NRMM) complying with GLA emission standards.

Trees, Landscaping and Biodiversity

- 6.66 In line with Policy DMD81, developments must provide high quality landscaping that enhances the local environment. The London Plan, adopted Core Strategy and DMD also seeks to protect and enhance biodiversity.
- 6.67 Conditions would be attached to any grant of planning permission to ensure that the proposal enhances landscaping and biodiversity across the site.

S106

- 6.68 Policies 8.1 and 8.2 of The London Plan (2016) seek to ensure that development proposals make adequate provision for both infrastructure and community facilities that directly relate to the development. Developers will be expected to meet the full cost of facilities required as a consequence of development and to contribute to resolving deficiencies where these would be made worse by development. In accordance with the S106 SPD an Employment and Skills Strategy and a requirement for future connection to a Decentralised Energy Network should be secured through a S106 legal agreement.

Proposed Conditions

- 6.69 The issues to be addressed by condition have been highlighted throughout this report and are summarised at the end of the report. The proposed conditions are typical for the scale and nature of the proposed development.
- 6.70 There are now permitted development rights for B1(c) and B8 units to be converted into residential units subject to a prior approval process. The building is not considered suitable for such use and therefore a condition is recommended removing permitted development rights for this change of use.
- 6.71 The exact wording of the conditions have not been agreed and therefore Members are being asked in considering the officer recommendation to also grant delegated authority to officers to agree the final wording for the conditions to cover the issues identified below.

CIL

- 6.72 The development would not be liable to Enfield's CIL but would be liable to the Mayor of London's CIL. The floor area of the existing building is 1,984sqm. The new building would have a floor area that measures 2,419sqm. There would be a net increase of floor space of 435sqm.

The Mayor CIL liability is $(£20/m^2 \times 435m^2 \times 283)/274 = £8,985.76$

7.0 Conclusion

- 7.1 The proposal falls within the Meridian Water site which is a key regeneration opportunity for the London Borough of Enfield. The planning history on the site is a key material consideration in assessing this planning application. The previous application on the site was dismissed at appeal because the industrial style buildings were not considered to represent development of exemplar quality and in the absence of knowledge of the route of the Causeway, together with the fact that the buildings were not designed with the Causeway in mind meant it was not possible to say how they would relate to this route or be able to present an active frontage to it. The Inspector did not object to the uses proposed.
- 7.2 The proposal would comprise B1c and B8 uses and would therefore accord with the requirements of the adopted Enfield Local Plan and the London Plan. Although under the previously refused planning applications the LPA raised concerns that the proposals would not accord with its vision for transformational change within the Meridian Water area particularly due to the alignment of the causeway, as explained by the Inspector there is nothing in adopted planning policies of the Core Strategy and Development Management Document that weakens or changes the role of SILs or PILs and this point still stands. Given the limited weight that can be accorded to the Proposed Submission Edmonton Leaside Area Action Plan it is not deemed appropriate to refuse the scheme on an area of land that remains designated as SIL. In addition the scheme has been revised and it is now considered that the proposal has been improved in design terms to provide a more attractive street frontage that will generate activity and provide sufficient passive surveillance to the street.
- 7.3 The detailed wording of all the required conditions has not yet been fixed although the issues to be addressed by condition and/or legal agreement have been highlighted throughout this report and are summarised below. In this regard, Members are being asked in considering the officer recommendation to grant planning permission and to also grant delegated authority to officers to agree the final wording for these conditions and to secure the delivery of those aspects of the scheme identified in the report that need to be secured through the mechanism of a S106 Agreement.

8.0 Recommendation

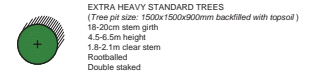
That, subject to the satisfactory completion of a S106 Agreement, to grant planning permission subject to the following conditions:

1. Time limit
2. In accordance with plan numbers
3. plans detailing the existing and proposed ground levels
4. Sections and samples of all external materials and details of fixing methods
5. Details of glazing systems, doors, and canopies Specification and details of the green roofs.
6. Site waste management plan
7. Details of hard and soft landscape treatments with samples of the proposed paving, kerb and edging details.
8. Details of external lighting
9. Details of the design of the new road layout in the vicinity of the site as shown on the submitted plan re 120762/SK/19 Rev C together with the new on street parking and loading restrictions
10. Details of signage and road markings
11. Details of disabled parking spaces
12. Details of electric charging points
13. Details of cycle parking
14. Travel Plan Statement
15. Submission of a Construction Logistics Plan
16. Details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings
17. BREEAM office/industrial/other building or bespoke, as appropriate, rating of 'Excellent'
18. Details of the Sustainable Drainage Strategy
19. Details of a SUDS Verification Report
20. Details of enclosure
21. No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site unless otherwise agreed in writing by the Local Planning Authority.
22. No additional floor space through provision of mezzanines
23. PD rights removed for change of use to housing Use Class C3
24. Scheme to deal with the contamination of the site
25. Remediation recommendations put forward in the Site Investigation written by Campbell Reith Hill LLP shall be fully implemented and a verification report
26. Construction Management Plan including details of how dust and emissions will be managed and all non-road mobile machinery to be compliant with GLA emission standards
27. Green Procurement Plan
28. Internal consumption of potable water
29. BREEAM Excellent – design and post construction stage assessments
30. Energy Statement with management and maintenance plan
31. Showrooms provided with window displays, No opaque films to be added to windows etc.

Informative

1. Incorporation of the principles and practices of 'Secured by Design'.

KEY



Acer campestre 'Streetwise'



PROPOSED SPECIMEN SHRUBS
(450mm depth of topsoil)

Species	Supply Size	Pot Size
Amelanchier canadensis	900-1200mm	15L



PROPOSED ORNAMENTAL GROUND COVER SHRUB PLANTING
(300mm depth of topsoil)
Ultimate plant height is below 1m.

Species	Supply Size	Pot Size	Spacing
Bergenia cordifolia	200-300mm	3L	450mm c/s
Colreaster darmeri 'Coral Beauty'	400-400mm	5L	500mm c/s
Escallonia 'Red Dream'	300-400mm	3L	500mm c/s
Hebe pingiflora 'Sutherland'	200-300mm	3L	500mm c/s
Irís pseudocorus	clump	2L	450mm c/s
Lonicera nidida 'Maygreen'	300-400mm	2L	500mm c/s
Potentilla dahurica 'Abbotswood'	200-300mm	3L	500mm c/s
Prunus laurocerasus 'Cherry Brandy'	300-400mm	3L	500mm c/s
Viburnum davidii	200-300mm	3L	450mm c/s



PROPOSED ORNAMENTAL SHRUB PLANTING
(300mm depth of topsoil)
Ultimate plant height is above 1m.

Species	Supply Size	Pot Size	Spacing
Cornus sanguinea	600-800mm	3L	600mm c/s
Viburnum opulus	600-800mm	3L	600mm c/s



PROPOSED INDIGENOUS HEDGEROW
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

GENERAL NOTE
Species marked # to be fitted with 600mm high x 150mm diameter rabbit guards. Species marked * to be fitted with 600mm high x 90mm diameter rabbit guards.

%	Species	Common Name	Size	Age	Root
40%	Acer campestre +	Field maple	400-600mm 1+1	OG	
10%	Carpinus betulus #	Hornbeam	400-600mm 1+1	OG	
30%	Corylus avellana #	Hazel	400-600mm 1+1	OG	
5%	Crataegus monogyna #	Hawthorn	400-600mm 1+1	OG	B
5%	Salix caprea #	Goat Willow	400-600mm 1+1	OG	
10%	Viburnum opulus #	Guedler rose	400-600mm 1+1	OG	



PROPOSED FORMAL HEDGE
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart

Species	Common Name	Supply Size
Carpinus betulus #	Hornbeam	1250-1500mm 2x B

PROPOSED GREEN ROOF

Blackdown System Exterior Green Roof or similar approved.
Vegetation: Hardy, Drought tolerant e.g. sedums.
Build up height of 100mm consisting of 50-80mm substrate blend of organic/inorganic materials, filter sheet, 25mm drainage layer and protection fleece.

NOTE: Waterproofing and drainage all to engineer's details.

SECURITY FENCE



PLOT BOUNDARY

H. Frontage fence omitted, hedging size increased.	09/10/17 MAB
G. Planting to rain garden updated.	18/09/17 MAB
F. Minor alteration to planting layout within service yard	04/09/17 MAB
E. Amended to Planning comments received 17/09/17	21/08/17 D/CB
D. Green roof added	20/04/17 CJC
C. Plot boundary colour adjustment	13/04/17 CJC
B. Adjustments to latest Architects drawing, addition of 23 in.m hedge	12/04/17 CJC
A. Amend adjustments to latest Architects drawing	03/04/17 CJC
REV NOTE	DATE AUTH

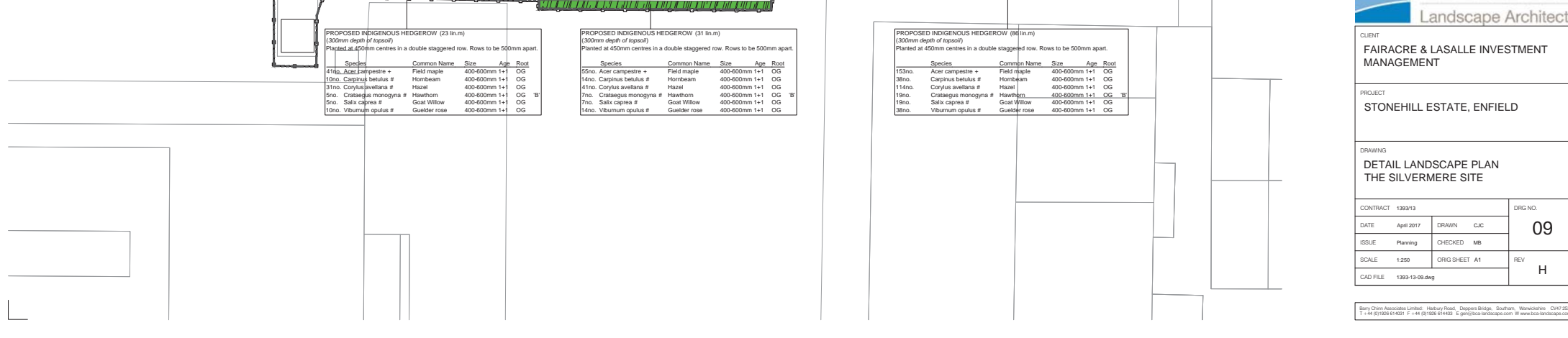
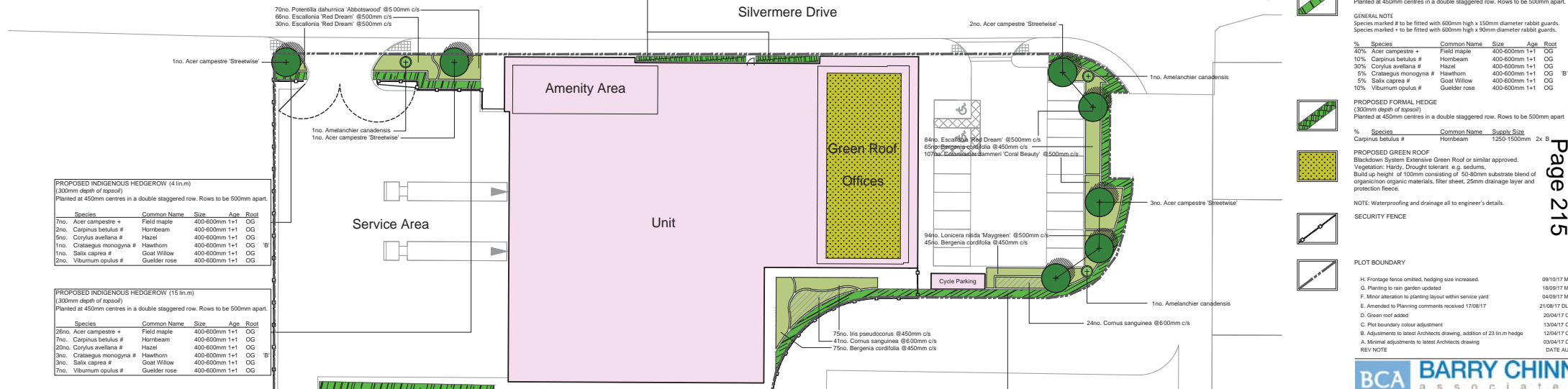
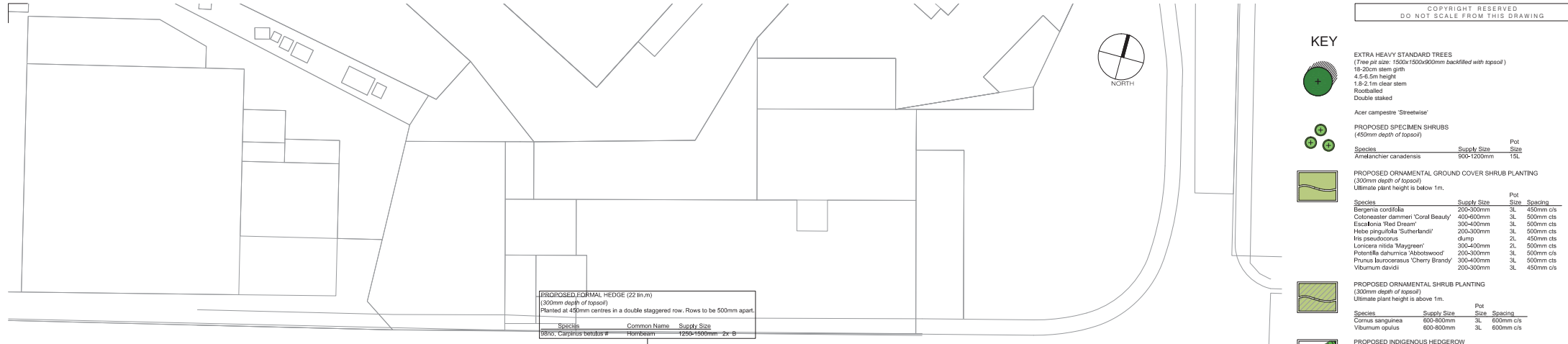


CLIENT	FAIRCRAE & LASALLE INVESTMENT MANAGEMENT
PROJECT	STONEHILL ESTATE, ENFIELD

DRAWING	DETAIL LANDSCAPE PLAN THE SILVERMERE SITE
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CONTRACT	1393/13	DRG NO.	09
DATE	April 2017	DRAWN	CJC
ISSUE	Planning	CHECKED	MB
SCALE	1:250	ORIG SHEET	A1
CAD FILE	1393-13-09.dwg	REV	H

Barry Chinn Associates Limited, Holmby Road, Deepers Bridge, Southam, Warwickshire CV47 2JZ
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KEY

EXTRA HEAVY STANDARD TREES
(Tree pit size: 1500x1500x900mm backfilled with topsoil)
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed
Double staked

PROPOSED SPECIMEN SHRUBS
(450mm depth of topsoil)

Species	Supply Size	Pot Size
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Species marked + to be fitted with 600mm high x 90mm diameter rabbit guards.

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A. Minimal adjustments to latest Architects drawing	03/04/17 CJC
REV NOTE	DATE AUTH

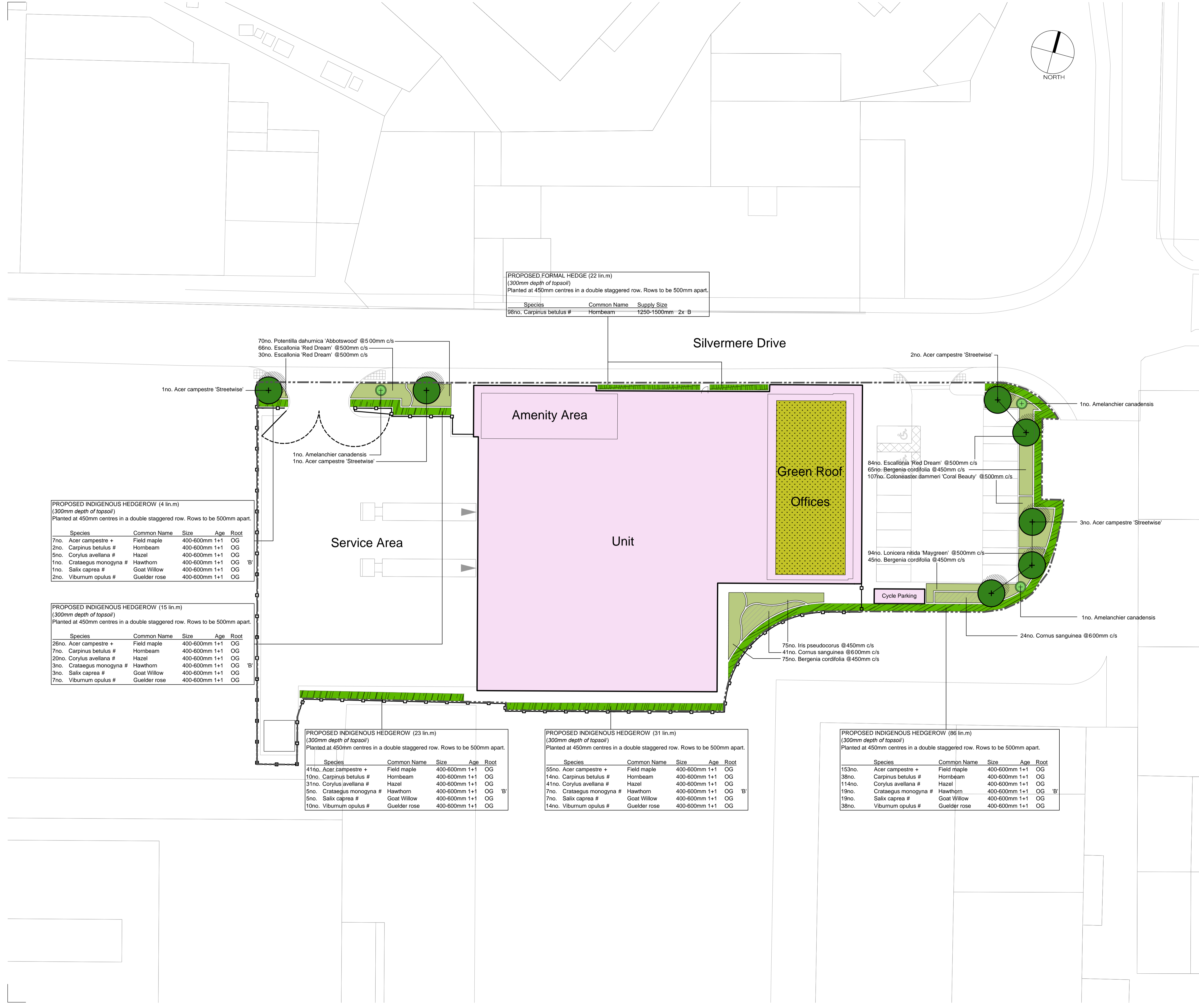


CLIENT
FAIRACRE & LASALLE INVESTMENT MANAGEMENT

PROJECT
STONEHILL ESTATE, ENFIELD

DRAWING
**DETAIL LANDSCAPE PLAN
THE SILVERMERE SITE**

CONTRACT	1393/13	DRG NO.
DATE	April 2017	DRAWN CJC
ISSUE	Planning	CHECKED MB
SCALE	1:250	ORIG SHEET A1
CAD FILE	1393-13-09.dwg	REV H



PROPOSED FORMAL HEDGE (22 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Supply Size
98no. Carpinus betulus #	Hornbeam	1250-1500mm 2x B

70no. Potentilla dahurica 'Abbotswood' @500mm c/s
66no. Escallonia 'Red Dream' @500mm c/s
30no. Escallonia 'Red Dream' @500mm c/s

1no. Acer campestre 'Streetwise'

1no. Amelanchier canadensis
1no. Acer campestre 'Streetwise'

PROPOSED INDIGENOUS HEDGEROW (4 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Size	Age	Root
7no. Acer campestre +	Field maple	400-600mm	1+1	OG
2no. Carpinus betulus #	Hornbeam	400-600mm	1+1	OG
5no. Corylus avellana #	Hazel	400-600mm	1+1	OG
1no. Crataegus monogyna #	Hawthorn	400-600mm	1+1	OG
1no. Salix caprea #	Goat Willow	400-600mm	1+1	OG
2no. Viburnum opulus #	Guelder rose	400-600mm	1+1	OG

PROPOSED INDIGENOUS HEDGEROW (15 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Size	Age	Root
26no. Acer campestre +	Field maple	400-600mm	1+1	OG
7no. Carpinus betulus #	Hornbeam	400-600mm	1+1	OG
20no. Corylus avellana #	Hazel	400-600mm	1+1	OG
3no. Crataegus monogyna #	Hawthorn	400-600mm	1+1	OG
3no. Salix caprea #	Goat Willow	400-600mm	1+1	OG
7no. Viburnum opulus #	Guelder rose	400-600mm	1+1	OG

PROPOSED INDIGENOUS HEDGEROW (23 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

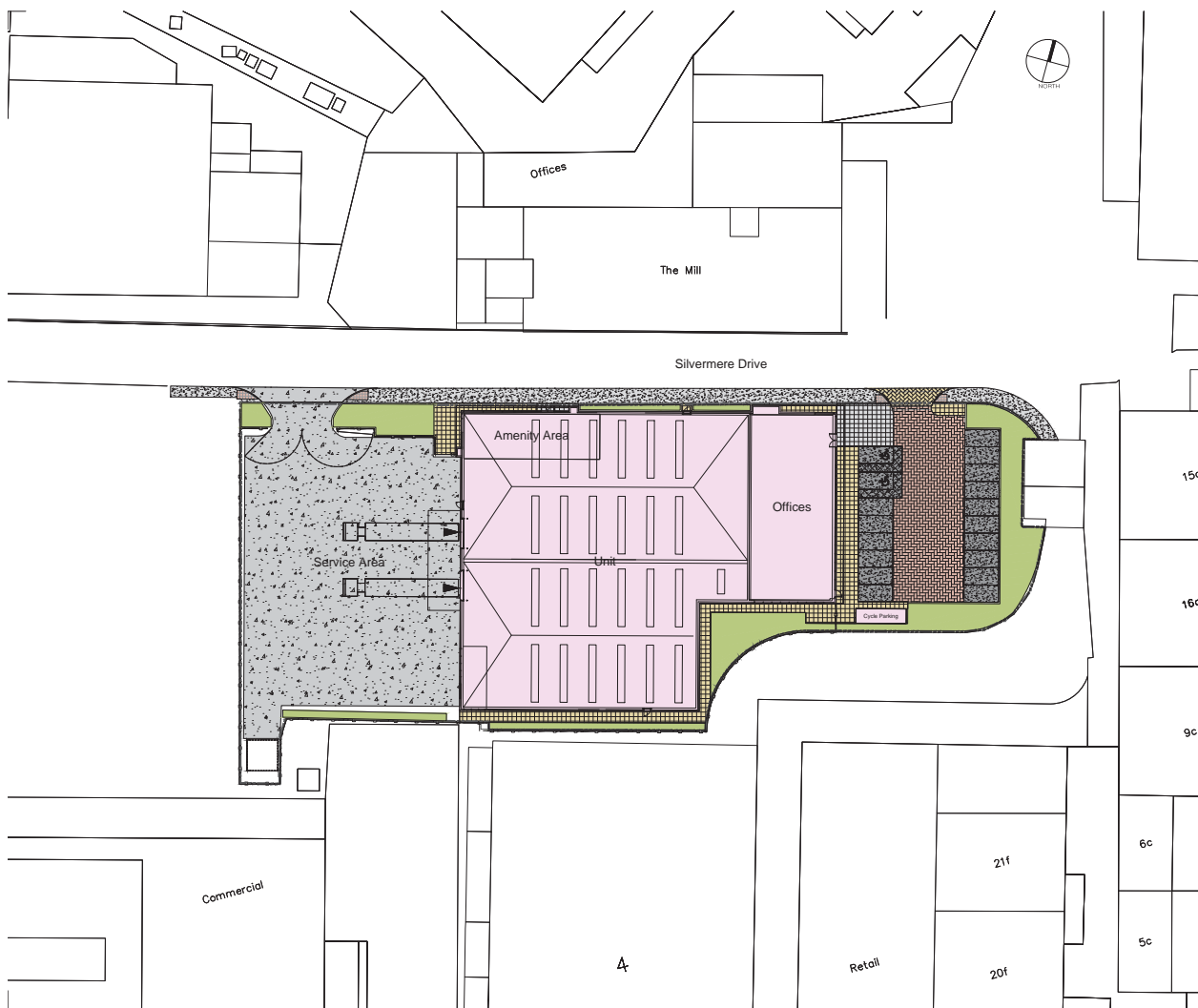
Species	Common Name	Size	Age	Root
41no. Acer campestre +	Field maple	400-600mm	1+1	OG
10no. Carpinus betulus #	Hornbeam	400-600mm	1+1	OG
31no. Corylus avellana #	Hazel	400-600mm	1+1	OG
5no. Crataegus monogyna #	Hawthorn	400-600mm	1+1	OG
5no. Salix caprea #	Goat Willow	400-600mm	1+1	OG
10no. Viburnum opulus #	Guelder rose	400-600mm	1+1	OG

PROPOSED INDIGENOUS HEDGEROW (31 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Size	Age	Root
55no. Acer campestre +	Field maple	400-600mm	1+1	OG
14no. Carpinus betulus #	Hornbeam	400-600mm	1+1	OG
41no. Corylus avellana #	Hazel	400-600mm	1+1	OG
7no. Crataegus monogyna #	Hawthorn	400-600mm	1+1	OG
7no. Salix caprea #	Goat Willow	400-600mm	1+1	OG
14no. Viburnum opulus #	Guelder rose	400-600mm	1+1	OG

PROPOSED INDIGENOUS HEDGEROW (86 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

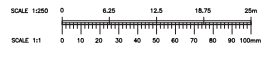
Species	Common Name	Size	Age	Root
153no. Acer campestre +	Field maple	400-600mm	1+1	OG
38no. Carpinus betulus #	Hornbeam	400-600mm	1+1	OG
114no. Corylus avellana #	Hazel	400-600mm	1+1	OG
19no. Crataegus monogyna #	Hawthorn	400-600mm	1+1	OG
19no. Salix caprea #	Goat Willow	400-600mm	1+1	OG
38no. Viburnum opulus #	Guelder rose	400-600mm	1+1	OG



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HARD SURFACING KEY

- SERVICE YARD AND LOBBY PARKING BAYS
Concrete pavement with asphaltic flint or new town
flint, all to engineer's details.
- CAR PARKING BAYS
Tarmac/astar surfacing with white thermoplastic
lines, all to engineer's details.
- CAR PARK CIRCULATION AREAS
Stone block coloured concrete block paving laid 90
degree herringbone, all to engineer's details.
- RAISED CROSSING POINTS
Stone block coloured concrete block paving
laid 45 degree herringbone, all to engineer's details.
- PEDESTRIAN FOOTPATHS
Tarmac/astar surfacing, all to structural engineer's
details. Where required specifications to be to
adaptable standards.
- FEATURE ENTRANCE PAVING
Stone block coloured concrete paving slabs, all to
engineer's details.
- PEDESTRIAN FOOTPATHS
Stone block coloured concrete paving slabs, all to
engineer's details.
- CORRIDOR PAVING
All to engineer's details.
- CYCLE PARKING
Stonex Apollo shelter (patent) with galvanneal finish
steel stand.
- PROPOSED SOFT LANDSCAPE
Refer to BCA drawing no 13031309
- PALADIN FENCE
Colour to be
RAL 9011
- PLOT BOUNDARY



F. Feature entrance paving updated, perimeter fencing to adjacent	09/10/17 MAB
E. Minor changes to hatching	04/05/17 MAB
D. Amended all planting parameters received 07/08/17	21/08/17 DGB
C. Plot boundary colour adjustment	19/04/17 CJC
B. Adjustments to hard landscape drawing, addition of 22.5m on hedge	19/04/17 CJC
A. Minor adjustments to latest AutoCAD drawing	09/04/17 CJC

REV NOTE DATE AUTH



FAIRACRE & LASALLE INVESTMENT MANAGEMENT

PROJECT: **STONEHILL ESTATE, ENFIELD**

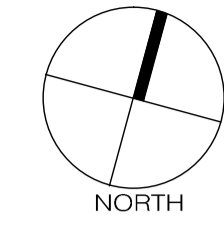
DRAWING: **EXTERNAL HARD MATERIAL FINISHES, THE SILVERMERE SITE**

CONTRACT	1386/13	DRG NO.	
DATE	March 2017	ISSUED	CJC
ISSUE	Planning	CHECKED	MB
SCALE	1:250	DRG SHEET	A1
DRG FILE	1386-13-11.dwg	REV	F


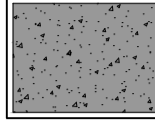
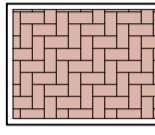
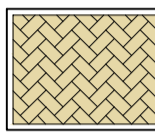
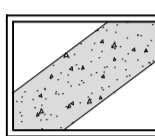
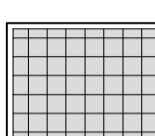
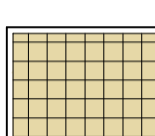
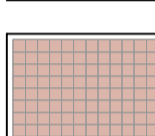
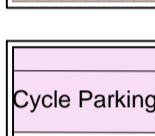

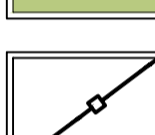
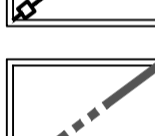
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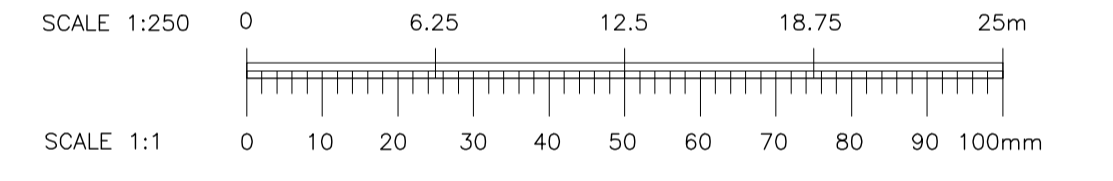
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T +44 (0)1392 810437 F +44 (0)1392 810438 E j.chinn@barrychinn.co.uk W www.barrychinn.co.uk



HARD SURFACING KEY

-  SERVICE YARD AND LORRY PARKING BAYS
Concrete pavement with serrated float or wire brush finish, all to engineer's details.
-  CAR PARKING BAYS
Tarmacadam surfacing with white thermoplastic lines, all to engineer's details.
-  CAR PARK CIRCULATION AREAS
80mm thick coloured concrete block paving laid 90 degree herringbone, all to engineer's details.
-  RAISED CROSSING POINTS
80mm thick contrasting coloured concrete block paving laid 45 degree herringbone, all to engineer's details.
-  PEDESTRIAN FOOTPATHS
Tarmacadam surfacing, all to structural engineer's details. Where required specification to be to adoptable standards.
-  FEATURE ENTRANCE PAVING
50mm thick coloured concrete paving slabs, all to engineer's details.
-  PEDESTRIAN FOOTPATHS
50mm thick coloured concrete paving slabs, all to engineer's details.
-  CORDUROY PAVING
All to engineers details
-  CYCLE PARKING
Broxap Apollo shelter (silver) with galvanised finish Sheffield cycle stand
-  PROPOSED SOFT LANDSCAPE
Refer to BCA drawing no 1393/13/09
-  PALADIN FENCE
Colour to be RAL 9011
-  PLOT BOUNDARY



Page 2/18

F. Feature entrance paving updated, perimeter fencing re-alligned	09/10/17 MAB
E. Minor changes to hatching	04/09/17 MAB
D. Amended to Planning comments received 17/08/17	21/08/17 DLCS
C. Plot boundary colour adjustment	13/04/17 CJC
B. Adjustments to latest Architects drawing, addition of 23 lin.m hedge	12/04/17 CJC
A. Minimal adjustments to latest Architects drawing	03/04/17 CJC

REV NOTE DATE AUTH

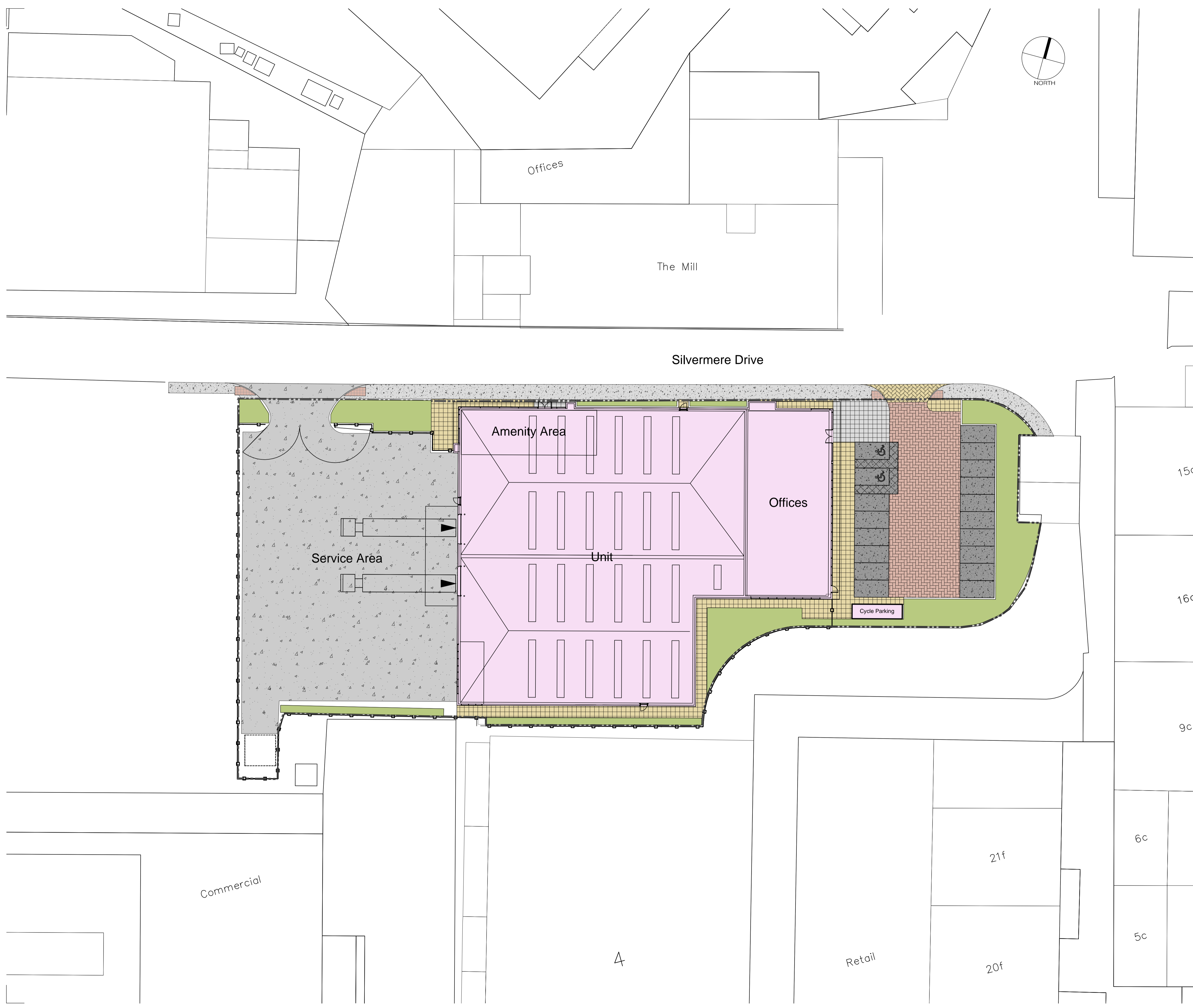


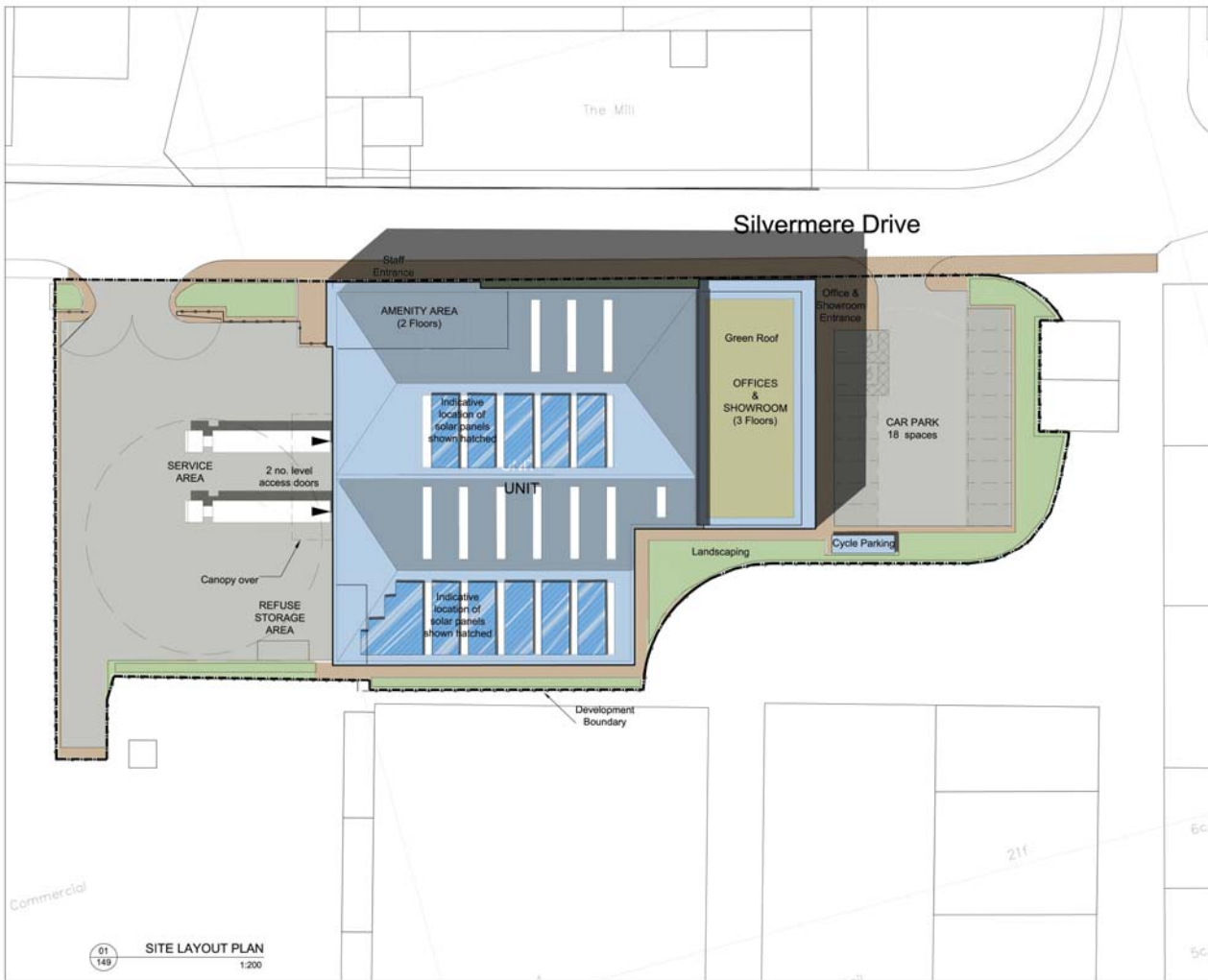
CLIENT
FAIRACRE & LASALLE INVESTMENT MANAGEMENT

PROJECT
STONEHILL ESTATE, ENFIELD

DRAWING
EXTERNAL HARD MATERIAL FINISHES, THE SILVERMERE SITE

CONTRACT	1393/13	DRG NO.	11
DATE	March 2017	DRAWN	
ISSUE	Planning	CHECKED	MB
SCALE	1:250	ORIG SHEET	A1
CAD FILE	1393-13-11.dwg	REV	F





NOTES

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 DATED: 14/04/2017

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NO.	DATE	DESCRIPTION	BY	CHKD
1	14-04-2017	Issue storage area added	FM	AM
2	15-04-2017	Issue re-align	FM	AM
3	16-04-2017	Issue final plan	FM	AM
4	20-04-2017	Final design, final plan	FM	AM
5	24-04-2017	Final issue	FM	AM

MICHAEL SPARKS ASSOCIATES

LASALLE INVESTMENT MANAGEMENT

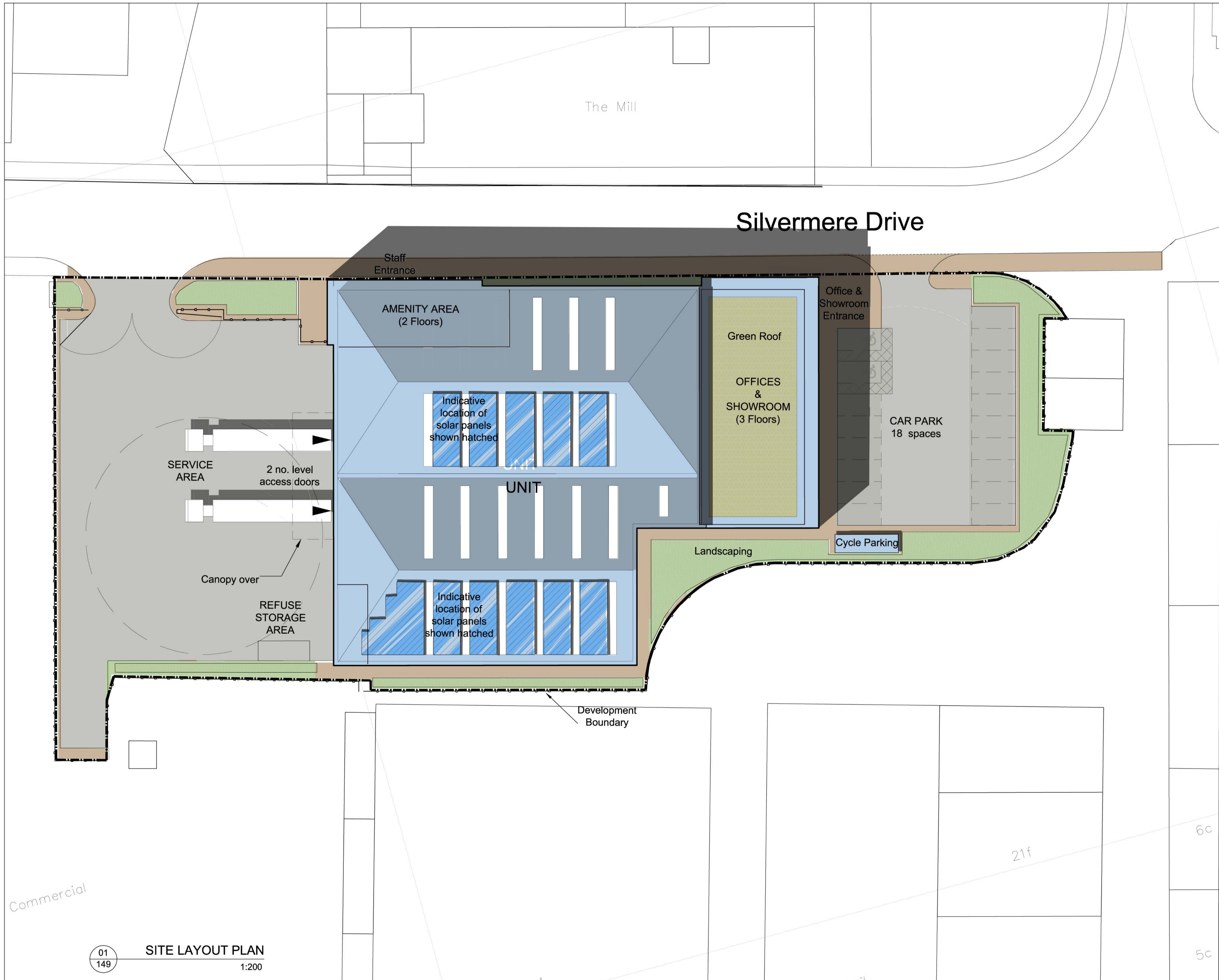
FAIRACRE

11 FLEET PLACE
 LONDON EC2A 4PU
 TEL: 020 7463 4000
 WWW.MSPARKS.CO.UK

THE
STONEHILL ESTATE, ENFIELD
THE SILVERMERE SITE - SITE LAYOUT PLAN IN ILLUSTRATIVE COLOUR
 CLIENT:
FAIRACRE & LASALLE INVESTMENT MANAGEMENT

DATE: APR 2017	DRAWN: S2208A1	CHECKED: FM
DISCIPLINE: PLANNING	DESIGNED BY: AW	

PROJECT NUMBER:
30371-PL-149D



NOTES:

SUBJECT TO STATUTORY CONSENTS

BASED ON GREENHATCH GROUP'S TOPOGRAPHICAL SURVEY. DRAWING REF: 17354_OGL REV 2. DATED: 10.08.12

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REV	DATE	NOTE	DRAW	CHK
D	09-10-2017	Refuse storage area added	FMR	AW
C	15-09-2017	Kerbs re-aligned	FMR	AW
B	04-05-2017	Note changed	FMR	AW
A	25-04-2017	Rooflights changed. Solar panels shown	FMR	AW
-	04-2017	First issue	FMR	AW

MICHAEL SPARKS ASSOCIATES
CHARTERED ARCHITECTS

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LASALLE INVESTMENT MANAGEMENT

FAIRACRE

TITLE
STONEHILL ESTATE, ENFIELD

DRAWING
THE SILVERMERE SITE -SITE LAYOUT PLAN IN ILLUSTRATIVE COLOUR

CLIENT
FAIRACRE & LASALLE INVESTMENT MANAGEMENT

DATE APR 2017	SCALE 1:200@A1	DRAWN FMR
STATUS PLANNING		CHECKED AW

DRAWING NUMBER
30371-PL-149D

01
149

SITE LAYOUT PLAN
1:200



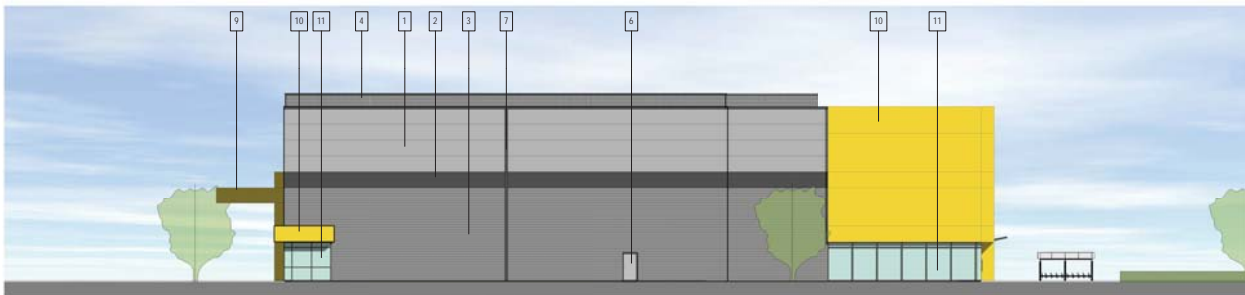
1 EAST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200



3 WEST ELEVATION
1 : 200



4 SOUTH ELEVATION
1 : 200

SCHEDULE OF EXTERNAL FACING MATERIALS

[UNIT]

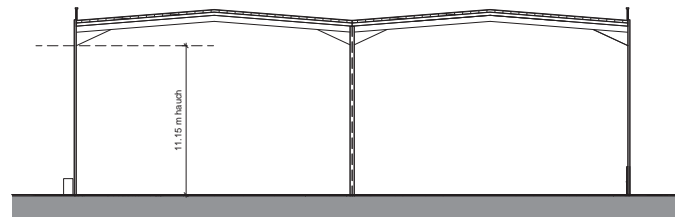
- ① **Profiled Wall Cladding 1** 1000 x 32W Horizontally (panel out) profiled steel cladding
Finish: Tata Colorcoat Prisma. Colour: Orion (dark metallic grey)
- ② **Profiled Wall Cladding 2** 1000 x 32W Horizontally (panel out) profiled steel cladding
Finish: Tata Colorcoat Prisma. Colour: Sirius (light metallic grey)
- ③ **Loading Doors** Sectional composite steel loading doors
Finish: Polyester powder coat. Colour: RAL 9007 (dark metallic grey)
- ④ **Personel Doors** External steel doorsets
Finish: Polyester powder coat. Colour: RAL 9007 (dark metallic grey)
- ⑤ **Vertical and horizontal flashings and bandsw RAL** Pressed metal flashings. Colour: Dark metallic grey
- ⑥ **Roof** Profiled steel roof cladding. Finish: Tata HPS200 Colour: Merlin Grey
- ⑦ **Canopy over Loading Doors** Steel framed decked canopy with colour coated fascia.
Colour: RAL 1023 Yellow

[OFFICES]

- ⑧ **Office Cladding 1** Metal faced flat "Rain Screen" cladding. Colour: RAL 1023 Yellow
- ⑨ **Windows and curtain walling to offices** Green tinted anti-sun glass in polyester powder coated aluminium curtain walling system.
Colour: RAL 9007 (dark metallic grey)
- ⑩ **Canopy over office entrance** Green tinted glazing panels fixed to steel bracket PPC (RAL 9007)

NOTES:

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5 SECTION
1 : 200

REV	DATE	NOTE	DRAWN	CHECKED
B	06/10/17	Entrance canopies revised	IN	AW
A	14/09/17	Elevations and schedule of external facing materials revised	IN	AW



CLIENT	FAIRACRE & LASALLE INVESTMENT MANAGEMENT
TITLE	STONEHILL ESTATE, ENFIELD
DRAWING	THE SILVERMERE SITE - Elevations in illustrative colour
DRAWING NUMBER	30371
DATE	APR 2017
SHEET NUMBER	151
REVISION	B
STATUS	Planning

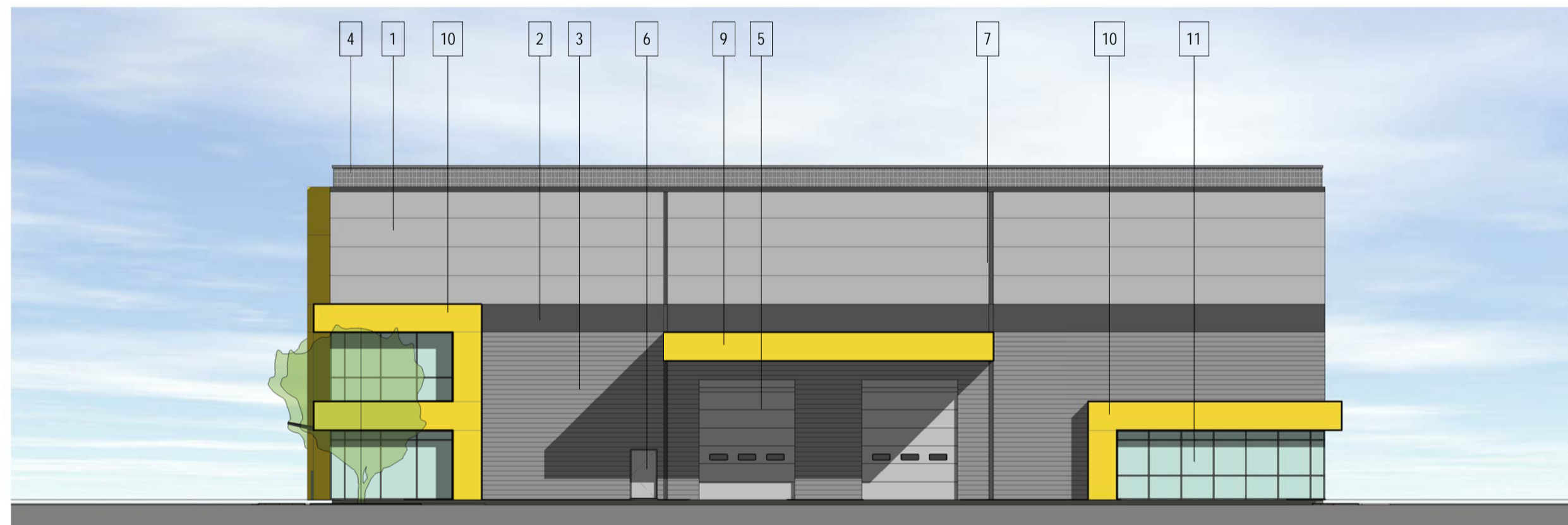




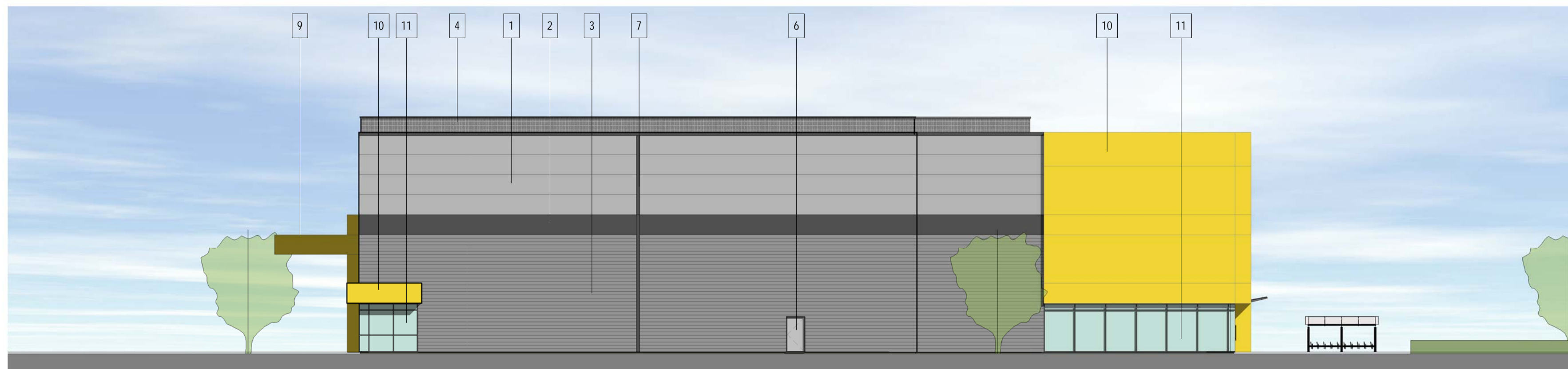
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2 NORTH ELEVATION
1 : 200



3 WEST ELEVATION
1 : 200



4 SOUTH ELEVATION
1 : 200

SCHEDULE OF EXTERNAL FACING MATERIALS

UNIT

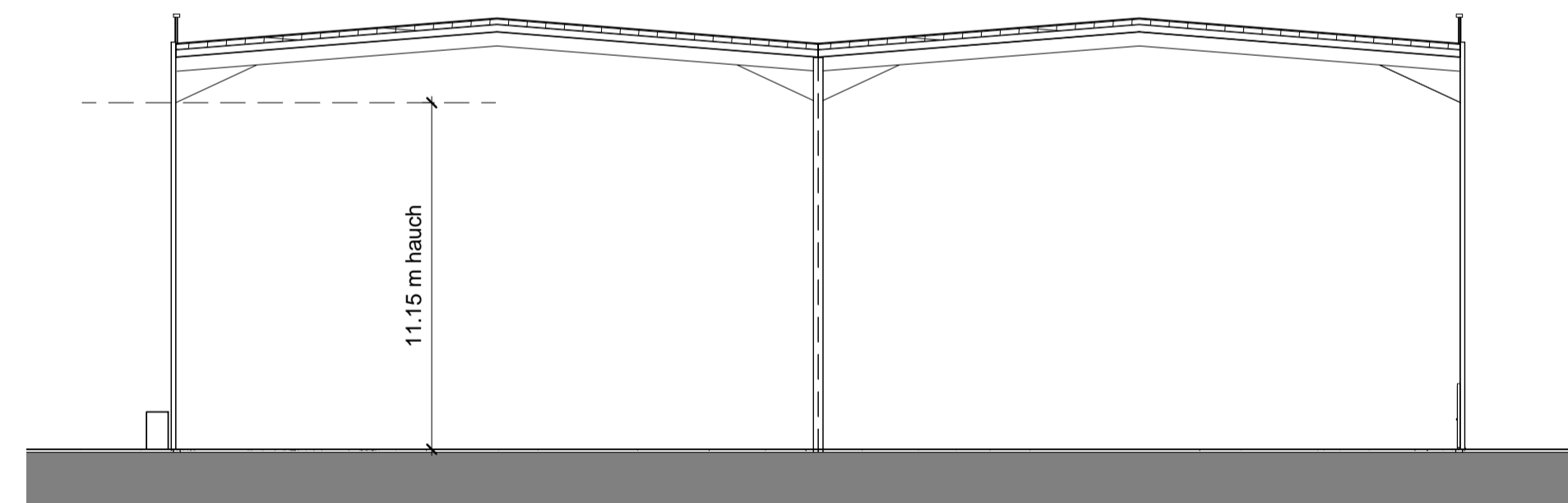
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Finish: Tata Colorcoat Prisma. Colour: Orion (dark metallic grey)
- ② Profiled Wall Cladding 2 1000 x 32W Horizontally (panel out) profiled steel cladding
Finish: Tata Colorcoat Prisma. Colour: Sirius (light metallic grey)
- ③ Loading Doors Sectional composite steel loading doors
Finish: Polyester powder coat. Colour: RAL 9007 (dark metallic grey)
- ④ Personel Doors External steel doorsets
Finish: Polyester powder coat. Colour: RAL 9007 (dark metallic grey)
- ⑤ Vertical and horizontal flashings and bandsw RAL Presed metal flashings. Colour: Dark metallic grey
- ⑥ Roof Profiled steel roof cladding. Finish: Tata HPS200 Colour: Merlin Grey
- ⑦ Canopy over Loading Doors Steel framed decked canopy with colour coated fascia.
Colour: RAL 1023 Yellow

OFFICES

- ⑧ Office Cladding 1 Metal faced flat "Rain Screen" cladding. Colour: RAL 1023 Yellow
- ⑨ Windows and curtain walling to offices Green tinted anti-sun glass in polyester powder coated aluminium curtain walling system.
Colour: RAL 9007 (dark metallic grey)
- ⑩ Canopy over office entrance Green tinted glazing panels fixed to steel bracket PPC (RAL 9007)

NOTES:

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5 SECTION
1 : 200

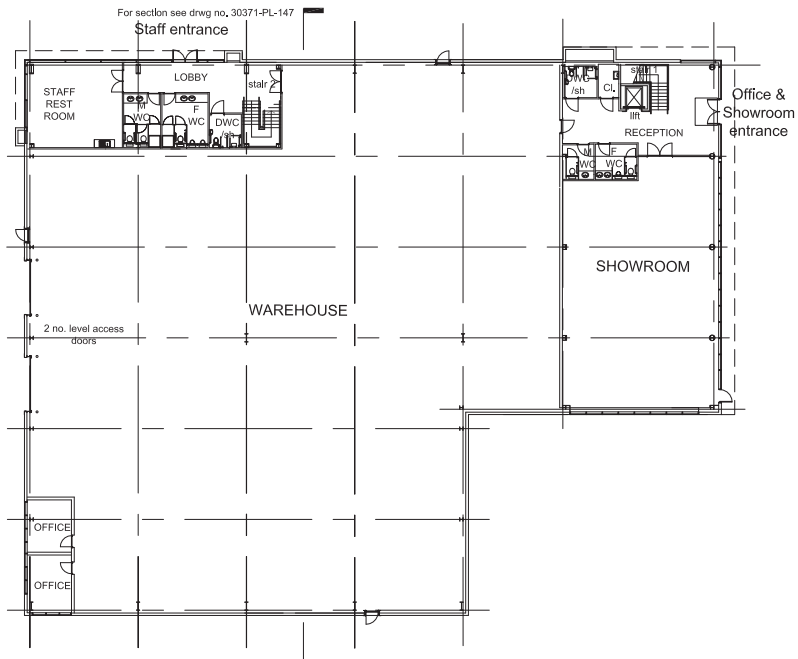
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A	14/09/17	Elevations and schedule of external facing materials revised	IN	AW



CHARTERED ARCHITECTS
 11 PLATO PLACE
 ST. DIONIS ROAD
 LONDON SW5 8TU
 TELEPHONE 020 7736 6162
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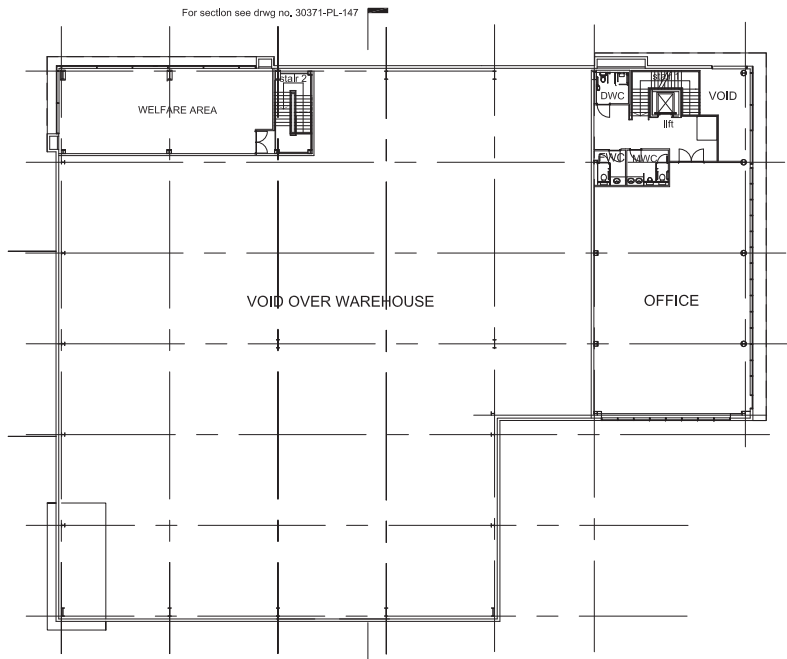
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TITLE	STONEHILL ESTATE, ENFIELD		
DRAWING	THE SILVERMERE SITE - Elevations in illustrative colour		
DRAWING NUMBER	30371	PL	151
MSA PROJECT NUMBER	30371		
DATE	APR 2017	SHEET NUMBER	151
REVISION	B	STATUS	Planning
APPROVED	Author	CHECKED	Author
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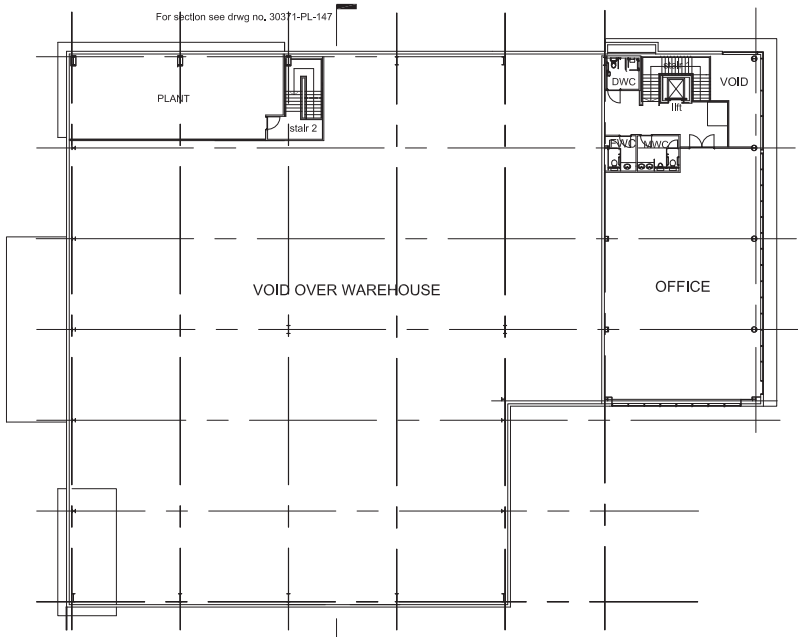
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146

GROUND FLOOR PLAN
1:200



02
146

FIRST FLOOR PLAN
1:200

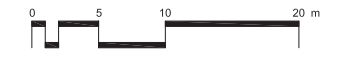
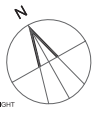


03
92

SECOND FLOOR PLAN
1:200

NOTES:

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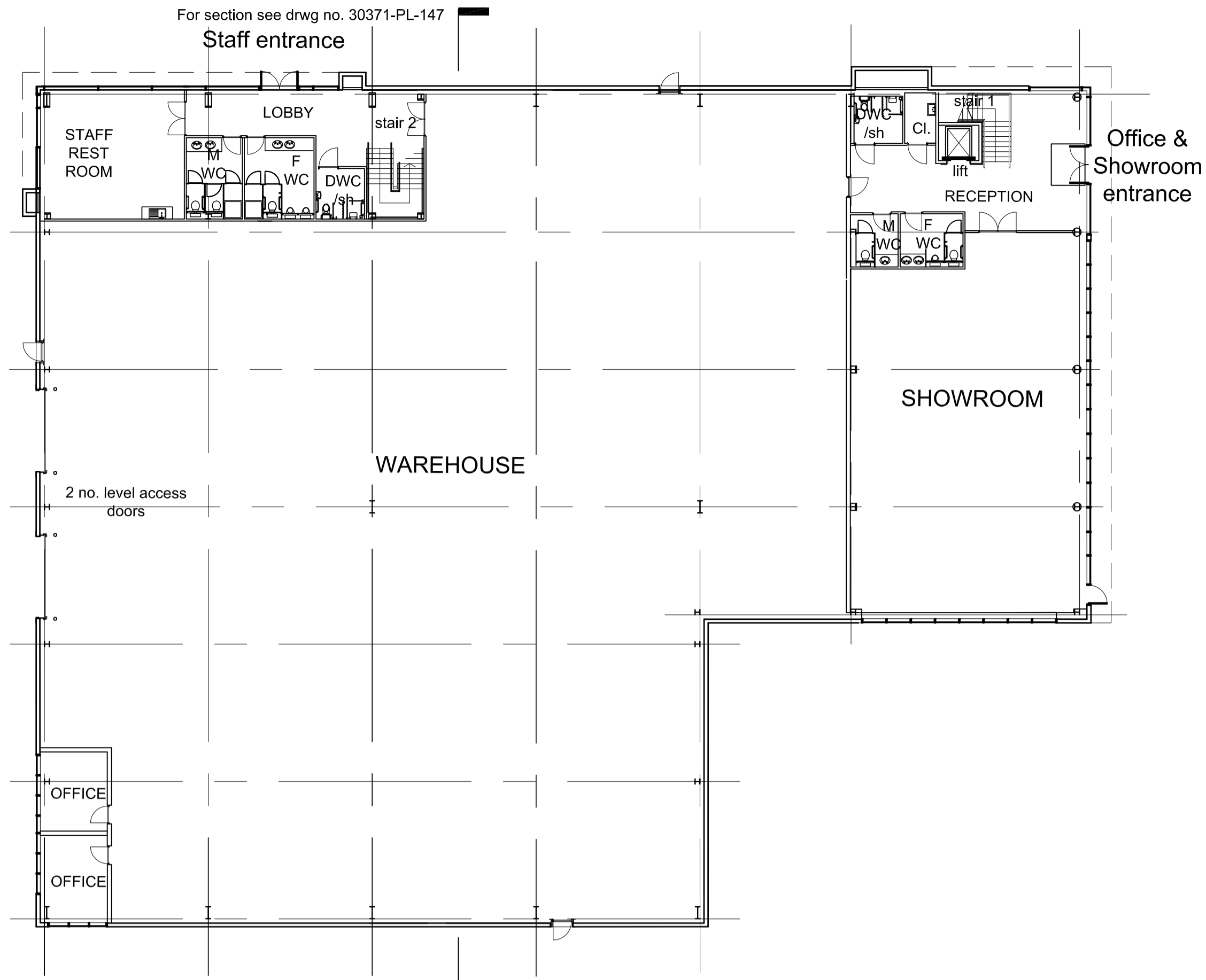
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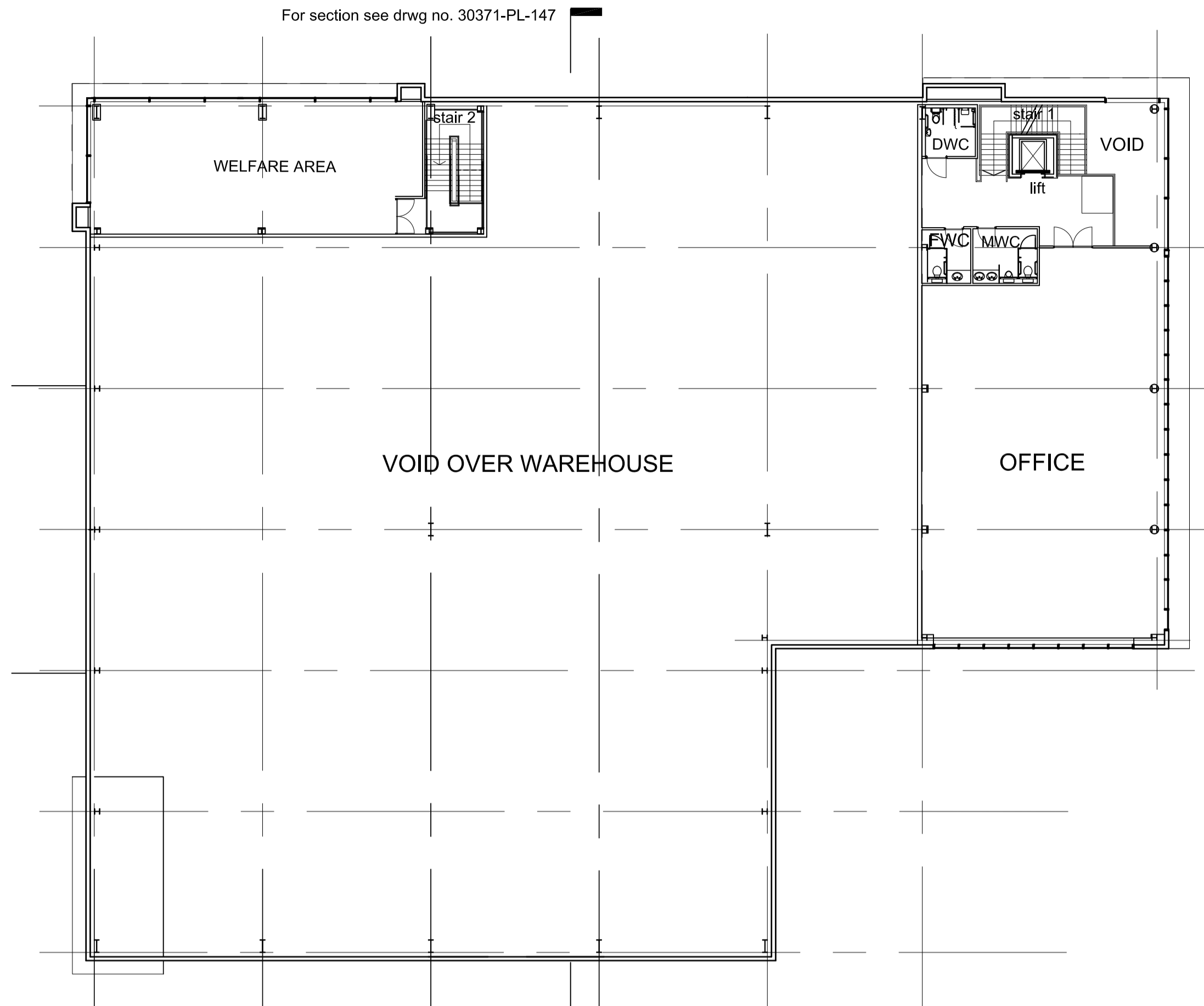
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GROUND FLOOR PLAN

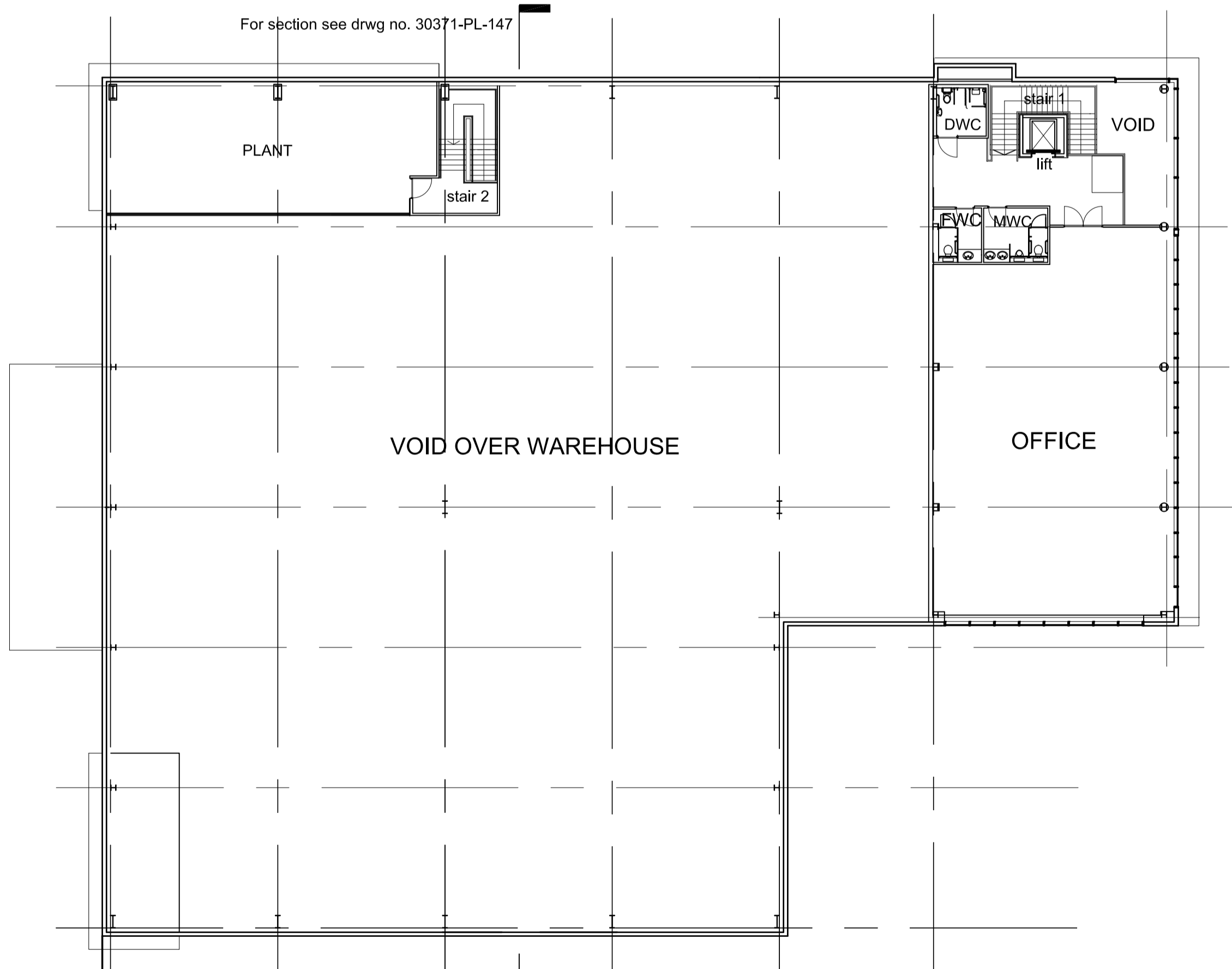
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FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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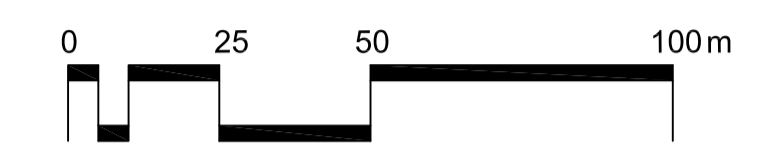
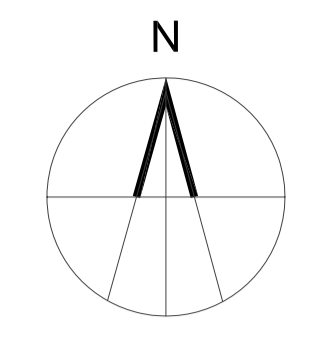
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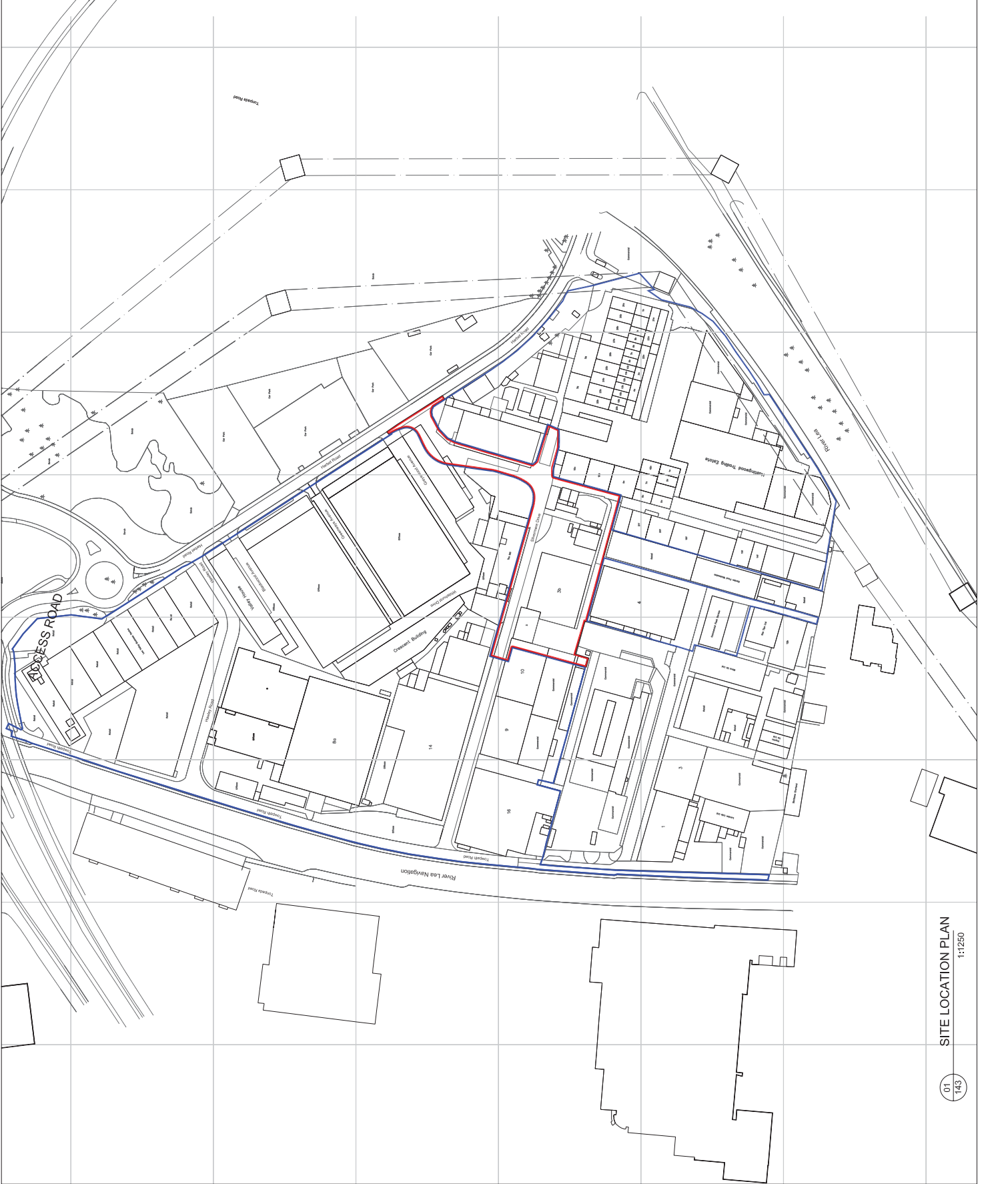
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PROJECT	THE SILVERMERE SITE
CLIENT	FAIRACRE & LASALLE INVESTMENT MANAGEMENT
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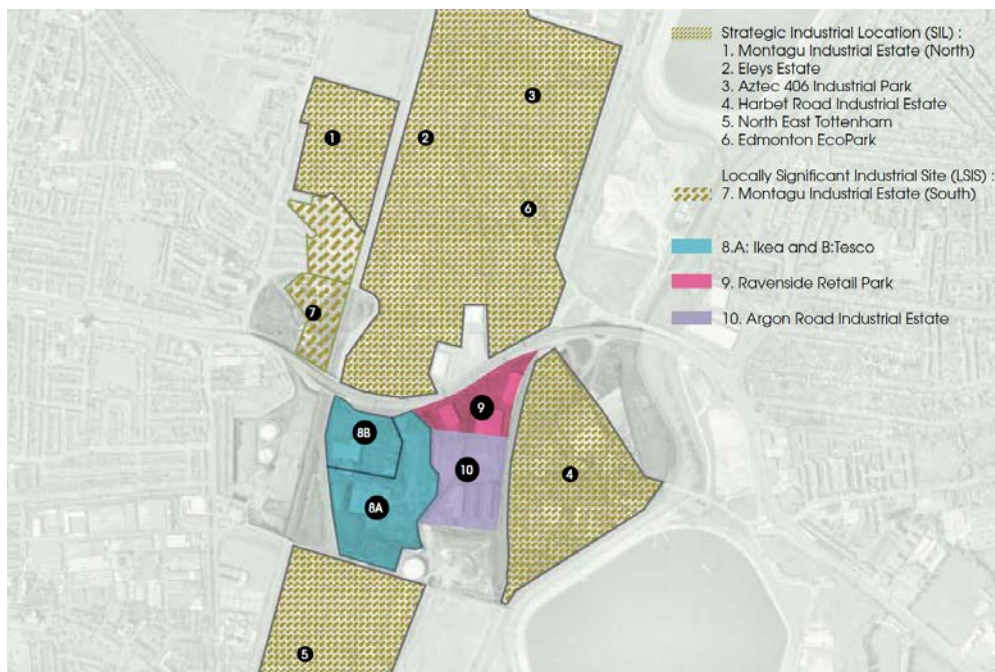
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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 21 November 2017
Report of Assistant Director, Regeneration and Planning	Contact Officer: Andy Higham Sharon Davidson Claire Williams	Ward: Upper Edmonton
Ref: 17/02152/FUL		
LOCATION: Triangle Site, Stonehill Business Park, London , N18 3QW		
PROPOSAL: Redevelopment of site to provide a new building up to a maximum of 14m for light industrial (B1c) and/or storage and distribution (B8)use with ancillary showroom, service yard and car parking provision, alterations to provide means of access together with associated hard and soft landscaping.		
Applicant Name & Address: C/o Agent Triangle Site Stonehill Business Park London N18 3QW		Agent Name & Address: Paul Keywood Turley The Charlotte Building 17 Gresse Street London W1T 1QL
RECOMMENDATION: That planning permission be GRANTED subject to conditions and completion of a S106 legal agreement.		
Plan Numbers: 30371-PL-138 (Location Plan), 30371-FE-141A (Proposed Floor Plans), 30371-PL-148D (Coloured Site Layout Plan) and 30371-PL-150C (Coloured Proposed Elevations), 1393-10H (Proposed Landscape Plan), 1393-12G (External Hard Materials)		
Note for Members: The application has been brought to the Planning Committee due to the planning history on the site.		

1.0 Site and Surroundings

- 1.1 The application site known as the Triangle site has an area of approximately 0.69 hectares. The site is bounded by Harbet Road to the north east, Rivermead Road to the north west and Silvermere Drive to the south. The site previously contained a variety of small single and two storey industrial buildings of basic utilitarian brick construction however the buildings were demolished and the site cleared in 2015.
- 1.2 The application site sits within a wider industrial estate known as the Stonehill Estate that measures approximately 9.54 hectares. Much of the Stonehill Estate has now been cleared of buildings. Moreover, a significant area of the Stonehill Estate, with the exception of the application site and the land subject to application reference no. 17/02151/FUL (the Silvermere site) has now been acquired by the Council in connection with the wider Meridian Water regeneration ambitions.
- 1.3 The Stonehill Estate forms part of a conglomeration of industrial estates and large format retail stores which lie to the north and south of the North Circular (A406). The retail element includes Ikea, Tesco and Ravenside Retail Park. Together with the Hastingwood Trading Estate, which is located to the south of the application site, the Stonehill Estate forms the Harbet Road Industrial Area.



- 1.4 The site is designated as a Strategic Industrial Location (SIL) and is located within flood zones 2 and 3. The site is located within the Upper Lee Valley Opportunity Area, the Meridian Water Place Shaping Priority Area and the Central Leaside Business Area which is a designated Preferred Industrial Location (PIL).

2.0 Proposal

- 2.1 The application seeks planning permission for the redevelopment of site to provide a new building up to a maximum of 14m for light industrial (B1c) and/or storage and distribution (B8) use with ancillary showroom, service yard and car parking provision, alterations to provide means of access together with associated hard and soft landscaping.
- 2.2 The proposed building would have a floor area of 2,419sqm GIA and would comprise a single unit with a maximum height to top of the roof ridge of 14m.
- 2.3 The building is conceived as three elements; the warehouse/ production area which takes up the largest area, the offices and showroom on the northern elevation and the welfare block elevated to the south.
- 2.4 Access to the site is from Silvermere Drive via the junction of Rivermead Road and Harbet Road which serves the existing Stonehill Estate. Some modifications to the design of the junction are proposed to improve access to the site.
- 2.5 A total of 16 car parking spaces are proposed to serve the site, 2 of which would be disabled. In addition, 2 commercial HGV spaces are provided within a servicing area that would be separated from the main parking area for staff and visitors.
- 2.6 The proposals have been amended during the course of the application to address concerns raised by officers. A summary of the main revisions made since the application was submitted are detailed below:
 - Increased articulation of entrances into the buildings through use of cladding and canopies;
 - Amendments to the hard landscaping to better differentiate between vehicle and pedestrian zones and routes;
 - Increased use of cladding and other materials to articulate facades and add interest to 'warehouse' facades;
 - Improved soft landscaping proposals to soften and screen the proposals and incorporate sustainable drainage features;
- 2.7 Further information has also been submitted in respect of flooding and drainage as well as transport and highways and in particular the scope of improvements to the Harbet Road junction to ensure safe access for vehicles to both sites as well as a suitable pedestrian crossing point.

3.0 Relevant Planning History

- 3.1 In 2014 three applications were received for development within the Stonehill site, the first an outline application reference no. 14/02806/OUT relating to the entire Stonehill estate and proposing the redevelopment of the site to provide up to 46,451 sqm of industrial floorspace (B1c), (B2) and or (B8) (OUTLINE with some matters reserved - ACCESS). In addition, two full applications were submitted, one for the Triangle site reference no. 14/02808/FUL (the site subject of this application) proposing the redevelopment of the site to provide 2,161 sqm of light industrial (B1c) and/or storage and distribution (B8)

floorspace with ancillary showroom and office floorspace and associated car parking to rear, and the second for the Silvermere Drive site application ref. no. 14/02807/FUL (the site the subject of application reference no. 17/02151/FUL reported elsewhere on this agenda) proposed the redevelopment of the site to provide 2,201 sq m of light industrial (B1c) and/or storage and distribution (B8) floorspace, including ancillary showroom and office floorspace, with associated car parking and access arrangements.

3.2 All of the applications were refused broadly for the same reasons because it was considered that:

- the proposed developments would frustrate the delivery of the Causeway and Angel Bridge;
- would, due to the amount, type and location of development proposed constrain the development's ability to integrate with future land uses including residential development;
- not sufficiently maximise employment potential;
- impact on the risk of flooding;
- not provide active and vibrant building frontages;
- would undermine the ability to provide a safe, sustainable and interconnected transport network; and
- fail to provide appropriate infrastructure contributions to enable the implementation of highway and public realm enhancements.

3.3 Appeals were lodged against all three refusals and a public inquiry was held for 7 days on 28 - 31 July 2015 and 4 - 6 August 2015 to consider all three proposals. The Inspectors decision was issued on 28 September 2015. The appeal against the refusal of the outline planning permission was allowed but the appeals against the refusal of planning permission for the two full applications were dismissed.

3.4 In granting outline planning permission, the Inspector comments included "I am well aware that the Council considers that the appeal proposals would not accord with its vision for transformational change within the Meridian Water area, but I see nothing in CS Core Policies 37 and 38 dealing with the Central Leaside and Meridian Water areas, that weakens or changes the role of SILs or PILs...I conclude that all 3 appeal proposals would accord with adopted development plan policies relating to uses within SILs".

3.5 Turning to the delivery of the Causeway and Angel Bridge, the Inspector comments included "In these circumstances, and having regard to the fact that there are significant unresolved objections to the AAP as it currently stands, there can be no certainty as to the form or content of any finally adopted version. In line with guidance in paragraph 216 of the NPPF I therefore give only limited weight to the PSCLAAP at this stage. Because of this, and notwithstanding the fact that a considerable amount of work has been undertaken by consultants for the Council in coming up with the currently proposed route for the Causeway, I do not consider that the alignment shown in the AAP should be regarded as fixed.Accordingly, it seems to me that even through the currently preferred route would conflict with the proposals in Appeal B, in purely physical terms none of the appeal proposals would prevent the creation of a continuous link across the eastern part of the Meridian Water area from a crossing point of the canal to Harbet Road, as set out in CS Core Policy 38 and detailed in Section 4 of the MWM"

- 3.6 Moving on to the issue of active and vibrant building frontages and integration with future land uses, the Inspector having taken the position that the identified route for the Causeway should not be regarded as fixed comments included “I see no good reason why appropriate details concerning the design and layout of buildings, to incorporate an acceptable alignment for the Causeway, could not form the basis of a future application for approval of reserved matters in the case of Appeal A (*the outline application*)..... The same does not apply, however, for the detailed proposals covered by Appeals B and C (*the full applications*), which are for specific buildings in fixed locations and with specific orientations. Whilst I have no doubt that much care and attention has gone into their detailed design, they appear to me to be fairly conventional industrial-style buildings which would, essentially, have one well-glazed elevation together with extensive areas of blank, featureless, profiles steel cladding on the other elevations. As such I find it difficult to support the view that they represent “development of an exemplar quality” as sought through CS Core Policy 38..... Furthermore, the absence of any firm knowledge of the route of the Causeway, coupled with the fact that these buildings have clearly not been designed with the Causeway in mind, means that it is not possible to say, with any certainty, how they would relate to the Causeway, or whether they would be able to present any form of active frontage to it. This point weighs heavily against these appeal proposals, in view of the key role which the Causeway is intended to play within the established Meridian Water regeneration area”.
- 3.7 A full copy of the Inspector’s decision is appended to the report.
- 3.8 Following the above appeal decisions the following applications have been received.
- 3.9 15/02479/PADE - Demolition of industrial buildings to include units 16, 107, 108, 3A, 3B, 4, 2, 10, J, blocks 9 and 10 and F block. – Prior approval not required 30.06.2015
- 3.10 16/00702/CND - Details submitted pursuant to planning application ref: 14/02806/OUT (appeal ref APP/Q5300/W/14/3001257 phasing plan (condition 1) for redevelopment of site to provide up to 46,451 sqm of industrial floorspace (B1c), (B2) and or (B8) (OUTLINE with some matters reserved - ACCESS). – Granted 27.07.2016
- 3.11 16/01315/PADE - Demolition of Units 8, 8A, 8B-L, 11, 14, 15, Block D, Block E, Crescent Building, Riverside House and The Valley. – Prior approval not required 08.09.2016
- 3.12 16/03323/CND - Details submitted to application ref: 14/02806/OUT granted under appeal ref: APP/Q5300/W/14/3001257 for the design code (5) in connection with the redevelopment of site to provide up to 46,451 sqm of industrial floorspace (B1c), (B2) and or (B8) (OUTLINE with some matters reserved - ACCESS). Refused on 6 February 2017 for the reason below.
1. *The design code submitted does not provide a sufficiently detailed, clear and unambiguous design code to demonstrate the delivery of a B1/B2/B8 development of exemplar design quality and a high quality public realm consistent with the requirements of Core Policy 30 and 38 of the Core Strategy, Policies 37, 39 and 75 of the Development Management Document, the Meridian Water Master Plan and emerging policies EL10, EL11 and EL12 within*

the Edmonton Leaside Area Action Plan, and appeal decision reference APP/Q5300/W/14/3001257. This would be contrary to the Council's objectives for regeneration and transformational change within Meridian Water.

- 3.13 An appeal has been lodged against this decision and an appeal hearing is scheduled for 5th December 2017.
- 3.14 17/02301/CND - Details required by Condition 5 (Design Code) submitted pursuant to planning appeal ref: APP/Q5300/W14/3001257 (application ref: 14/02806/OUT) for outline planning permission for redevelopment of site to provide up to 46,451 sqm of industrial floorspace (B1c), (B2) and or (B8) (OUTLINE with some matters reserved - ACCESS). - Pending consideration

4.0 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Environment Agency: No objection following submission of revised flood risk assessment. The EA recommended that the finished floor levels are increased to take into account the new data in the Flood Risk Assessment.
- 4.1.2 Environmental Health Officer: No objection subject to conditions relating to contamination, remediation, construction management plan (including details of dust and emissions) and non-road mobile machinery (NRMM) complying with GLA emission standards.
- 4.1.3 SuDS Officer: No objection subject to conditions.
- 4.1.4 Traffic and Transportation:
- No objection in isolation of the aims and objectives of the Meridian Water Masterplan (MWMP), subject to conditions relating to access arrangements, cycle and car parking, electric charging points, lighting, road layout details, travel plan, construction logistics plan and surfacing materials.
- 4.1.5 Met Police: No objection.
- 4.1.6 Natural England: No objection.
- 4.1.7 Urban Design Officer: No objection subject to conditions relating to material samples and details of fixings, details of fenestration and canopies, details and sections, details of hard and soft landscaping and specifications and details of the green roof.

4.2 Public response

- 4.2.1 A site notice was posted, a press notice published in the local paper and a letter sent to a neighbouring property and no responses were received.

5.0 Relevant Policy

5.1 London Plan (2016)

Policy 2.3 Growth areas and co-ordination corridors
 Policy 2.6 Outer London: vision and strategy
 Policy 2.7 Outer London: Economy
 Policy 2.8 Outer London: Transport
 Policy 2.13 Opportunity areas and intensification areas
 Policy 2.14 Areas for regeneration
 Policy 2.16 Strategic outer London development centres
 Policy 2.17 Strategic industrial locations
 Policy 3.3 Increasing housing supply
 Policy 3.4: Optimising housing potential
 Policy 4.1 Developing London's economy
 Policy 4.2 Offices
 Policy 4.3 Mixed use development and offices
 Policy 4.4 Managing industrial land and premises
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.5 Decentralised energy networks
 Policy 5.6 Decentralised energy in development proposals
 Policy 5.7 Renewable energy
 Policy 5.8 Innovative energy technologies
 Policy 5.10 Urban greening
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.21 Contaminated land
 Policy 6.1 Strategic approach
 Policy 6.2 Providing public transport capacity and safeguarding land for transport
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.4 Enhancing London's transport connectivity
 Policy 6.5 Funding Crossrail and other strategically important transport infrastructure Policy
 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.11 Smoothing traffic flow and tackling congestion
 Policy 6.13 Parking
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing noise and enhancing soundscapes
 Policy 7.16 Green Belt
 Policy 7.19 Biodiversity and access to nature
 Policy 7.21 Trees and Woodland
 Policy 7.30 London's canals and other rivers and waterspaces
 Policy 8.2 Planning obligations
 Policy 8.3 Community Infrastructure Levy

Industrial Land Supply and Economy Study 2015

5.2 Core Strategy (November 2010)

CP13 Promoting economic prosperity
CP20 Sustainable energy use and energy infrastructure
CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
CP22 Delivering sustainable waste management
CP24 The road network
CP25 Pedestrians and cyclists CP14: Safeguarding Strategic Industrial Locations
CP30 Maintaining and improving the quality of the built and open environment
CP31 Built and landscape heritage
CP32: Pollution
CP33 Green belt and countryside
CP34 Parks, playing fields and other open spaces
CP37 Central Leaside
CP38 Meridian Water
CP46 Infrastructure Contribution

5.3 DMD (November 2014)

DMD19 Strategic industrial locations
DMD23 New employment development
DMD37 Achieving high quality and design led development
DMD38 Design process
DMD39 The design of business premises
DMD44 Preserving and enhancing heritage assets DMD45 Parking Standards and Layout
DMD48 Transport assessments
DMD49 Sustainable design and construction
DMD60 Assessing flood risk
DMD61 Managing surface water
DMD63 Protection and improvement of watercourses and flood defences
DMD64 Pollution control and assessment
DMD66 Land contamination and instability
DMD68 Noise
DMD75 Waterways
DMD76 Wildlife corridors
DMD82 Protecting the Green Belt
DMD83 Development adjacent to the Green Belt

5.4 Other Policy

Edmonton Leaside Area Action Plan (Proposed Submission – January 2017) – Key policies relevant to this application include:

EL1: Housing in Meridian Water
EL2: Economy and Employment in Meridian Water
EL6: The Causeway
EL8: Managing Flood Risk in Meridian Water
EL11: Building Form at Meridian Water
EL12: Public Realm at Meridian Water
Policy EL14: Strategic Industrial Locations in Edmonton Leaside

Upper Lee Valley Opportunity Area Planning Framework (July 2013)

Meridian Water Master Plan (July 2013)
Section 106 Supplementary Planning Document (November 2016)

National Planning Policy Framework
National Planning Policy Guidance

6.0 Analysis

6.1 This report sets out an analysis of the issues that arise from the proposals in light of adopted strategic and local planning policies including their implications for achieving the long-term regeneration ambitions for Edmonton Leaside and Meridian Water. The key issues are considered as follows:

- Principle of development and land use
- Compatibility with design principles set out in the Meridian Water Masterplan
- Design and Appearance
- Transport and Access
- Flood Risk
- Sustainability

6.2 Before an analysis of the proposals is undertaken, a summary of the current and emerging policy context is considered necessary and is set out below.

Policy Background

6.3 The NPPF provides a key foundation upon which the Council's plan-making and decision-taking is underpinned. It advocates that development should maximise opportunities in a sustainable way.

6.4 The proposed site lies within the boundary of the Edmonton Leaside Area Action Plan (ELAAP) and the Meridian Water Regeneration area, both of which occupy a strategic location within the London-Stanstead-Cambridge corridor. Meridian Water is long established as a significant opportunity area for regeneration, through Enfield's Core Strategy (2010), the London Plan (2016) and the Upper Lee Valley Opportunity Area Framework (2013). It is the Council's largest regeneration priority area, identified in the Core Strategy as a location where a comprehensive approach to development will take place.

6.5 Enfield's adopted Core Strategy (2010), through core policies 37 and 38, established the Central Leaside Area Action Plan (now titled the Edmonton Leaside Area Action Plan) and the Meridian Water Regeneration Priority Area. This document established the requirement for 5,000 new homes and 1,500 new jobs in the area.

6.6 The Upper Lee Valley Opportunity Area Planning Framework (ULVOAPF) (2013) sets out the Mayor's strategic agenda for the regeneration and growth of existing urban settlements within this area and identifies Meridian Water as a key contributor to delivering transformational change. Broadly it emphasises the need for a comprehensive approach to its development and sets out the potential for the delivery of 5000 new homes and 3000 new jobs.

- 6.7 The creation of a new urban mixed use community at Meridian Water is also set out in site specific planning policies contained in the adopted Local Plan (Core Strategy Policies 37 and 38). The objectives of new development at Meridian Water (as set out in Policy 38 of the Core Strategy) would be to create up to 5,000 new homes and 1500 new jobs which have subsequently been revised upwards to 10,000 new homes and 6,000 new jobs as set out in the ELAAP.
- 6.8 Development at Meridian Water will include all the necessary infrastructure to support the community and attract families and business to the area including: new schools; a mix of residential, retail and community uses; high quality public realm; reducing flood risk; sustainable housing embracing new technologies; high density development closer to Meridian Water/ Angel Road rail station and waterfronts; new development to maximise the opportunities offered by waterfront locations; a new spine running through the area, connecting all parts of Meridian Water, linking new and existing communities; improved connectivity both north-south and east-west; integration with immediate employment areas;; a mix of housing types and tenures; new open space; restoration of waterways which run through the development.
- 6.9 This agenda was further amplified at a local level through the Central Leaside AAP and the Meridian Water Masterplan. The Meridian Water Masterplan (MWM) was adopted as Planning and Urban Design Guidance in July 2013, bringing together an evidence base and extensive consultations with key stakeholders, interested parties, and the public.
- 6.10 The Edmonton Leaside AAP (ELAAP) has been developed over a number of years. A draft AAP was published in 2012 and a proposed submission document was approved by Council in 2014 (the 'Proposed Submission Central Leaside AAP') and underwent public consultation in 2015. It was this plan that was the relevant AAP that informed the consideration of the outline and full planning applications and the subsequent appeals referenced above.
- 6.11 With regard to the Causeway, the route through Meridian Water is a fundamental component that will underpin the delivery of the regeneration aims for the area. The Causeway will run east west as a spine road through Meridian Water and beyond to connect together the neighbourhoods, in particular linking new housing and businesses to the new station consented under planning application reference no. 16/01197/RE3, and through to the Lee Valley Regional Park in the east and existing communities to the west. Enfield's Core Strategy establishes the importance of this critical connecting route and the reasons why it is necessary, in particular Policies CP9, CP25, CP37 and CP38.
- 6.12 Figure 1 shows the safeguarded route identified in the CLAAP. The CLAAP identified the Stonehill site as lying in the Meridian East neighbourhood. Policy CL8 Meridian East Neighbourhood confirmed that the northern part of the neighbourhood would continue to be protected as SIL, that Harbet Road Industrial Estate to the south of the Causeway would form an Industrial Business Park, and to the north a Preferred Industrial Location. Developments would be high quality and well-designed to ensure residential and employment uses can successfully operate together, incorporating urban design principles.



Key












	Safeguarded Route	Corridor widths:		26m width	
	Intended Route		12m width		18.5m width
	Possible Future Option		15.5m width		Square 45m x 77m
			10.5m width		20.5m width
			Widening to existing road of up to 4m		

Figure 1: Safeguarded Causeway route in CLAAP

- 6.13 As part of the London Plan 2015, Enfield's housing target increased to 798 housing units per annum, from a previous figure of 560, meaning that every opportunity must be taken to optimise the development potential of sites to meet and exceed the housing target.
- 6.14 To support the delivery of new housing Meridian Water Housing Zone funding was obtained, the Council acquired land (National Grid sites to the west of the railway line) and to speed up housing delivery the Council appointed a Master Developer, Barratts (although this situation has now changed).
- 6.15 These changing circumstances led the Council to review the evidence base for the AAP and consider options to provide an increased new homes target and new jobs within the Meridian Water boundary. As a consequence the Council has reviewed the policies in the CLAAP, the land designations and the alignment of the proposed Causeway. The outcome of which is now an updated and renamed AAP - the Edmonton Leaside AAP.
- 6.16 The Proposed Submission ELAAP (2017) establishes the potential for a higher level of homes and jobs at Meridian Water, including 10,000 residential units. It also includes the need to maximise the potential of waterside locations for

mixed development to create vibrant and viable active frontages. A key component in the realisation of these objectives is The Causeway, which will open up the site, improving access and linkage across the east /west axis of the site. The Proposed Submission ELAAP was approved by Council on 25 January 2017 and underwent a consultation on 15 March 2017 to 28 April 2017. The Edmonton Leaside Area Action Plan has not yet been submitted.

- 6.17 The Proposed Submission Edmonton Leaside AAP (January 2017) removes the SIL designation from the Harbet Road Industrial Estate (Policy EL2), although the plan recognises that the absence of an industrial land designation does not preclude the operation of industrial sectors within the B2 and B8 uses. Such uses could be accommodated at the eastern part of Meridian Water where the manoeuvring of heavy goods vehicles (HGV's) can be through direct access to Harbet Road. Good design must be used to ensure the efficient use of land, through developing multi-storey buildings, and appropriate relationships with neighbouring uses.
- 6.18 In response to the consultation of the Proposed Submission ELAAP the GLA stated that such a large scale loss of SIL cannot be supported until there is full consideration of the potential SIL/ industrial land reconfigured across the whole of the Upper Lee Valley. In addition the GLA stated that the approach to the quantum of SIL and LSIS release and reconfiguration as detailed in Policy EL14 of the ELAAP is not currently in general conformity with the London Plan. Further discussions between the GLA and the Planning Policy team are taking place on this matter to progress the ELAAP.
- 6.19 The ELAAP continues to promote the need for a strategic east-west link through Meridian Water – the Causeway. The proposed route of the Causeway has been reconsidered since the CLAAP was the subject of consultation. Policy EL6 of the ELAAP shows the safeguarded route (see figure 2) and land requirements, and provides justification for the Causeway to be located in the position shown. Figure 3 shows that the Silvermere and Triangle sites in addition to the wider Stonehill site would be situated within the safeguarded route of the Causeway. It should be noted that in response to the consultation of the Proposed Submission of the ELAAP the point was made that the Council has no control over this land to enable delivery of the safeguarded route of the Causeway and therefore the route is not robust.

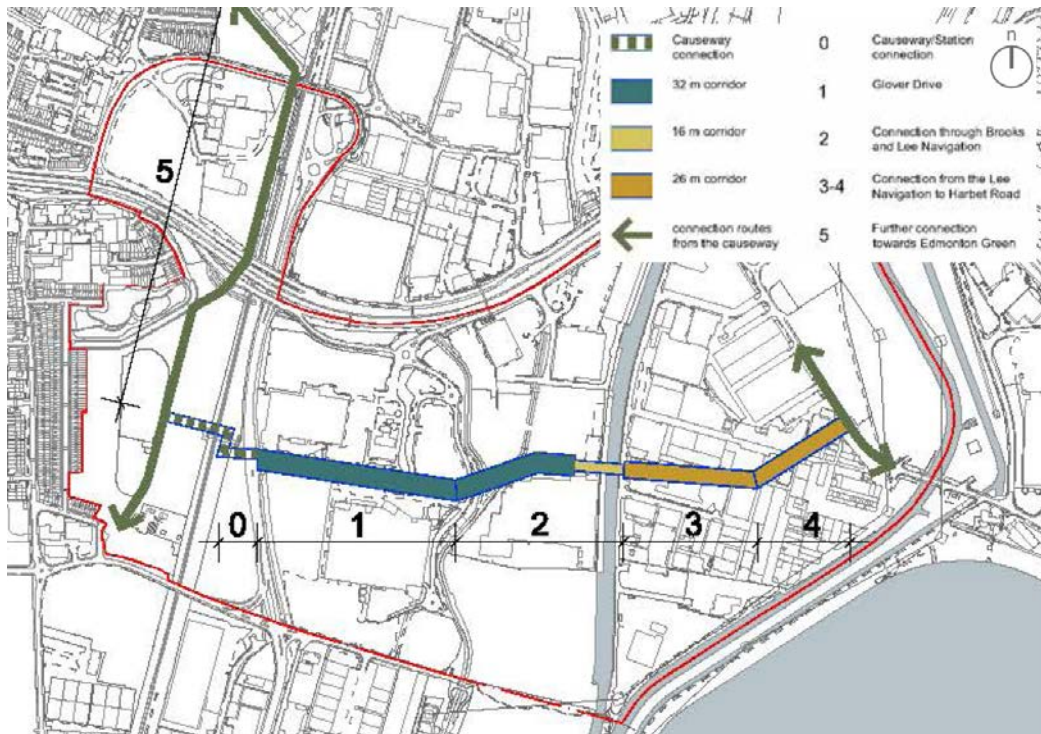


Figure 2: Safeguarded Causeway route in ELAAP

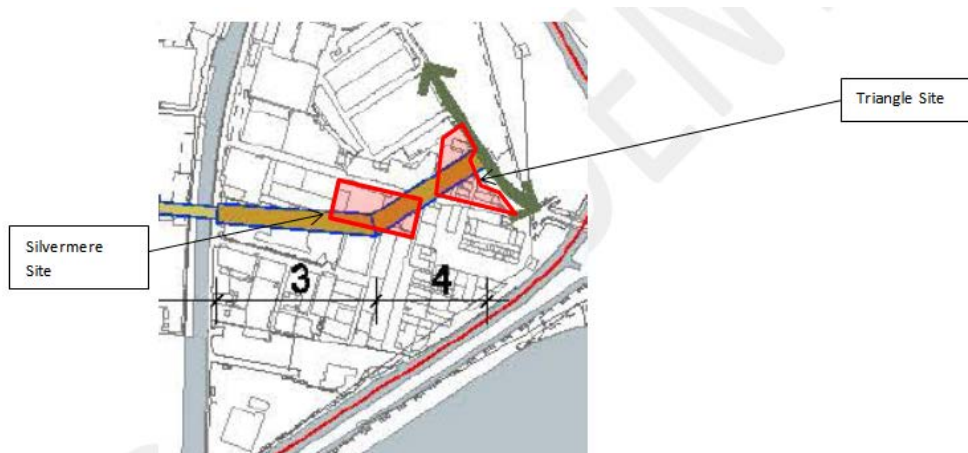


Figure 3: Safeguarded Causeway Route in ELAAP with location of the Triangle and Silvermere Sites identified

6.20 With regard to the Proposed Submission Central Leaside AAP (2014) the Inspector for the appeal decisions stated that the document, which had not been submitted for examination, should only accord limited weight. The ELAAP (2017) has reached the same stage in that it has not been submitted or adopted and therefore the Inspectors comments on the weight that should be accorded to the policies in this document remain relevant.

Uses in Strategic Industrial Locations

- 6.21 The site lies within designated Strategic Industrial Land (SIL), and forms the north part of the Harbet Road Industrial Estate. The Upper Lee Valley contains London's second largest reservoir of industrial employment land, classified as SIL (Strategic Industrial Sites) or LSIS (Locally Significant Industrial Locations). The majority of the industrial estates are well used and have limited vacancies, which suggest high demand for sites and premises.
- 6.22 Policy 2.17 of the London Plan sets out that Boroughs should manage and where appropriate, protect the SILs designated within the Plan as London's main reservoirs of industrial and related capacity. SILs are classified as either Preferred Industrial Locations (PILs) or Industrial Business Parks (IBPs). The Stonehill Estate forms part of the Central Leaside Business Area which is designated as a PIL in Table A3.1 of the London Plan.
- 6.23 Policy 2.17 sets out that PILs are particularly suitable for general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities, wholesale markets and other industrial related activities. IBPs are noted as being particularly suitable for activities that need better quality surroundings including research and development, light industrial and higher value general industrial, some waste management, utility and transport functions, wholesale markets and small scale distribution.
- 6.24 Policy CP37 states that a number of SILs, including the Harbet Road Estate, will be retained and intensified. Furthermore where opportunities arise, the commercial stock will be renewed and modernised, with the aim of strengthening the role of those industrial estates in active and beneficial employment use and extending their employment offer to support new and emerging businesses in sectors that are projected to expand in the long-term. In addition, as set out in Core Policy 38, one of the objectives of the Meridian Water development is to ensure integration with immediately adjacent employment areas, in particular Harbet Road Estate, where there is an opportunity to upgrade employment uses on the western fringe to complete transformation in the Meridian Water area.
- 6.25 To provide a more comprehensive and intensive regeneration at Meridian Water, the ELAAP proposes de-designation of the entirety of SIL within the Meridian Water boundary, which includes the Stonehill Estate and the application site. The ELAAP seeks to introduce higher value employment uses within the area that can operate from multi-storey buildings and alongside or amongst other uses such as residential, retail and leisure. The removal of SIL and LSIS designations is considered necessary to meet the Council's aspirations of significant new job and housing delivery, although the ELAAP also says that B2 and B8 uses would not be precluded. However as discussed previously the ELAAP can only be considered as having limited weight compared to adopted planning policies in the London Plan and the Enfield Local Plan.
- 6.26 SIL designated areas are protected through Policy CP14 of the Core Strategy and Policies DMD19 and DMD23 of the DMD. The proposal would comprise B1c and B8 uses and would therefore accord with the requirements of adopted Policy. Under the previously refused planning applications the LPA raised concerns that the proposals would not accord with its vision for transformational

change within the Meridian Water area. However, the Inspector concluded that there is nothing in the adopted Policies CP37 and CP38, dealing with the Central Leaside and Meridian Water areas, that weakens or changes the role of SILs or PILs and therefore he concluded that all three proposals accorded with the adopted development plan policies relating to uses within SILs. The adopted policies remain and given the limited weight that can be afforded to the ELAAP, it is considered that as the uses proposed still accord with those appropriate within SIL, the principle of these uses on this site is acceptable.

Impact of Proposal on the Regeneration of Meridian Water

Housing

- 6.27 The previous applications were refused because the Council had concerns that the proposed size, siting and use of the building at both the Silvermere and Triangle site would constrain the amount of land that would be available for residential development at Meridian East and would impact on its ability to accommodate the housing required to meet its local target of 5,000 new homes in this area.
- 6.28 The Inspector noted that the proposals would not impinge directly on the area of proposed SIL release in question, and it is therefore difficult to understand why the Council imposed this reason for refusal on these proposals. In addition the Inspector gave limited weight to the PSCLAAP, and particularly to the proposed re-designation of SIL as residential, and PIL as IBP, in view of the stage of preparation of the plan and the fact that an objection was raised on this matter from one of the principal landowners concerned.
- 6.29 The Inspector concluded that the proposed developments would not compromise the MWM objective of providing some 5,000 new homes within the Meridian Water area and found no conflict with Policies 2.13, 2.16, 3.3, 3.4 and 4.4 of the London Plan; Core Policies 1, 2, 37 and 38 of the CS; the objectives in Sections 5.6 and 5.7 of the MWM, or the strategic directions in the ULVOAPF. With regard to the PSCLAAP the Inspector explained that there would be some limited conflict with draft Policies CL8 and CL10, in the context of the proposed SIL release area shown on Figure 5.3, but as this plan only carries limited weight the Inspector did not consider that this conflict should materially weigh against the appeal proposals.
- 6.30 The adopted plan position has not changed since this decision. However, the Proposed Submission ELAAP now proposes the de-designation of the entirety of the Stonehill Estate, including these sites, as SIL, to be able to deliver the number of houses now required to meet the Borough's increased housing target. The alignment of the Causeway has also been the subject of review to secure optimum alignment, having regard to constraints, to delivery viable development plots and informed by public transport requirements to ensure maximum accessibility. The proposed development would not accord with this emerging policy and would therefore compromise housing delivery in the longer term. However, given the current status of the ELAAP it can only be attributed limited weight. As set out above, the current adopted plan confirms the site as SIL, the uses proposed are consistent with this land use designation. If de-designation is ultimately secured through the local plan process, the site and its environs could still come forward for housing in the future, either through private means or through compulsory acquisition of the site if necessary. Accordingly, given the current status of the ELAAP, having regard to the Inspectors

approach to the consideration of the earlier appeal, it is considered that refusal of the application on grounds of impact on housing delivery could not be supported.

Job creation

- 6.31 Policy CP37 of the Core Strategy states that the industrial estates of Central Leaside will be retained and intensified to increase job density within Meridian Water and the wider Central Leaside area, particularly within the areas of designated Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS). Re-designation of employment land is considered as a key policy objective that would assist the Council in achieving greater intensification of employment uses and jobs in order to act as a catalyst for the regeneration of Meridian Water.
- 6.32 Policy EL2 of the ELAAP relates to economy and employment in Meridian Water and sets out that the restrictive SIL and LSIS industrial land designations within the Meridian Water boundary are not compatible with either the economic and employment objectives, or the wider aims of transformational change. The Plan therefore proposes the de-designation of the land as SIL and LSIS but will require development proposed to support an intensification of land uses and the introduction of higher density development, including multi-storey buildings, that increases employment and job growth in comparison to the baseline and higher value activities and industries that yield higher job densities in the B1(a), B1(b) and B1 (c) uses classes.
- 6.33 The previous application was refused because the Council was concerned that the proposals would not achieve the types of jobs and job densities required to meet the jobs target and consequently compromise the aims and objectives to achieve job growth as set out in strategic and local guidance. However the Inspector concluded that the proposed developments would not compromise the MWM objective of providing some new jobs within the Meridian Water area and found no conflict with Policies 2.7, 2.13 and 4.4 of the London Plan, Core Policies 13, 37 and 38 of the CS, the aims and objectives of the MWM, or the strategic directions in the ULVOAPF. With regard to the PSCLAAP given it only carried limited weight considered that there would not be any material conflict with draft Policies CL8, CL10 and CL20.
- 6.34 The proposal would comprise a use that is appropriate within PIL and is therefore considered acceptable in this respect. Although the proposal would not deliver the high density development being advocated in the ELAAP, the applicant's submission indicates that this development and that proposed on the Silvermere site (also on this agenda) should deliver over 100 net additional jobs in total, 70 on site (direct) and a further 40 indirect/induced. Given the current status of the ELAAP and the Inspectors previous decision we consider the conclusion of the Inspectors decision remains relevant.

The Causeway and Angel Bridge

- 6.35 The previous applications were refused because it was considered that the proposed development would frustrate the delivery of the Causeway and Angel Bridge; would due to the amount, type and location of development proposed, would constrain the development's ability to integrate with future land uses and provide active and vibrant building frontages and also undermine the ability to provide a safe, sustainable and interconnected transport network.

- 6.36 The Causeway route through Meridian Water is a fundamental component that will underpin the delivery of the regeneration aims for the area. The Causeway will run east west as a spine road through Meridian Water and beyond to connect together the neighbourhoods, in particular linking new housing and businesses to the new station consented under planning application reference no. 16/01197/RE3, and through to the Lee Valley Regional Park in the east and existing communities to the west. Enfield's Core Strategy establishes the importance of this critical connecting route and the reasons why it is necessary, in particular Policies CP9, CP25, CP37 and CP38. Policy EL6 of the ELAAP also identifies the safeguarded route and land requirements, and provides justification for the Causeway to be located in the position shown.
- 6.37 The need for the Causeway to be bounded by active frontages, creating places where people can meet and interact with each other, and with the buildings themselves, is a key objective of the MWM. The Inspector fully understood and appreciated the need and importance of creating an attractive, lively and vibrant setting and backdrop for the Causeway, if the Council's aspirations for the area are to be realised. Therefore, gave significant weight to the MWM's aims and objectives relating to the design and role of the Causeway.
- 6.38 The Inspector set out that with the Council's then preferred alignment, these active frontages east of Angel Bridge would have to be achieved in the context, primarily, of IBP designated land on the Causeway's southern side, and PIL designated land to the north. The Inspector saw no reason why IBP and PIL uses cannot be designed to have active frontages and give rise to places where people wish to congregate.
- 6.39 The Inspector concluded that although the Silvermere and Triangle site proposals would not physically prevent a continuous east-west link being created across Meridian East, he could not be satisfied that these proposals would satisfactorily integrate with future land uses or provide appropriate active and vibrant building frontages to the Causeway, and as a result concluded that the proposals would be at odds with the relevant aims and objectives of the relevant policies and plans.
- 6.40 Both the Silvermere and Triangle sites comprise specific buildings in fixed locations and with specific orientations. The Inspector considered that the buildings were fairly conventional industrial-style buildings which would, essentially, have one well-glazed elevation together with extensive areas of blank, featureless, profiled steel cladding on the other. In the absence of any firm knowledge of the route of the Causeway, coupled with the fact that these buildings were not designed with the Causeway in mind, meant that it was not possible to say, with any certainty, how they would relate to the Causeway, or whether they would be able to present any form of active frontage to it.
- 6.41 The alignment of the Causeway has been reviewed since the Inspector's decision and the ELAAP proposes a different alignment to that contained in the former CLAAP (see figure 2). The justification for the alignment now proposed is set out in the ELAAP. The Proposed Submission ELAAP shows a proposed safeguarded 26m corridor for the Causeway east of the River Lea Navigation. Since the Inspector's earlier decision the Council has acquired additional land within the Meridian Water regeneration area, including the bulk of the Stonehill Estate, (excluding the sites the subject of these applications). Moreover, the Council has also now submitted a bid for funding to the DCLG (Housing

Infrastructure Funding (HIF) bid) to secure the necessary funding to enable it to deliver key strategic infrastructure including the Causeway and therefore unlock land for housing. A decision on this bid is awaited. The land acquisitions and HIF bid demonstrate a clear commitment on the Council's part to secure delivery of the Causeway and to achieve its wider regeneration aims.

- 6.42 Unlike the earlier applications, where the consideration was primarily about securing an active frontage to the Causeway, the current proposed buildings would sit directly over the Causeway route and therefore could impact more significantly on the delivery of the Causeway alignment as currently proposed. Notwithstanding the Council's clear commitment to the delivery of the Causeway through its land acquisitions and funding bid, since the AAP has not yet been submitted to the Secretary of State, it has limited weight in the planning process. The Inspector was of the opinion that then preferred alignment contained in a similarly unadopted plan should not be regarded as fixed. In planning policy terms the currently proposed alignment would have the same status. Accordingly, it is considered that planning permission cannot be refused based on the impact of the proposed development on the proposed Causeway alignment.
- 6.43 If the Causeway alignment is ultimately confirmed through the adoption of the ELAAP, then to secure delivery of it, the Council will need to negotiate with the land owner to acquire the land or use its Compulsory Purchase Powers. This remains the situation even if the planning application the subject of this report is approved and implemented.

Design and Impact on Street

- 6.44 6.30 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. Policy DMD37 sets out criteria for achieving high quality and design led development. In the light of the conclusions reached by Officers on the impact of the development on the Causeway, set out above, and given an active frontage to the Causeway could not be achieved, it was considered appropriate to ensure that the development proposed achieved an active frontage to the existing road network in the interim period and until such time as the land is required to deliver the Causeway alignment if confirmed through the AAP.
- 6.45 Under the current application there were concerns that the principle active frontage would be located away from street frontages surrounding the site. It is noted that the orientation of the building responds better to the road and potential road layout than the Silvermere site however there is still an unknown distance between the building and the proposed Causeway alignment.
- 6.46 The original scheme did not provide adequate screening or enclosure of the car parking, services and street frontages areas. Given they will provide structure, definition and visual interest to frontages of the site otherwise dominated by large areas of hard standing, car parking and service access it was important for the scheme to be revised. Furthermore the elevations comprised blank expanses of cladding, with the original western elevation for instance comprising a blank wall consisting of cladding.
- 6.47 Amended drawings have been received that improves the amount of soft landscaping on the site which in turns helps to soften and screen the proposals, there has also been an increase in the articulation of entrances into the

buildings through use of cladding and canopies, amendments to the hard landscaping to better differentiate between vehicle and pedestrian zones and routes and increased use of cladding and other materials to articulate facades and add interest to 'warehouse' facades for instance the entrance into the main reception/showroom has been given greater visual prominence and stronger definition through expressing the corner as a double height space within the elevation treatment through fenestration, framing and cladding.

- 6.48 Following the changes made, the Urban Design Officer has no objection to the scheme subject to conditions to secure the quality of external materials in addition to soft and hard landscaping. It is considered that the proposal has been amended to address previous concerns with creating active frontages and whilst these active frontages would not be to the Causeway, they would deliver active frontages to the existing road network for the interim period, until such time that the proposed Causeway alignment is progressed and established within the Proposed Submission ELAAP.

Traffic and Transportation

- 6.49 The London Plan, Core Strategy and DMD encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 6.50 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 6.51 Policy DMD47 states that new development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.
- 6.52 The proposal includes a modification to the Rivermead Road priority junction with Harbet Road, which will improve the access to the development site. The design of the junction modification is in accordance with that approved under the outline planning permission. Inclusion of the improved access arrangement from Harbet Road enables the application to be implemented independently of the application on the Triangle Site. A total of 18 car parking spaces, two disabled spaces and two commercial HGV spaces are also proposed.
- 6.53 In assessing the application on its own merits and following the submission of additional information, the Traffic and Transportation team raise no objection to the proposals with regard to access, parking, servicing and traffic generation subject to relevant planning conditions relating to access arrangements, cycle and car parking, electric charging points, lighting, road layout details, travel plan, construction logistics plan and surfacing materials.

Sustainability

- 6.54 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD49 and DMD51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency.
- 6.55 Policy DMD50 requires major non-residential development to achieve an Excellent BREEAM rating. For new developments Policy DMD51 relates to energy efficiency standards and requires a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations 2013.
- 6.56 An energy statement was submitted with the application and sets out a target to achieve at least a 35% reduction in carbon emissions over Part L 2013 and a minimum BREEAM Excellent rating will be achieved. PV panels are proposed to be incorporated within the scheme.
- 6.57 Policy DMD55 requires all available roof space/ vertical spaces to be available for the installation of low zero carbon technologies, green roofs and living walls subject to technical and economic feasibility and other relevant planning considerations. A green roof and PV panels are proposed on the roof of the buildings, further details will be secured through conditions.
- 6.58 Policy DMD52 requires all major developments to connect or contribute towards existing or planned DEN supplied by low or zero carbon energy. A route will be safeguarded for future connection to a DEN through a S106 agreement.
- 6.59 Several conditions relating to sustainability would need to be attached to any permission.

Flooding

- 6.60 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. Policy DMD61 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- 6.61 The application site is located within flood zones 2 and 3. A revised flood risk assessment was submitted and the Environment Agency raised no objection to this FRA subject to changes to the finished floor levels to take into account the new data in the FRA.
- 6.62 Drainage information was submitted with the application but was not considered to be satisfactory by the SUDS Officer and therefore a condition will be attached to any permission to ensure that a SUDS strategy is submitted for LPA approval.

Contamination, noise and air quality

- 6.63 Policy DMD64 sets out that planning permission will only be permitted if pollution and the risk of pollution is prevented, or minimised and mitigated during all Phases of development.

- 6.64 Policy CP32 and London Plan Policy 5.21 seeks to address the risks arising from the reuse of brownfield sites to ensure its use does not result in significant harm to human health or the environment.
- 6.65 A noise and air assessment was submitted with the application. The Environmental Health Officer was consulted and raised no concerns with the scheme subject to the attachment of conditions relating to contamination, remediation, construction management plan (including details of dust and emissions) and non-road mobile machinery (NRMM) complying with GLA emission standards.

Trees, Landscaping and Biodiversity

- 6.66 In line with Policy DMD81, developments must provide high quality landscaping that enhances the local environment. The London Plan, adopted Core Strategy and DMD also seeks to protect and enhance biodiversity.
- 6.67 Conditions would be attached to any grant of planning permission to ensure that the proposal enhances landscaping and biodiversity across the site.

S106

- 6.68 Policies 8.1 and 8.2 of The London Plan (2011) seek to ensure that development proposals make adequate provision for both infrastructure and community facilities that directly relate to the development. Developers will be expected to meet the full cost of facilities required as a consequence of development and to contribute to resolving deficiencies where these would be made worse by development. In accordance with the S106 SPD an Employment and Skills Strategy and future connection to a Decentralised Energy Network should be secured through a S106 legal agreement.

Proposed Conditions

- 6.69 The issues to be addressed by condition have been highlighted throughout this report and are summarised at the end of the report. The proposed conditions are typical for the scale and nature of the proposed development.
- 6.70 There are now permitted development rights for B1(c) and B8 units to be converted into residential units subject to a prior approval process. The building is not considered suitable for such use and therefore a condition is recommended removing permitted development rights for this change of use.
- 6.71 The exact wording of the conditions have not been agreed and therefore Members are being asked in considering the officer recommendation to also grant delegated authority to officers to agree the final wording for the conditions to cover the issues identified below.

CIL

- 6.72 The development would not be liable to Enfield's CIL but would be liable to the Mayor of London's CIL.

The Mayor CIL liability is $(£20/m^2 \times 435m^2 \times 283)/274 = £8,985.76$

7.0 Conclusion

- 7.1 The proposal falls within the Meridian Water site which is a key regeneration opportunity for the London Borough of Enfield. The planning history on the site is a key material consideration in assessing this planning application. The previous application on the site was dismissed at appeal because the industrial style buildings were not considered to represent development of exemplar quality and in the absence of knowledge of the route of the Causeway, together with the fact that the buildings were not designed with the Causeway in mind meant it was not possible to say how they would relate to this route or be able to present an active frontage to it. The Inspector did not object to the uses proposed.
- 7.2 The proposal would comprise B1c and B8 uses and would therefore accord with the requirements of the adopted Enfield Local Plan and the London Plan. Although under the previously refused planning applications the LPA raised concerns that the proposals would not accord with its vision for transformational change within the Meridian Water area particularly due to the alignment of the causeway, as explained by the Inspector there is nothing in adopted planning policies of the Core Strategy and Development Management Document that weakens or changes the role of SILs or PILs and this point still stands. Given the limited weight that can be accorded to the Proposed Submission Edmonton Leaside Area Action Plan it is not deemed appropriate to refuse the scheme on an area of land that remains designated as SIL. In addition the scheme has been revised and it is now considered that the proposal has been improved in design terms to provide a more attractive street frontage that will generate activity and provide sufficient passive surveillance to the street.
- 7.3 The detailed wording of all the required conditions has not yet been fixed although the issues to be addressed by condition and/or legal agreement have been highlighted throughout this report and are summarised below. In this regard, Members are being asked in considering the officer recommendation to grant planning permission and to also grant delegated authority to officers to agree the final wording for these conditions and to secure the delivery of those aspects of the scheme identified in the report that need to be secured through the mechanism of a S106 Agreement.

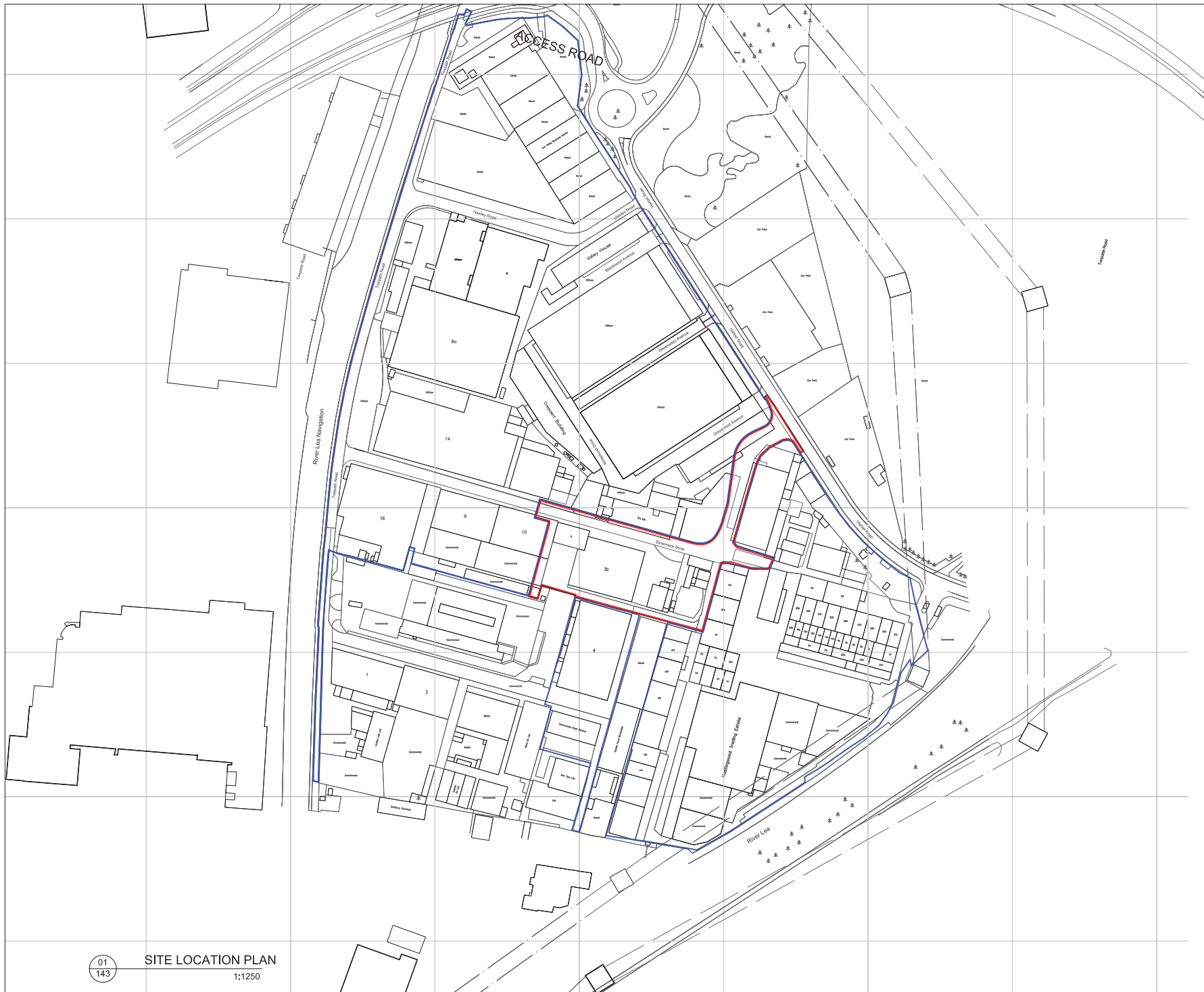
8.0 Recommendation

That, subject to the satisfactory completion of a S106 Agreement, to grant planning permission subject to the following conditions:

1. Time limit
2. In accordance with plan numbers
3. plans detailing the existing and proposed ground levels
4. Sections and samples of all external materials and details of fixing methods
5. Details of glazing systems, doors, and canopies Specification and details of the green roofs.
6. Site waste management plan
7. Details of hard and soft landscape treatments with samples of the proposed paving, kerb and edging details.
8. Details of external lighting
9. Details of the design of the new road layout in the vicinity of the site as shown on the submitted plan re 120762/SK/19 Rev C together with the new on street parking and loading restrictions
10. Details of signage and road markings
11. Details of disabled parking spaces
12. Details of electric charging points
13. Details of cycle parking
14. Travel Plan Statement
15. Submission of a Construction Logistics Plan
16. Details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings
17. BREEAM office/industrial/other building or bespoke, as appropriate, rating of 'Excellent'
18. Details of the Sustainable Drainage Strategy
19. Details of a SUDS Verification Report
20. Details of enclosure
21. No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site unless otherwise agreed in writing by the Local Planning Authority.
22. No additional floor space through provision of mezzanines
23. PD rights removed for change of use to housing Use Class C3
24. Scheme to deal with the contamination of the site
25. Remediation recommendations put forward in the Site Investigation written by Campbell Reith Hill LLP shall be fully implemented and a verification report
26. Construction Management Plan including details of how dust and emissions will be managed and all non-road mobile machinery to be compliant with GLA emission standards
27. Green Procurement Plan
28. Internal consumption of potable water
29. BREEAM Excellent – design and post construction stage assessments
30. Energy Statement with management and maintenance plan
31. Showrooms provided with window displays, No opaque films to be added to windows etc.

Informative

1. Incorporation of the principles and practices of 'Secured by Design'.



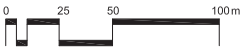
NOTES:

SUBJECT TO STATUTORY CONSENTS
 BASED ON GREENHATCH GROUPS
 TOPOGRAPHICAL SURVEY
 DRAWING REF: TSM_L01 REV. 2,
 DATED 15/06/12

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04-2017 First Issue			FMR	AW
REV	DATE	NOTE	DRAWN	CHECK

CHARTERED ARCHITECTS
 11 PLATT PLACE
 STONING ROAD
 LONDON SW6 4JU
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 FAX 020 7736 3696
 www.msa-architects.co.uk

TITLE
STONEHILL ESTATE, ENFIELD

DRAWING
**THE SILVERMERE SITE
 SITE LOCATION PLAN**

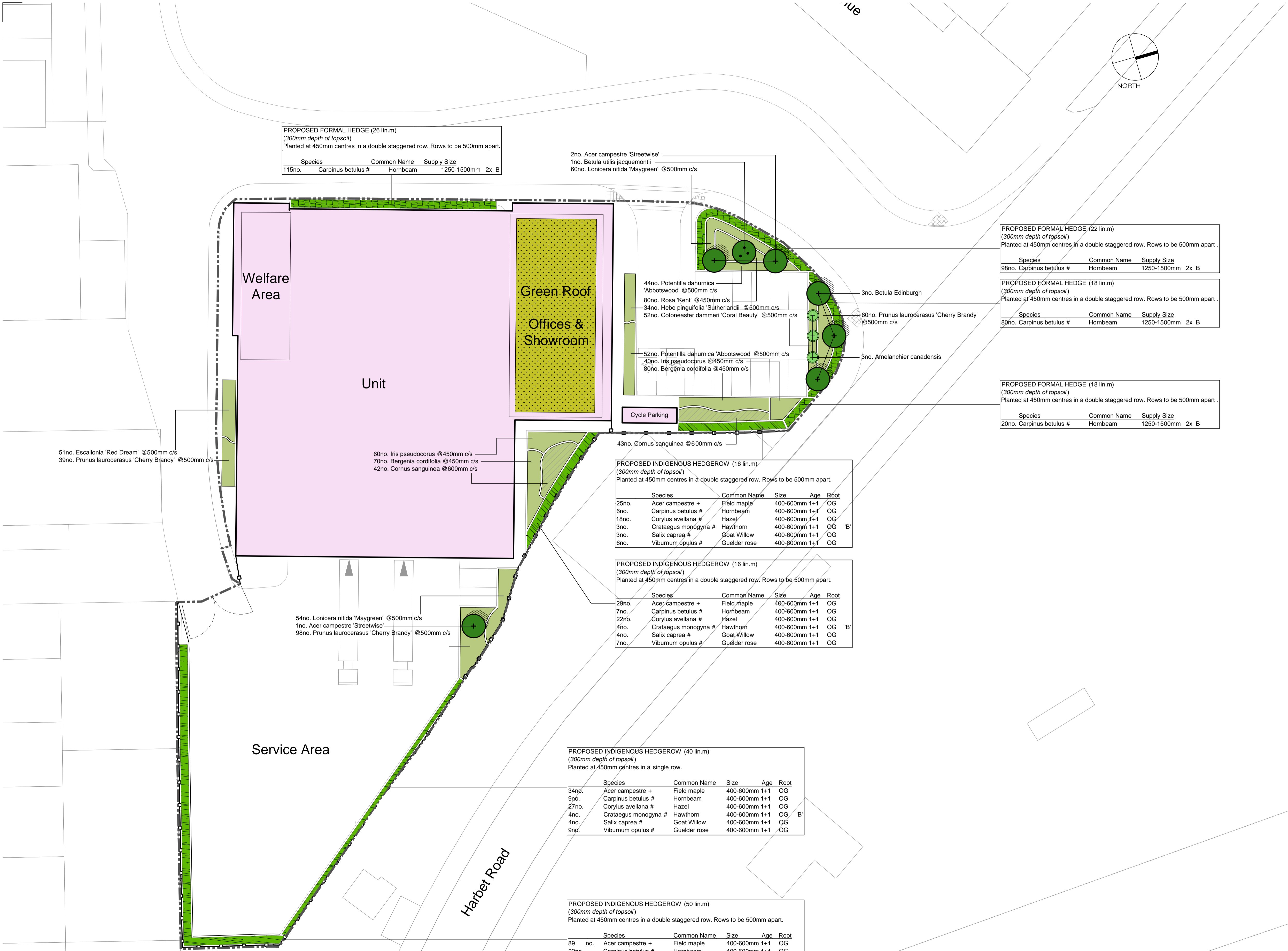
CLIENT
**FAIRACRE &
 LASALLE INVESTMENT MANAGEMENT**

DATE	SCALE	DRAWN
APR 2017	1:1250@A1	FMR
STATUS	CHECKED	
PLANNING	AW	

DRAWING NUMBER
30371-PL-143

01
 143

SITE LOCATION PLAN
 1:1250



PROPOSED FORMAL HEDGE (26 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Supply Size
115no.	Carpinus betulus #	Hornbeam 1250-1500mm 2x B

2no. Acer campestre 'Streetwise'
1no. Betula utilis jacquemontii
60no. Lonicera nitida 'Maygreen' @500mm c/s

PROPOSED FORMAL HEDGE (22 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Supply Size
98no.	Carpinus betulus #	Hornbeam 1250-1500mm 2x B

PROPOSED FORMAL HEDGE (18 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Supply Size
80no.	Carpinus betulus #	Hornbeam 1250-1500mm 2x B

PROPOSED FORMAL HEDGE (18 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Supply Size
20no.	Carpinus betulus #	Hornbeam 1250-1500mm 2x B

PROPOSED INDIGENOUS HEDGEROW (16 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Size	Age	Root
25no.	Acer campestre +	Field maple	400-600mm 1+1	OG
6no.	Carpinus betulus #	Hornbeam	400-600mm 1+1	OG
18no.	Corylus avellana #	Hazel	400-600mm 1+1	OG
3no.	Crataegus monogyna #	Hawthorn	400-600mm 1+1	OG
3no.	Salix caprea #	Goat Willow	400-600mm 1+1	OG
6no.	Viburnum opulus #	Guelder rose	400-600mm 1+1	OG

PROPOSED INDIGENOUS HEDGEROW (16 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Size	Age	Root
29no.	Acer campestre +	Field maple	400-600mm 1+1	OG
7no.	Carpinus betulus #	Hornbeam	400-600mm 1+1	OG
22no.	Corylus avellana #	Hazel	400-600mm 1+1	OG
4no.	Crataegus monogyna #	Hawthorn	400-600mm 1+1	OG
4no.	Salix caprea #	Goat Willow	400-600mm 1+1	OG
7no.	Viburnum opulus #	Guelder rose	400-600mm 1+1	OG

PROPOSED INDIGENOUS HEDGEROW (40 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a single row.

Species	Common Name	Size	Age	Root
34no.	Acer campestre +	Field maple	400-600mm 1+1	OG
9no.	Carpinus betulus #	Hornbeam	400-600mm 1+1	OG
27no.	Corylus avellana #	Hazel	400-600mm 1+1	OG
4no.	Crataegus monogyna #	Hawthorn	400-600mm 1+1	OG
4no.	Salix caprea #	Goat Willow	400-600mm 1+1	OG
9no.	Viburnum opulus #	Guelder rose	400-600mm 1+1	OG

PROPOSED INDIGENOUS HEDGEROW (50 lin.m)
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name	Size	Age	Root
89 no.	Acer campestre +	Field maple	400-600mm 1+1	OG
22no.	Carpinus betulus #	Hornbeam	400-600mm 1+1	OG
67no.	Corylus avellana #	Hazel	400-600mm 1+1	OG
11no.	Crataegus monogyna #	Hawthorn	400-600mm 1+1	OG
11no.	Salix caprea #	Goat Willow	400-600mm 1+1	OG
22no.	Viburnum opulus #	Guelder rose	400-600mm 1+1	OG

KEY

- EXTRA HEAVY STANDARD TREES
(Tree pit size: 1500x1500x900mm backfilled with topsoil)
18-20cm stem girth
4.5-5.5m height
1.8-2.1m clear stem
Rootballed
Double staked
- ACER CAMPESTRE 'STREETWISE'
Betula Edinburgh
- PROPOSED MULTI-STEM TREES
(Tree pit size: 1000x1000x750mm backfilled with topsoil)
3.5-4.0m height
5x transplanted
Rootballed
Angle staked
- BuJ Betula utilis jacquemontii
- PROPOSED SPECIMEN SHRUBS
(450mm depth of topsoil)

Species	Supply Size	Pot Size
Amelanchier canadensis	900-1200mm	15L

- PROPOSED ORNAMENTAL GROUND COVER SHRUB PLANTING
(450mm depth of topsoil)
Ultimate plant height is below 1m.

Species	Supply Size	Pot Size	Spacing
Cotoneaster dammeri 'Coral Beauty'	400-500mm	3L	500mm c/s
Escallonia 'Red Dream'	300-400mm	3L	500mm c/s
Hebe pingulifolia 'Sutherlandii'	200-300mm	3L	500mm c/s
Iris pseudocorus	clump	2L	450mm c/s
Lonicera nitida 'Maygreen'	300-400mm	2L	500mm c/s
Persicaria affinis 'Darjeeling Red'	2L	450mm c/s	
Potentilla dahurica 'Abbotswood'	200-300mm	3L	500mm c/s
Prunus laurocerasus 'Cherry Brandy'	300-400mm	3L	500mm c/s
Rosa 'Kent'	300-400mm	3L	450mm c/s

- PROPOSED ORNAMENTAL SHRUB PLANTING
(300mm depth of topsoil)
Ultimate plant height is above 1m.

Species	Supply Size	Pot Size	Spacing
Cornus sanguinea	600-800mm	3L	600mm c/s

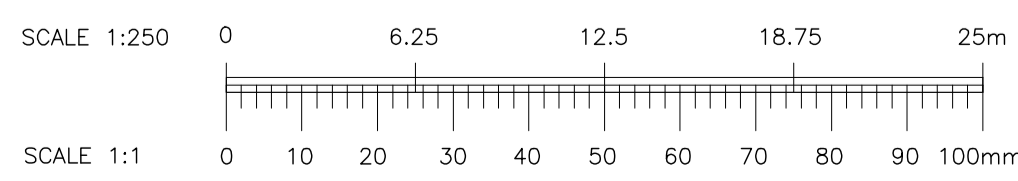
- PROPOSED FORMAL HEDGE
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart

%	Species	Common Name	Supply Size
100	Carpinus betulus #	Hornbeam	1250-1500mm 2x B

- PROPOSED INDIGENOUS HEDGEROW
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Common Name	Size	Age	Root
40%	Acer campestre +	Field maple	400-600mm 1+1	OG	
10%	Carpinus betulus #	Hornbeam	400-600mm 1+1	OG	
30%	Corylus avellana #	Hazel	400-600mm 1+1	OG	
5%	Crataegus monogyna #	Hawthorn	400-600mm 1+1	OG	
5%	Salix caprea #	Goat Willow	400-600mm 1+1	OG	
10%	Viburnum opulus #	Guelder rose	400-600mm 1+1	OG	

- GENERAL NOTE
Species marked # to be fitted with 600mm high x 150mm diameter rabbit guards.
Species marked + to be fitted with 600mm high x 90mm diameter rabbit guards.
- PROPOSED AMENITY GRASS AREAS
(150mm depth of topsoil)
- SECURITY FENCE
- PROPOSED GREEN ROOF
Blackdown System Extensive Green Roof or similar approved.
Vegetation: Hardy, Drought tolerant e.g. sedums.
Build up height of 100mm consisting of 50-80mm substrate blend of organic/non organic materials, filter sheet, 25mm drainage layer and protection fleece.
- NOTE: Waterproofing and drainage all to engineer's details.
- PLOT BOUNDARY



H. Frontage fencing omitted, hedge size increased
G. Planting to rain garden updated
F. Car park entrance radius altered, landscape updated
E. Amended to Planning comments received 17/08/17
D. Cycle parking and green roof added
C. Plot boundary colour adjustment
B. Adjustments to latest Architects drawing, addition of 50 lin.m hedge
A. Adjustments to latest Architects drawing with the addition of 26 lin.m ornamental hedge

09/10/17 MAB
18/09/17 MAB
04/09/17 MAB
21/08/17 DLCEB
20/04/17 CJC
13/04/17 CJC
12/04/17 CJC
03/04/17 CJC













DATE AUTH

CLIENT		FAIRACRE & LASALLE INVESTMENT MANAGEMENT			
PROJECT		STONEHILL ESTATE, ENFIELD			
DRAWING		DETAIL LANDSCAPE PLAN THE TRIANGLE SITE			
CONTRACT	1393/13	DRG NO.	10		
DATE	April 2017	DRAWN		CJC	
ISSUE	Planning	CHECKED		MB	
SCALE	1:250	ORIG SHEET	A1	REV	H
CAD FILE	1393-13-10.dwg				

NOTES



HARD SURFACING KEY

-  SERVICE YARD AND LORRY PARKING BAYS
Concrete pavement with serrated float or wire brush finish, all to engineer's details.
-  CAR PARKING BAYS
Tarmacadam surfacing with white thermoplastic lines, all to engineer's details.
-  CAR PARK CIRCULATION AREAS
80mm thick coloured concrete block paving laid 90 degree herringbone, all to engineer's details.
-  RAISED CROSSING POINTS AREAS
80mm thick contrasting coloured concrete block paving laid 45 degree herringbone, all to engineer's details.
-  INTERNAL PEDESTRIAN FOOTPATHS
50mm thick coloured concrete paving slabs, all to engineer's details.
-  FEATURE ENTRANCE PAVING
50mm thick coloured concrete paving slabs, all to engineer's details.
-  PEDESTRIAN FOOTPATHS
Tarmacadam surfacing, all to structural engineer's details. Where required specification to be to applicable standards.
-  CORDUROY PAVING
-  CYCLE PARKING
Broxap Apollo shelter (Silver) with galvanised finish Sheffield cycle stand
-  PROPOSED SOFT LANDSCAPE
Refer to BCA drawing no 1393/13/10
-  PALADIN FENCE
Colour to be RAL 9011
-  PLOT BOUNDARY

- G. Feature entrance paving updated, perimeter fencing re-align
 - F. Amendments to car park entrance radius
 - E. Amended to Planning comments received 17/08/17
 - D. Cycle parking and Pedestrian Footpaths added
 - C. Plot boundary colour adjustment
 - B. Adjustments to latest Architects drawing, addition of 50 lin.m hedge
 - A. Adjustments to latest Architects drawing with the addition of 26 lin.m ornamental hedge
- REV NOTE

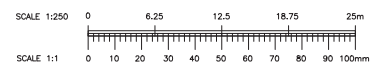
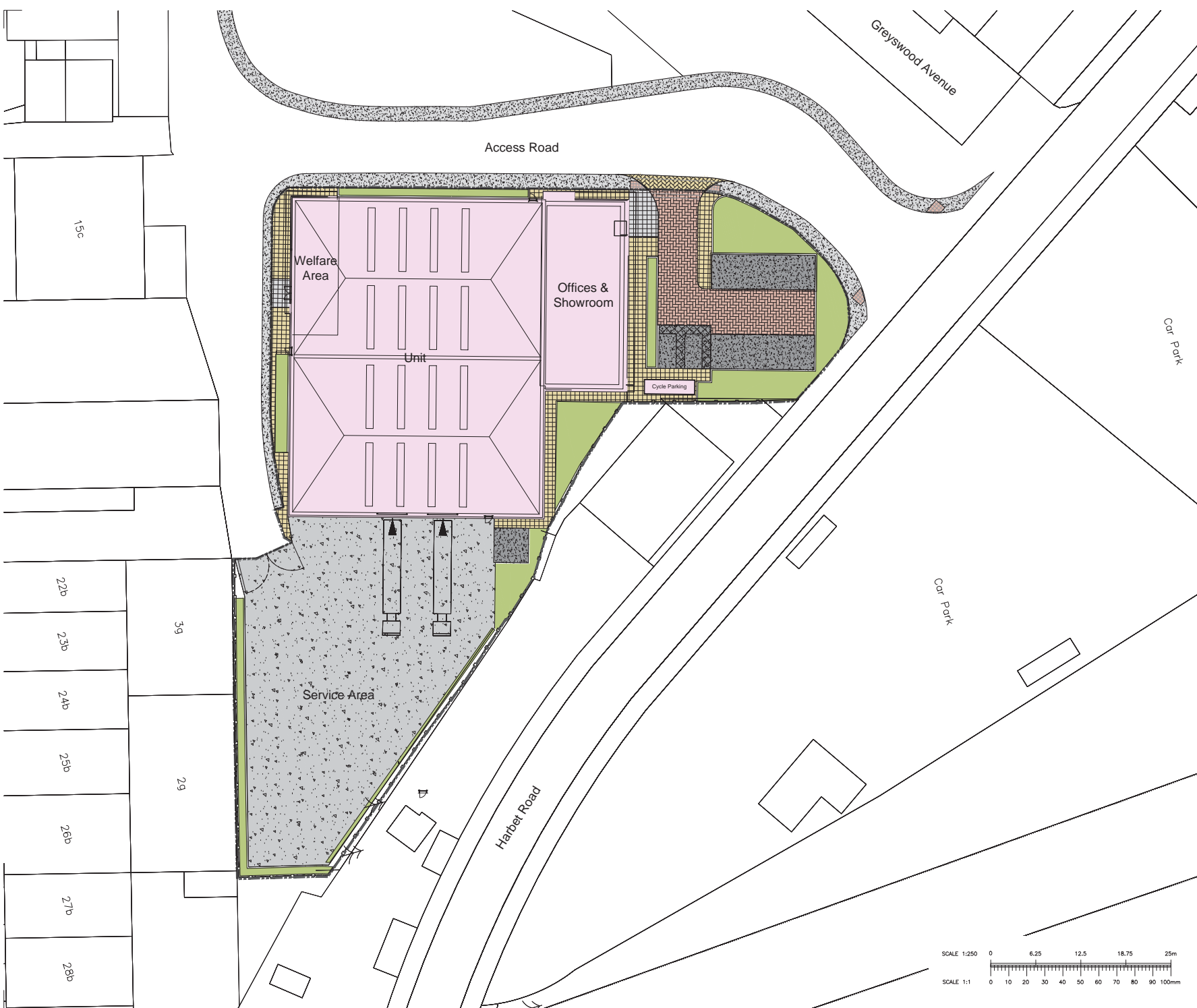


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FAIRACRE & LASALLE INVESTMENT MANAGEMENT

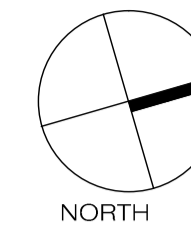
PROJECT
STONEHILL ESTATE, ENFIELD

DRAWING
EXTERNAL HARD MATERIALS FINISHES, THE TRIANGLE SITE

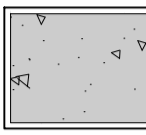
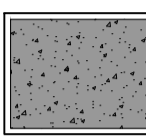
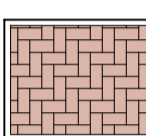
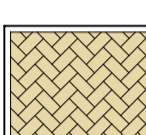
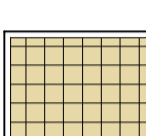
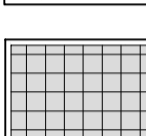
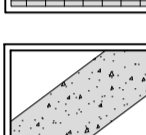
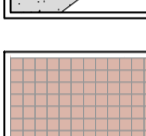
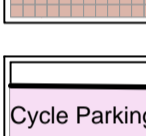
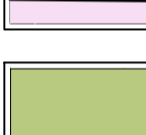
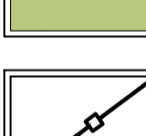
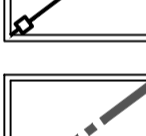
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DATE	March 2017	DRAWN	CJC
ISSUE	Planning	CHECKED	MB
SCALE	1:250	ORIG SHEET	A1
CAD FILE	1393-13-12.dwg	REV	G



NOTES



HARD SURFACING KEY

-  SERVICE YARD AND LORRY PARKING BAYS
Concrete pavement with serrated float or wire brush finish, all to engineer's details.
-  CAR PARKING BAYS
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Broxap Apollo shelter (Silver) with galvanised finish Sheffield cycle stand
-  PROPOSED SOFT LANDSCAPE
Refer to BCA drawing no 1393/13/10
-  PALADIN FENCE
Colour to be RAL 9011
-  PLOT BOUNDARY

- G. Feature entrance paving updated, perimeter fencing re-aligned 09/10/17 MAB
 - F. Amendments to car park entrance radius 04/09/17 MAB
 - E. Amended to Planning comments received 17/08/17 21/08/17 DLGB
 - D. Cycle parking and Pedestrian Footpaths added 20/04/17 C.J.C
 - C. Plot boundary colour adjustment 13/04/17 C.J.C
 - B. Adjustments to latest Architects drawing, addition of 50 lin.m hedge 12/04/17 C.J.C
 - A. Adjustments to latest Architects drawing with the addition of 26 lin.m ornamental hedge 03/04/17 C.J.C
- REV NOTE DATE AUTH

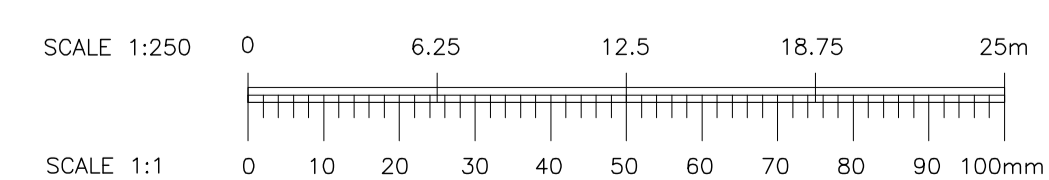
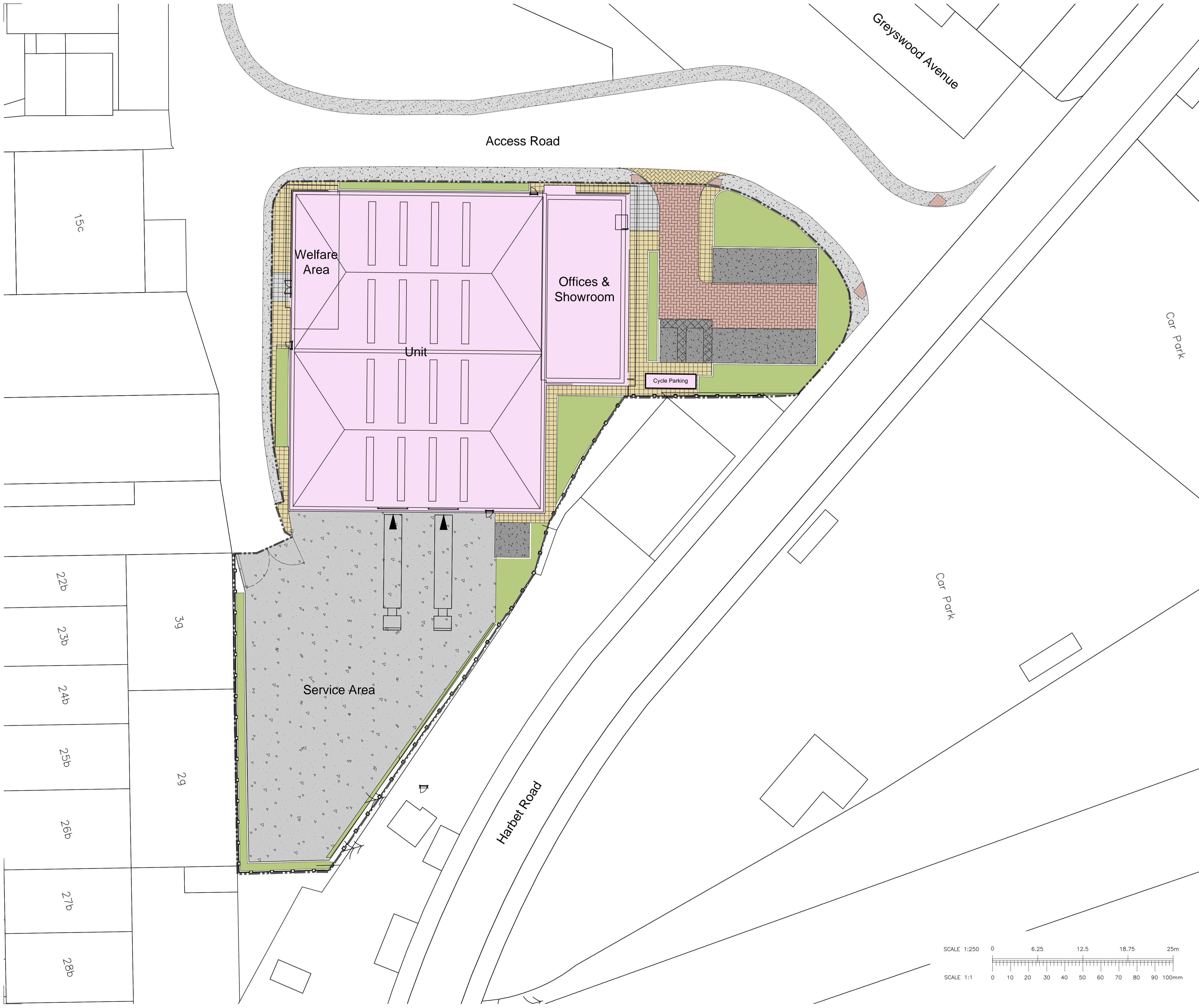


CLIENT
FAIRACRE & LASALLE INVESTMENT MANAGEMENT

PROJECT
STONEHILL ESTATE, ENFIELD

DRAWING
EXTERNAL HARD MATERIALS FINISHES, THE TRIANGLE SITE

CONTRACT	1393/13	DRG NO.	12		
DATE	March 2017	DRAWN		CJC	
ISSUE	Planning	CHECKED		MB	
SCALE	1:250	ORIG SHEET	A1	REV	G
CAD FILE	1393-13-12.dwg				





NOTES:

SUBJECT TO STATUTORY COMMENTS

BASED ON GREENMATCH GROUP'S TOPOGRAPHICAL SURVEY DRAWING REF: TSM_GSL_REV2 DATED: 10.08.12

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0 5 10 20 m

D	09-10-2017	Refuse storage added	IN	AW
C	15-09-2017	Kerbs re-signed	IN	AW
B	28-04-2017	Car parking updated. Note changed	FMR	AW
A	28-04-2017	Solar panels changed	FMR	AW
-	28-04-2017	Final issue	FMR	AW
REV	DATE	NOTE	Drawn	Check



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LONDON SW8 4TU
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LASALLE INVESTMENT MANAGEMENT



FAIRACRE

TITLE
STONEHILL ESTATE, ENFIELD

DRAWING
THE TRIANGLE SITE -SITE LAYOUT PLAN IN ILLUSTRATIVE COLOUR

CLIENT
FAIRACRE & LASALLE INVESTMENT MANAGEMENT

DATE	SCALE	DRAWN
APR 2017	1:200@A1	FMR
STATUS	CHECKED	
PLANNING	AW	

DRAWING NUMBER
30371-FE-148D

01
148 SITE LAYOUT PLAN
1:200



NOTES:

SUBJECT TO STATUTORY CONSENTS

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REV	DATE	NOTE	DRAW	CHK
D	09-10-2017	Refuse storage added	IN	AW
C	15-09-2017	Kerbs re-aligned	IN	AW
B	26-04-2017	Car parking updated. Note changed	FMR	AW
A	26-04-2017	Solar panels changed	FMR	AW
-	06-04-2017	First issue	FMR	AW

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LASALLE INVESTMENT MANAGEMENT

FAIRACRE

TITLE
STONEHILL ESTATE, ENFIELD

DRAWING
THE TRIANGLE SITE -SITE LAYOUT PLAN IN ILLUSTRATIVE COLOUR

CLIENT
FAIRACRE & LASALLE INVESTMENT MANAGEMENT

DATE APR 2017	SCALE 1:200@A1	DRAWN FMR
STATUS PLANNING		CHECKED AW

DRAWING NUMBER
30371-FE-148D

01
148
SITE LAYOUT PLAN
1:200



1 WEST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200



3 EAST ELEVATION
1 : 200



4 SOUTH ELEVATION
1 : 200

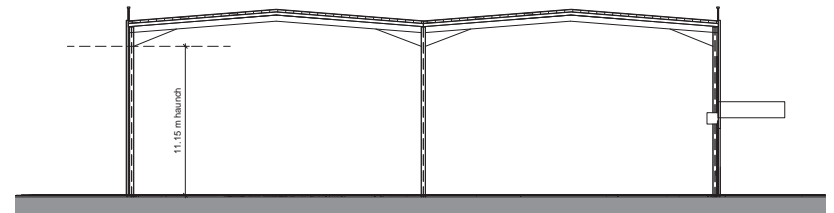
SCHEDULE OF EXTERNAL FACING MATERIALS

UNIT

- ① Profilled Wall Cladding 1 1000 x 32W Horizontally (panel out) profilled steel cladding
Finish: Tata Colorcoat Prisma. Colour: Orion (dark metallic grey)
 - ② Profilled Wall Cladding 2 1000 x 32W Horizontally (panel out) profilled steel cladding
Finish: Tata Colorcoat Prisma. Colour: Sirius (light metallic grey)
 - ③ Loading Doors Sectional composite steel loading doors
Finish: Polyester powder coat. Colour: RAL 9007 (dark metallic grey)
 - ④ Personnel Doors External steel doorsets
Finish: Polyester powder coat. Colour: RAL 9007 (dark metallic grey)
 - ⑤ Vertical and horizontal flashings and bandsw RAL Presed metal flashings. Colour: Dark metallic grey
 - ⑥ Roof Profilled steel roof cladding. Finish: Tata HPS200 Colour: Merlin Grey
 - ⑦ Canopy over Loading Doors Steel framed decked canopy with colour coated fascia.
Colour: RAL 1023 Yellow
- OFFICES**
- ⑧ Office Cladding 1 Metal faced flat "Rain Screen" cladding. Colour: RAL 1023 Yellow
 - ⑨ Windows and curtain walling to offices Green tinted anti-sun glass in polyester powder coated aluminium curtain walling system.
Colour: RAL 9007 (dark metallic grey)
 - ⑩ Canopy over office entrance Green tinted glazing panels fixed to steel bracket PPC (RAL 9007)

NOTES:

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5 SECTION
1 : 200

REV	DATE	NOTE	DRAWN	CHECKED
C	06/10/17	Entrance canopies revised	IN	AW
B	15/08/17	Hedge added	SKR	AW
A	14/08/17	Elevations and schedule of external facing materials revised	IN	AW
	08/05/14	First issue	IN	AW



CLIENT: FAIRACRE & LASALLE INVESTMENT MANAGEMENT
TITLE: STONEHILL ESTATE, ENFIELD
DRAWING: THE TRIANGLE SITE - Elevations in illustrative colour
DRAWING NUMBER: 30371
MIA PROJECT NUMBER: 30371
DATE: APR 2017
SHEET NUMBER: 150
REVISION: C
STATUS: Planning
SCALE: 1:200 @ A1





1 WEST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200



3 EAST ELEVATION
1 : 200



4 SOUTH ELEVATION
1 : 200

SCHEDULE OF EXTERNAL FACING MATERIALS

UNIT

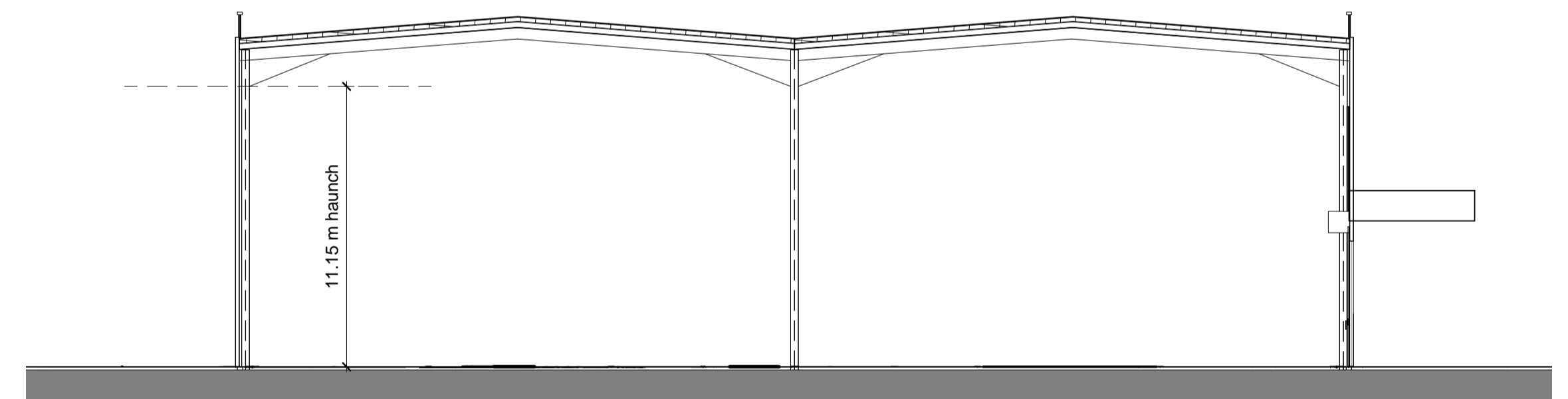
- ① **Profiled Wall Cladding 1** 1000 x 32W Horizontally (panel out) profiled steel cladding
Finish: Tata Colorcoat Prisma. Colour: Orion (dark metallic grey)
- ② **Profiled Wall Cladding 2** 1000 x 32W Horizontally (panel out) profiled steel cladding
Finish: Tata Colorcoat Prisma. Colour: Sirius (light metallic grey)
- ③ **Loading Doors** Sectional composite steel loading doors
Finish: Polyester powder coat. Colour: RAL 9007 (dark metallic grey)
- ④ **Personel Doors** External steel doorsets
Finish: Polyester powder coat. Colour: RAL 9007 (dark metallic grey)
- ⑤ **Vertical and horizontal flashings and bandsw RAL** Presed metal flashings. Colour: Dark metallic grey
- ⑥ **Roof** Profiled steel roof cladding. Finish: Tata HPS200 Colour: Merlin Grey
- ⑦ **Canopy over Loading Doors** Steel framed decked canopy with colour coated fascia.
Colour: RAL 1023 Yellow

OFFICES

- ⑧ **Office Cladding 1** Metal faced flat "Rain Screen" cladding. Colour: RAL 1023 Yellow
- ⑨ **Windows and curtain walling to offices** Green tinted anti-sun glass in polyester powder coated aluminium curtain walling system.
Colour: RAL 9007 (dark metallic grey)
- ⑩ **Canopy over office entrance** Green tinted glazing panels fixed to steel bracket PPC (RAL 9007)

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5 SECTION
1 : 200

REV	DATE	NOTE	DRAWN	CHECKED
C	06/10/17	Entrance canopies revised	IN	AW
B	15/09/17	Hedge added	LDR	AW
A	14/09/17	Elevations and schedule of external facing materials revised	IN	AW
	08/05/14	First issue	IN	AW



CLIENT			
FAIRACRE & LASALLE INVESTMENT MANAGEMENT			
TITLE			
STONEHILL ESTATE, ENFIELD			
DRAWING			
THE TRIANGLE SITE - Elevations in illustrative colour			
DRAWING NUMBER			
30371	PL	150	
MSA PROJECT NUMBER			
30371			
DATE	SHEET NUMBER	REVISION	STATUS
APR 2017	150	C	Planning
APPROVED	CHECKED	DRAWN	SCALE
AW	AW	IN	1 : 200 @ A1

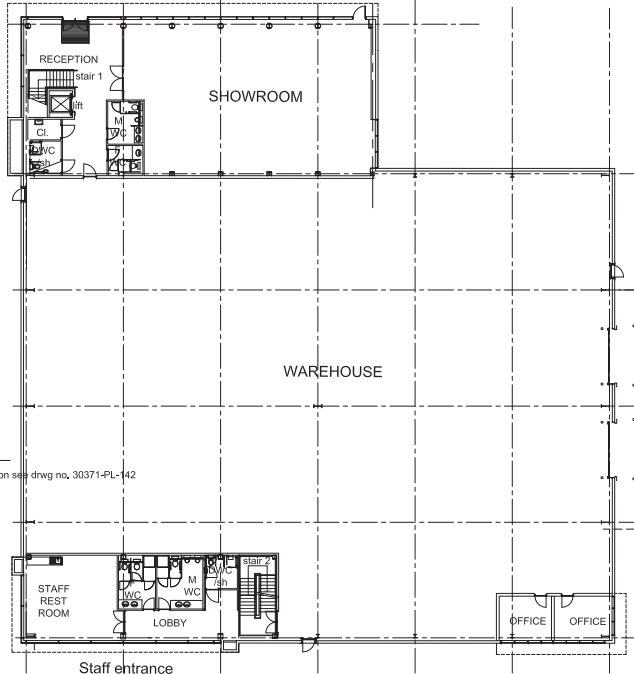




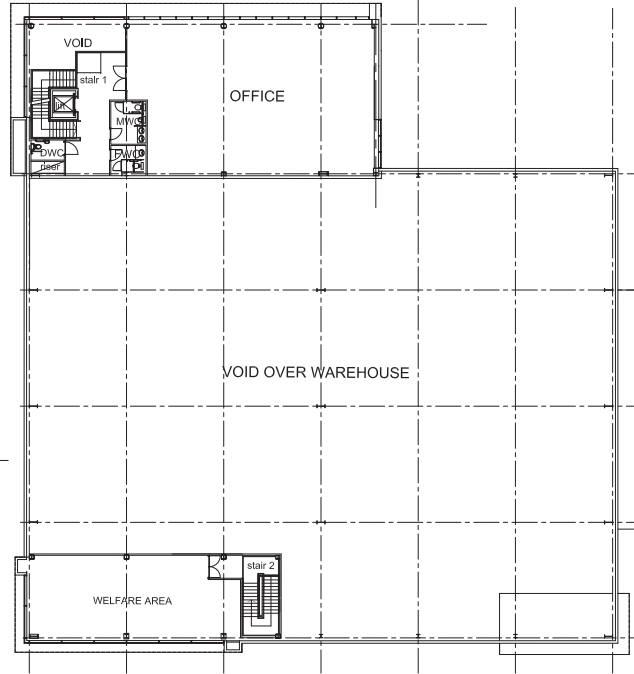
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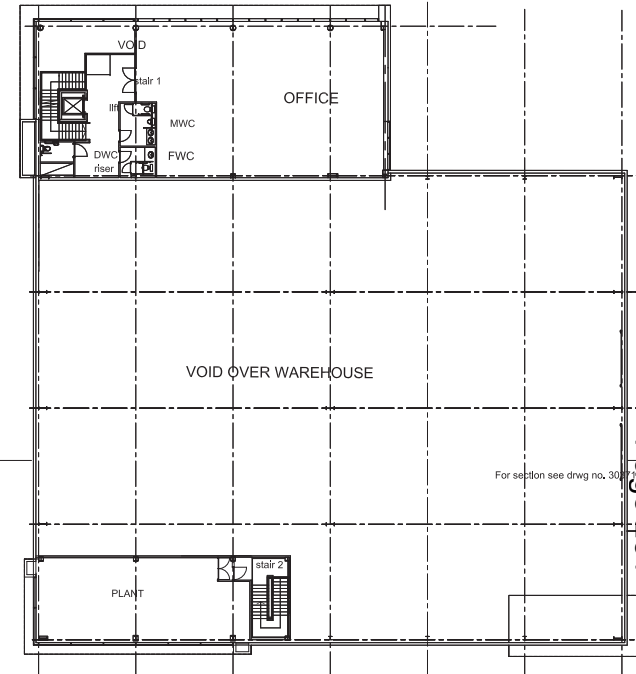
Office &
 Showroom
 entrance



01
 141
 GROUND FLOOR PLAN
 1:200



02
 141
 FIRST FLOOR PLAN
 1:200



03
 141
 SECOND FLOOR PLAN
 1:200

For section see drwg no. 30371-PL-142

For section see drwg no. 30371-PL-142

Page 261

REV	DATE	NOTE	DRAWN	CHECK
-	03-2017	First issue	FMR	AW
A	11-04-2017	Section line added	FMR	AW

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TITLE
STONEHILL ESTATE, ENFIELD
 DRAWING
THE TRIANGLE SITE
GENERAL ARRANGEMENT PLANS
 CLIENT
FAIRACRE & LASALLE INVESTMENT MANAGEMENT

DATE
 APR 2017

SCALE
 1:200@A1

DRAWN
 FMR

STATUS
 PLANNING

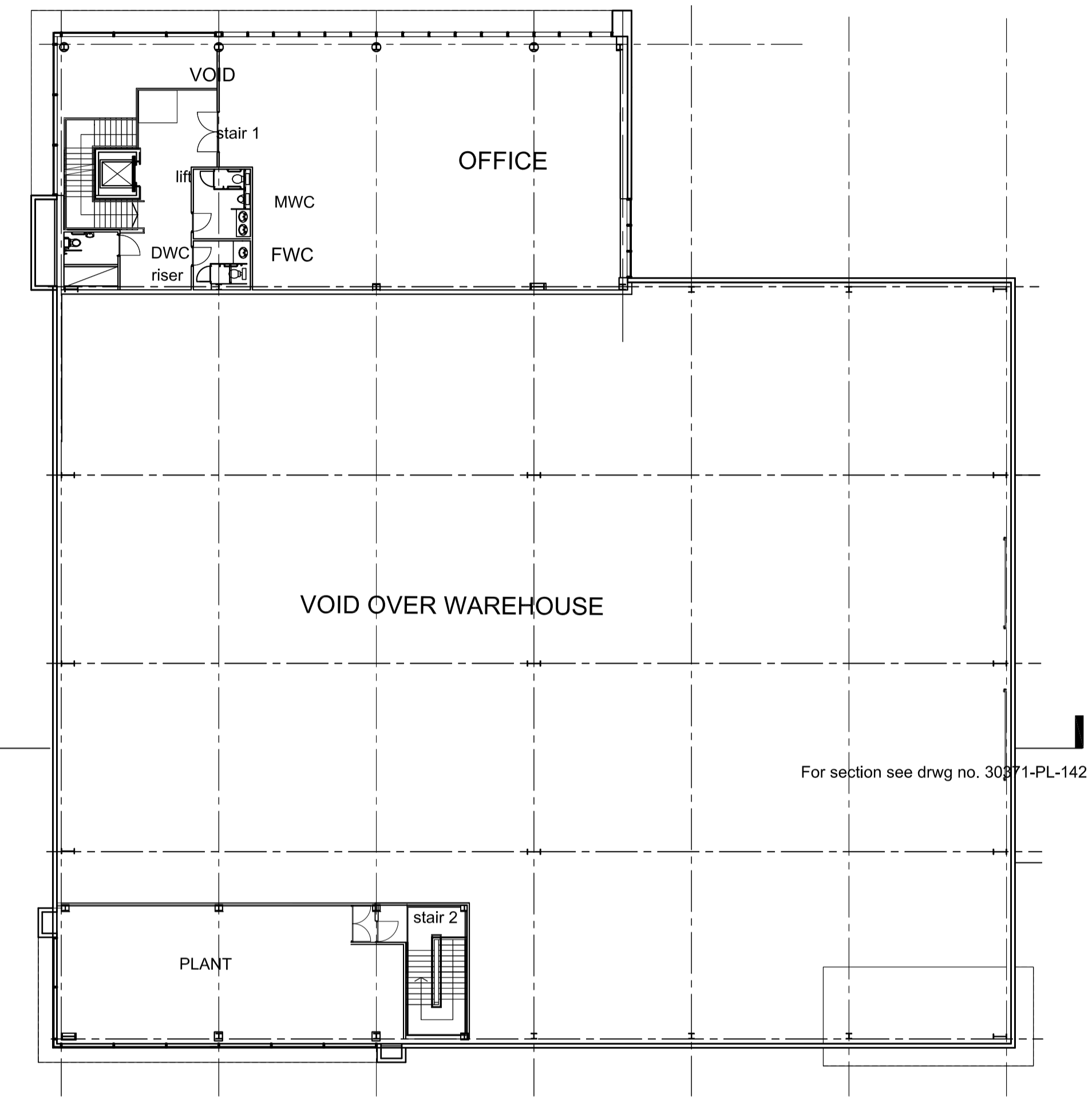
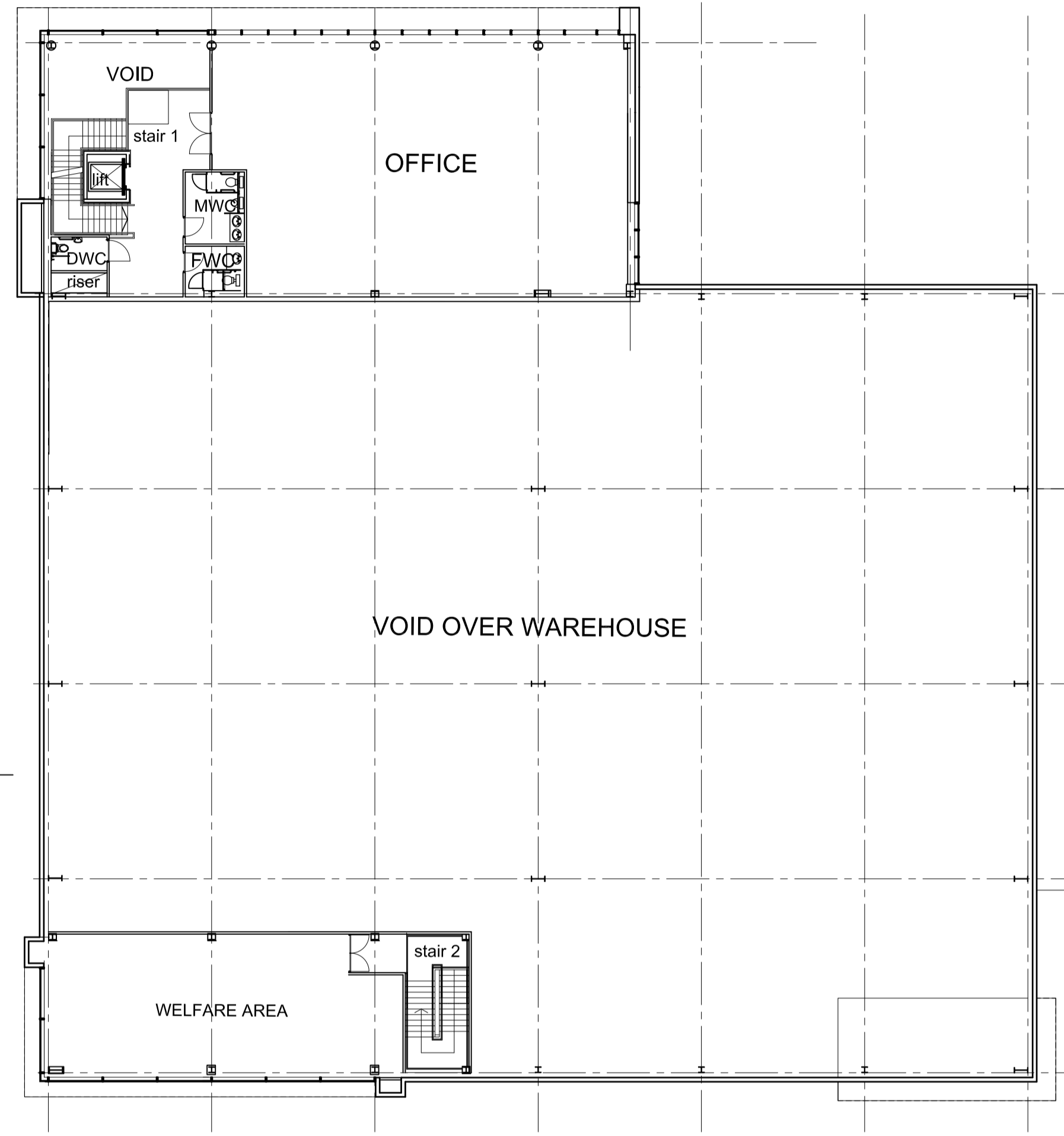
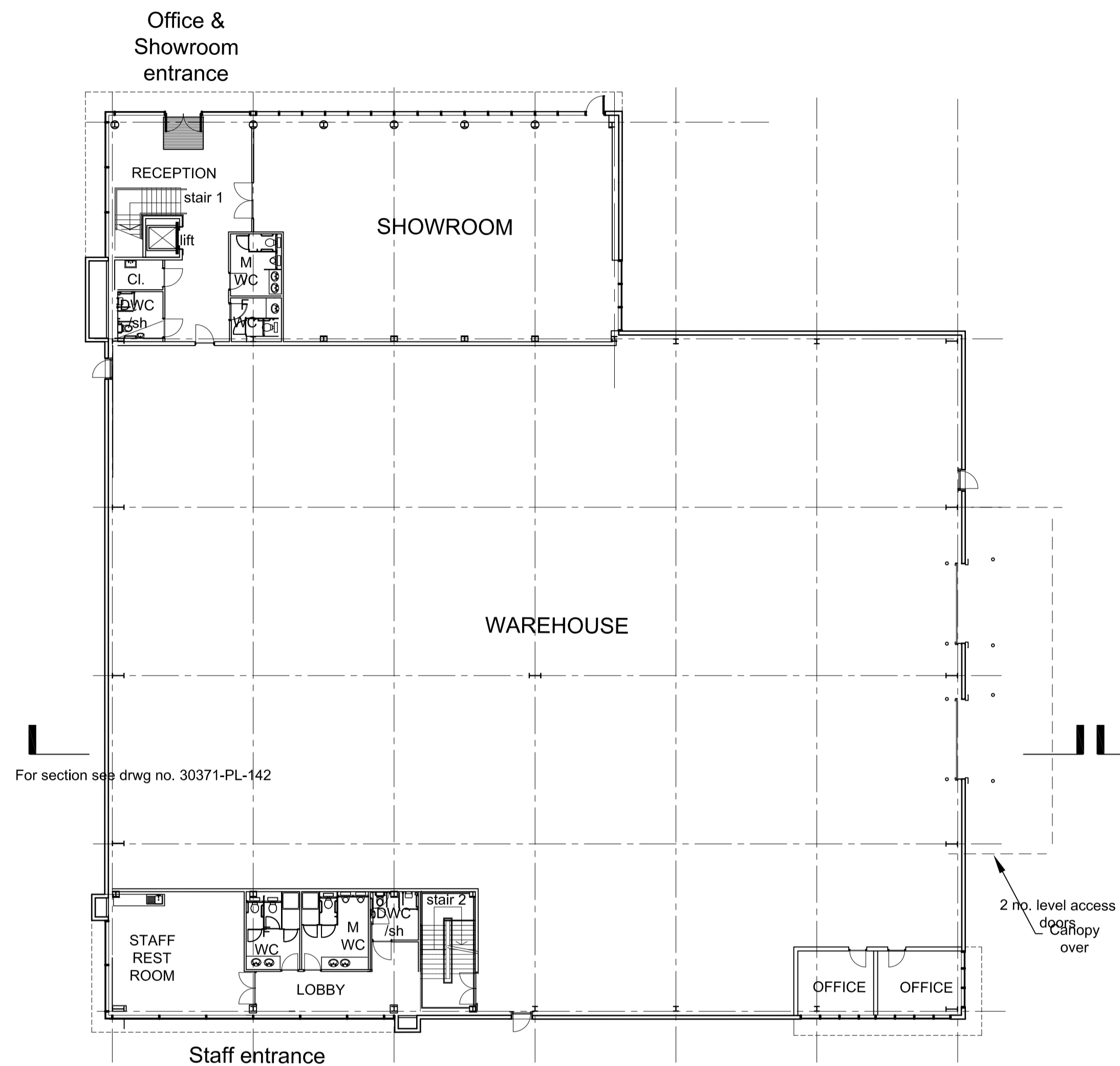
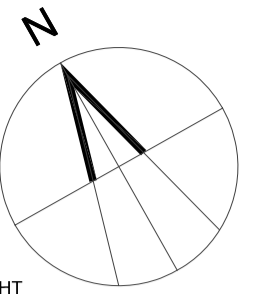
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30371-FE-141A



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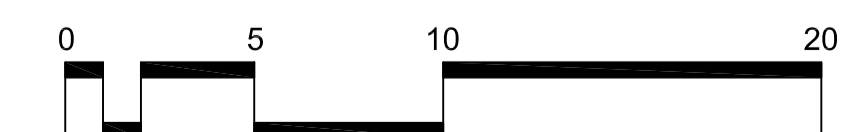


01
141
GROUND FLOOR PLAN
1:200

02
141
FIRST FLOOR PLAN
1:200

03
141
SECOND FLOOR PLAN
1:200

REV	DATE	NOTE	DRAW	CHK
-	03-2017	First issue	FMR	AW
A	11-04-2017	Section line added	FMR	AW





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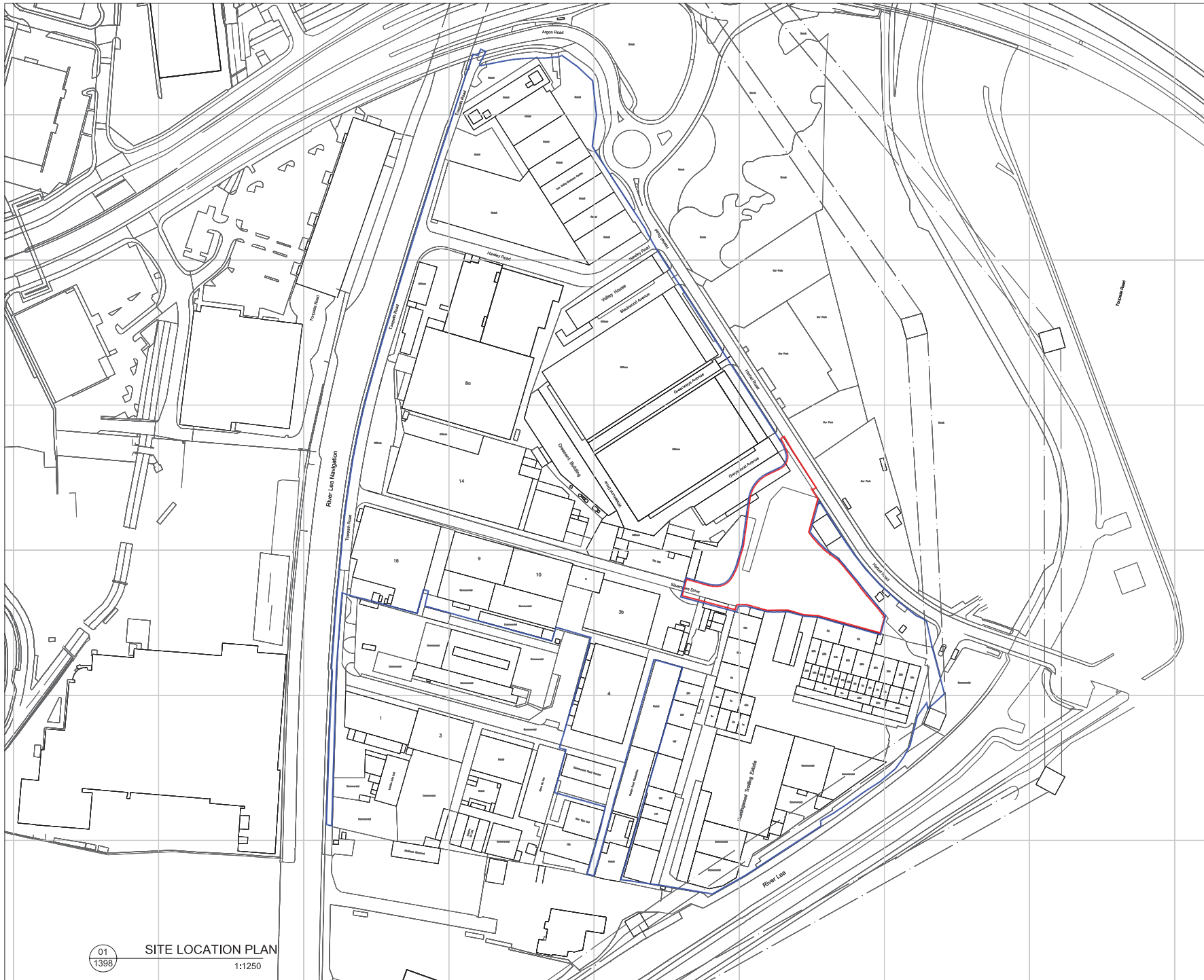
TITLE
STONEHILL ESTATE, ENFIELD

DRAWING
**THE TRIANGLE SITE
 GENERAL ARRANGEMENT PLANS**

CLIENT
**FAIRACRE &
 LASALLE INVESTMENT MANAGEMENT**

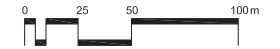
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12-04-2017 First Issue			FMR	AW
REV	DATE	NOTE	DRAWN	CHECK



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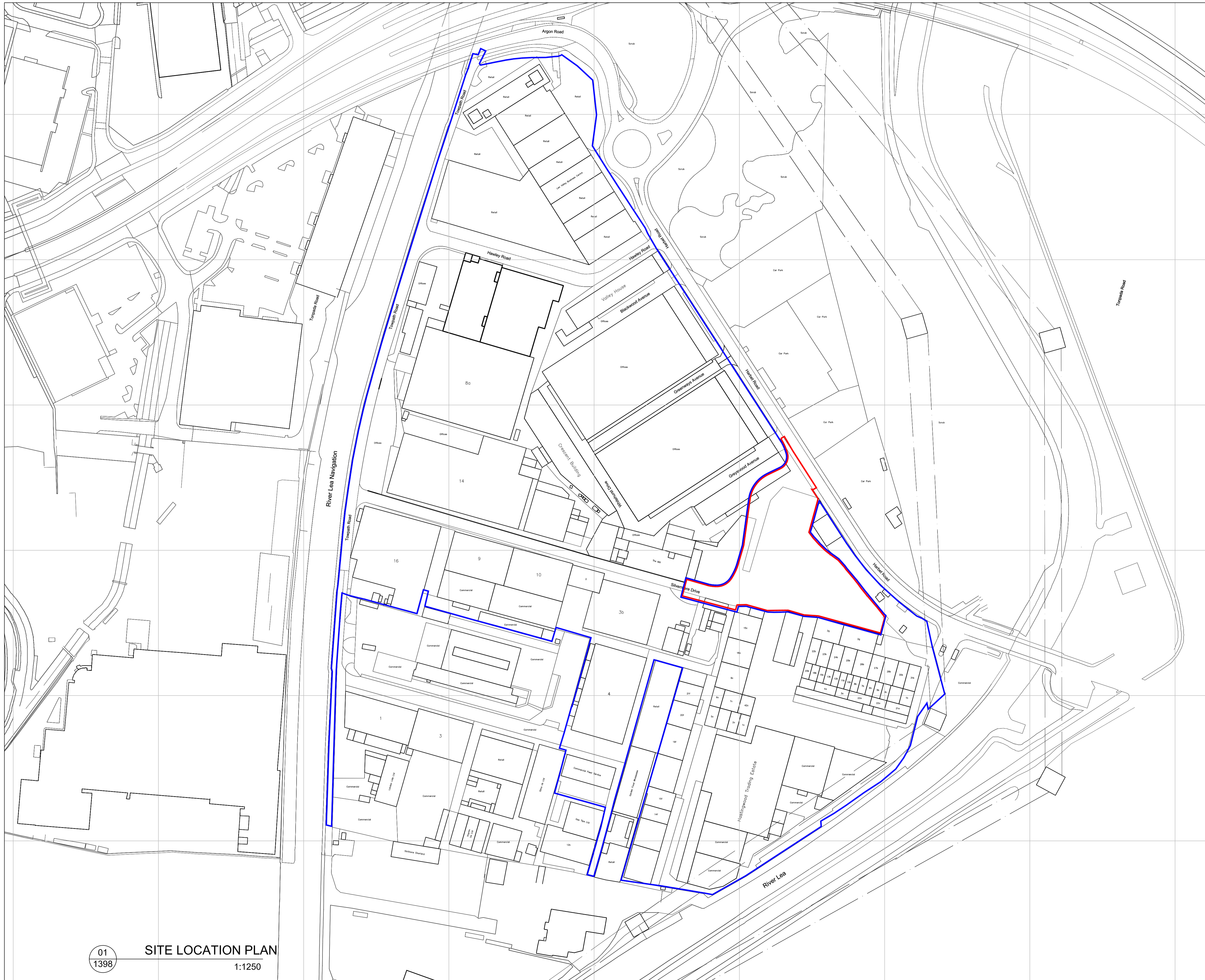


TITLE
STONEHILL ESTATE, ENFIELD
 DRAWING
**THE TRIANGLE SITE
 SITE LOCATION PLAN**
 CLIENT
**FAIRACRE &
 LASALLE INVESTMENT MANAGEMENT**

DATE APR 2017	SCALE 1:1250@A1	DRAWN FMR
	STATUS PLANNING	CHECKED AW

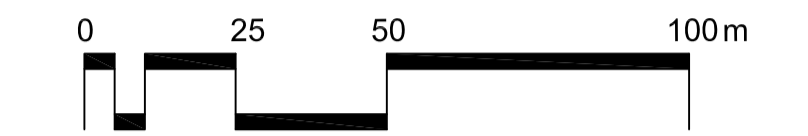
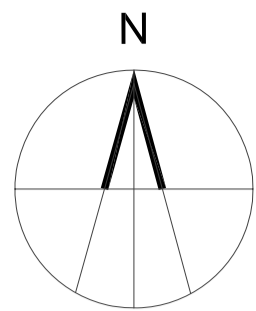
DRAWING NUMBER
30371-PL-138

01
1398 SITE LOCATION PLAN
1:1250



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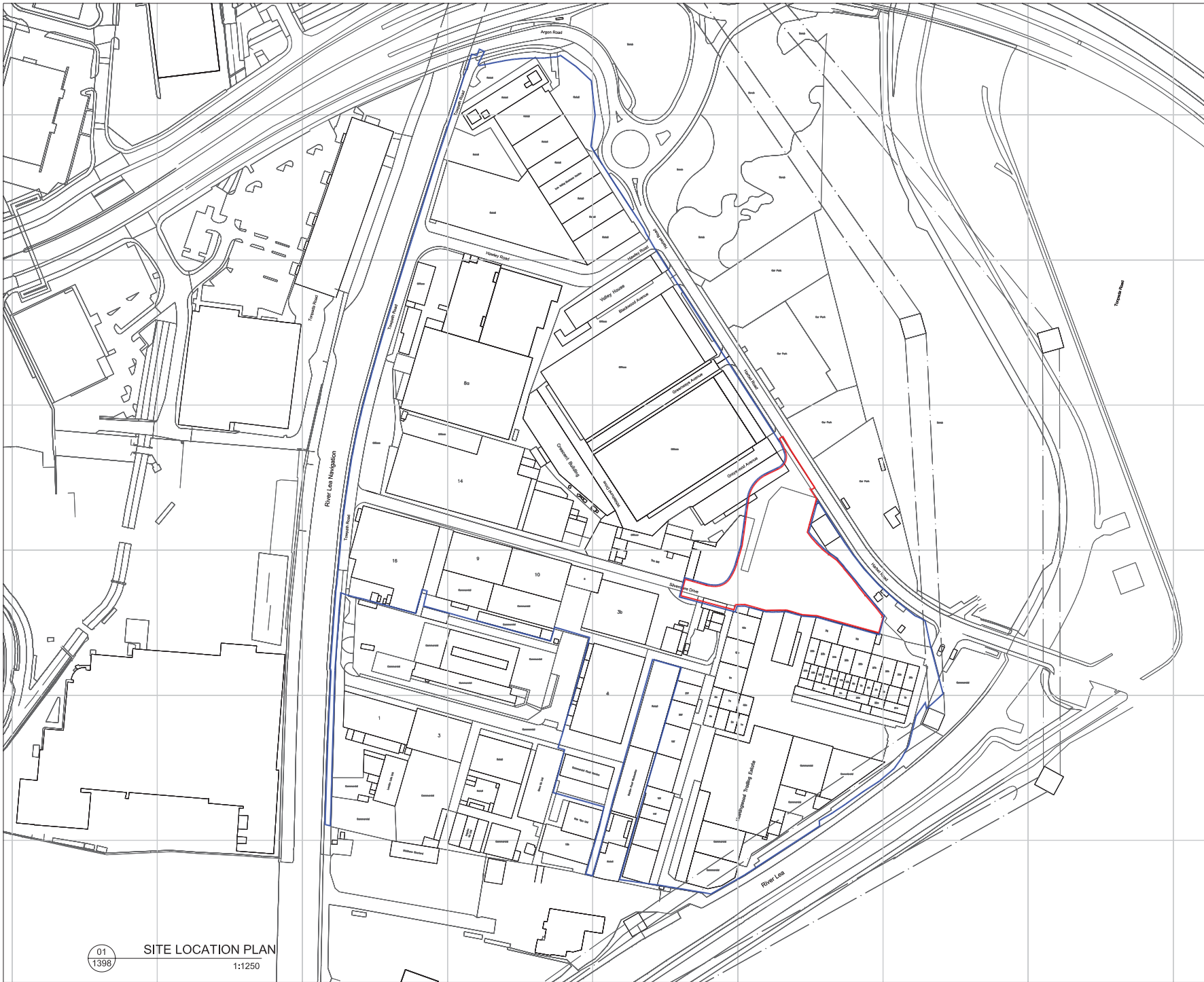
FAIRACRE



LASALLE
 INVESTMENT MANAGEMENT

TITLE		
STONEHILL ESTATE, ENFIELD		
DRAWING		
THE TRIANGLE SITE		
SITE LOCATION PLAN		
CLIENT		
FAIRACRE & LASALLE INVESTMENT MANAGEMENT		
DATE	SCALE	DRAWN
APR 2017	1:1250@A1	FMR
	STATUS	CHECKED
	PLANNING	AW
DRAWING NUMBER		
30371-PL-138		

01
1398 SITE LOCATION PLAN
1:1250



NOTES:

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REV	DATE	NOTE	DRAW	CHKD

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TITLE
STONEHILL ESTATE, ENFIELD
 DRAWING
**THE TRIANGLE SITE
 SITE LOCATION PLAN**
 CLIENT
**FAIRACRE &
 LASALLE INVESTMENT MANAGEMENT**

DATE APR 2017	SCALE 1:1250@A1	DRAWN FMR
	STATUS PLANNING	CHECKED AW

DRAWING NUMBER
30371-PL-138

01
1398 SITE LOCATION PLAN
1:1250

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MUNICIPAL YEAR 2017/2018 REPORT NO. 97**MEETING TITLE AND DATE:****REPORT OF:**

Planning Committee –
21 November 2017

Contact officer and telephone number:

Christine White – 020 8379 3852
Harriet Bell – 020 8379 4700

Agenda – Part:**Item:****Subject:** Confirmation of Article 4(1) Direction**Wards:** Town, Grange**Key Decision No:**4322**Cabinet Member consulted:**

Cabinet Member for Economic Regeneration
& Business Development

Cabinet Member for Environment

E mail: christine.white@enfield.gov.uk/harriet.bell@enfield.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 On 19 July 2017, The London Borough of Enfield “the Council” authorised serving a non immediate Article 4(1) Direction on the whole of the Enfield Town Conservation Area, and for the existing Article 4 Directions in Enfield Town dating from 1978 and 2006 (as they relate to Enfield Town) to be cancelled at the point of confirmation of the new Article 4(1) Direction. Authority was delegated by Council to Planning Committee to determine whether the Article 4(1) Direction should be confirmed, amended or withdrawn after all representations had been received and considered. A copy of the Council report is attached at Appendix 1.
- 1.2 The consultation period for the Article 4(1) Direction has now closed. After consideration of the responses received it is proposed that:
- a) the Article 4(1) Direction for Enfield Town Conservation Area should be approved to come into effect on 8 January 2018 subject to non-material minor amendments
 - b) the existing Article 4 Directions for Enfield Town Conservation Area dating from 1978 and 2006 (in so far as it relates to Enfield Town) should be cancelled on 8 January 2018 when the new Article 4(1) Direction comes into effect
 - c) authority is given to serve notice on affected properties as set out in the Town & Country Planning (General Permitted Development) (England) Order (2015)

2. RECOMMENDATIONS

2.1 That Planning Committee:

2.1.2 Notes the decision of Council on 19th July 2017 to:

- a) approve the serving of a non immediate Article 4(1) Direction under the Town & Country Planning (General Permitted Development) (England) Order (2015) upon all the properties shown on the map as attached as Appendix 1 and withdrawing permitted development rights as set out in the schedule, as attached as Appendix 2 to that report.
- b) authorise the statutory consultation as set out in the Town & Country Planning (General Permitted Development) (England) Order (2015) Schedule 3.
- c) authorise Planning Committee to have regard to the representations received during the consultation and confirm, amend or cancel the new Article 4(1) Direction or as directed by the Secretary of State and to cancel the existing 1978 and the 2006 Direction (where it relates to Enfield Town only). The Cabinet report of 19.7.17 is attached as Appendix 1 for information

2.1.3 Notes the representations received during consultation and officers' response as attached as Appendix 3

2.1.4 Notes the non-material amendments set out in para. 7.6 and confirms the Article 4(1) Direction for Enfield Town Conservation Area (as amended) to come into effect on 8 January 2018 subject to any direction received from the Secretary of State

2.1.5 Confirms the cancellation of the existing orders from 1978 and 2006 (insofar as the order from 2006 relates to Enfield Town Conservation Area) to come into effect on the 8 Jan 2018, subject to any direction received from the Secretary of State

3. BACKGROUND

3.1 Householders have permitted development rights allowing them to carry out a range of development works to dwellings without planning permission. These works can have a harmful effect on the character or appearance of a conservation area leading to the erosion of its special interest. Article 4 Directions allow the Council to remove these permitted development rights so that planning permission is required.

3.2 The Council has three Article 4 Directions active in Enfield Town, dating from 1978, 2003 and 2006. The Directions from 1978 and 2006 relate to the removal of permitted development rights from dwelling houses and the 1978

order includes some flats. The Direction from 2003 relates to the painting of external brickwork on a number of properties in The Town.

3.3 Owing to the passage of time and changes in legislation, the 1978 and 2006 Article 4 Directions and the protection they afford are now out of date. The current effect of the above is that the conservation area is vulnerable to the very harm that Article 4 Directions are used to prevent. There is also uncertainty about what properties are covered by the existing controls. Consequently, the aims of the reviewed and approved Enfield Town Conservation Area Management Proposals (2015) can only be met in part.

3.4 The Article 4 Directions for the Enfield Town Conservation Area have been reviewed. As authorised by the Council, a non-immediate Article 4 (1) Direction was served for the whole of the Enfield Town Conservation Area on 26 July 2017. If confirmed this will withdraw permitted development rights given under current legislation for broadly the same range of development as was controlled by the 1978 and 2006 directions and including flats as well as dwelling houses. This will provide a consistent approach to the restrictions placed on permitted developments to both dwelling houses and flats in the conservation area. It will also extend the geographical area of coverage and hence make the provisions consistent across the conservation area. No change is proposed for the 2003 Article 4 Direction which does not apply to dwelling houses.

4. CONSULTATION PROCESS AND RESPONSES

4.1 As set out in Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) notice of the proposed Article 4 (1) Direction was given as soon as possible after the recommendation was authorised on 19 July 2017. As required this was by local advertisement, site notice, notice on the website and where practicable by hand-delivery of letters to all owner/occupiers within the affected area. Letters were hand delivered to 1237 addresses on 26 July and site notices posted 27 July 2017. Press notices were published on 16 August 2017 and from 26 July details were published on the Council's website. Officers took part in the public engagement on the Enfield Town Masterplan and attended public drop-in sessions on 27 July and 24 August 2017 to provide information and answer any questions about the Article 4(1) Direction. The Secretary of State and Historic England were also notified on 26 July 2017. A period of over six weeks was given for representations to be made. Consultation closed on Friday 29 September.

4.2 As set out in the GPDO, account must be taken of representations received during the advertised period when deciding whether to confirm, amend or withdraw the Article 4(1) Direction. As set out in para. 6.1, 13 representations were received of which 6 were objections. A summary of comments is set out in the attached summary table at Appendix 3.

4.3 Six comments/objections received relate to the painting of the exterior of buildings in the conservation area. This arises from a misapprehension that

the Article 4(1) would bring controls over repainting of previously painted surfaces. For the purposes of Development Management repainting is not considered development and consequently planning permission will not be required. Painting a previously unpainted surface will. No changes to the A4 Direction are considered to be necessary however it is proposed to clarify this in the letter to accompany notices of confirmation.

4.4 Historic England was consulted on 26 July 2017 but made no representation.

4.5 The Department for Communities and Local Government confirmed receipt of the Article 4(1) Direction on 4 August 2017. Although no further representation has been received it should be noted that the Secretary of State has the right to approve, amend or cancel the Article 4(1) Direction and the authorisation to confirm the Article 4(1) Direction will be subject to that.

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 An alternative option would be not to confirm the Article 4 or to confirm the Article 4 with significant amendments. However, this would limit the Council in its duty in putting in place proposals to preserve and enhance the conservation area. This would perpetuate the existing confusion over what is covered by the existing Article 4 Directions from 1978 and 2006 and would leave the conservation area vulnerable to alterations that would erode its special interest.

6. REASONS FOR RECOMMENDATIONS

6.1 Notification of the proposed changes to the Article 4 Directions was sent to 1243 addresses in total. Only 13 representations were received, totalling significantly less than 0.5% of those consulted. Consultation was extensive and the presumption must be that the vast majority accept or support the proposed changes. Responses received during consultation did not raise any issues which are considered to necessitate either not proceeding with the Article 4(1) or making material amendments. Responses received are summarised in the table attached at Appendix 3.

7. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

7.1 Financial Implications

7.1 There is a limited cost for the legal processing, serving and advertising of the Direction. This will be met from the Local Plan budget.

7.2 Planning applications which are necessary because of an Article 4 Direction do not require a fee, which has resource implications for the

Development Management service. The financial implication of the proposed change is minimal.

- 7.3 There is the risk of claims being made against the Council for losses incurred as a result of the new order. Compensation may be claimed for abortive expenditure and loss or damage directly attributable to the loss of permitted development rights. The proposed use of a non-immediate rather than immediate Article 4 Direction limits this potential and it is not considered to be significant. All of the Borough's residential Conservation Areas have Article 4 Directions in place dating from 1978 onwards. No known successful compensation claims have been made.

7.2 Legal Implications

- 7.4 The legal implications of serving an Article 4 Direction were considered in full in the report to Council appended.
- 7.5 The consultation has been carried out in accordance with the requirements set out in Schedule 3 of the GPDO, As required by the GPDO account has been taken of representations made. No material changes are proposed as a consequence of these representations. Minor, non-material amendments have been made to the drafting of the order.
- 7.6 The withdrawal of permitted development rights may give rise to claims for compensation if an application is refused or granted subject to conditions other than mentioned in the GPDO. However, this risk is considered to be low as set out in para 6.1.4 of the report appended.

7.3 Property Implications

- 7.7 The property implications of serving an Article 4 Direction were considered in full in the report to Council appended.
- 7.8 There are a number of Council-owned properties within the Enfield Town Conservation Area.
- 7.9 However, this updated Direction affects permitted development rights for broadly the same range of development as controlled by earlier Directions, and future changes and alterations generally can be devised and brought forward in compliance with the Article 4.

8. KEY RISKS

- 8.1.1 There is a risk that the Article 4(1) Direction may be cancelled or modified by the Secretary of State. However, as the scope of the new Direction does not extend that of the previous orders this is considered to be low.

- 8.1.2 Within twelve months of the order taking effect compensation can be sought where a householder is able to demonstrate loss of value to their property or that there has been abortive expenditure or other loss or damage if this is wholly attributable to the making of an Article 4 Direction. Compensation may also be sought where planning permission is refused, or granted with conditions required solely because of the Direction. The likelihood of such a claim being received is quite remote, and the number of additional properties to be included with the order is limited, and needs to be considered in the context of the permitted development rights being withdrawn. For example, the loss of rights to replace a particular roof material or refusal of permission to insert plastic windows are unlikely to substantiate a material loss of value to the property that could support a compensation claim.
- 8.1.3 There are no fees generated by planning applications resulting from Article 4 Directions and there is a consequent risk of further pressure on the Development Management service. There is a similar risk associated with increased numbers of enforcement cases. However, the number of applications and enforcement cases resulting from the existing Article 4 Directions is small. The impact on the Development Management service is therefore considered to be a low risk.

9 IMPACT ON COUNCIL PRIORITIES

9.1 Fairness for All

The changes proposed to the Article 4 Directions will increase fairness across the Enfield Town Conservation Area by ensuring that its requirements apply equally across its whole area which is not the case presently. The use of Article 4 Directions in the Borough's conservation areas underpins policy and development management to guide change and ensure that the Borough remains and becomes an attractive place to live, work, learn and play. More than 99.5% of those directly notified made no objection to the new Article 4(1) Direction.

An EqlA was prepared to consider the effect on groups with protected characteristics and concluded a) that there would be no overall negative impact and b) and equality issues are considered as part of the consultation. Consultation was undertaken in accordance with the EqlA, notified through the Voluntary and Community Sector e-bulletin and officers attended Enfield Town Masterplan drop-in sessions to provide information and answer any questions, as set out in para. 10.

9.2 Growth and Sustainability

The use of Article 4 Directions in the Borough's conservation areas allows the Council to more fully consider the impacts of minor development within the Enfield Town conservation area and therefore

to guide change and ensure that the Borough remains and becomes an attractive place to live, work, learn and play.

9.3 Strong Communities

The preservation and enhancement of the cherished local scene and heritage helps increase the communities' sense of belonging, civic pride and self-confidence while demonstrating the Council's commitment and support to them and their area. Together these help deliver stable, safe and sustainable places and communities.

10 EQUALITIES IMPACT IMPLICATIONS

The management of the Council's conservation areas has a positive impact on equalities in general. To help evaluate and support this an EqIA was prepared by the Strategic Planning and Design service to support the review of the Enfield Town Article 4 Directions. This indicated that the impact of the proposed revision to the Article 4 Directions will largely be positive. There is a potential indirect impact identified for disabled groups which will be addressed through the planning process as set out in the Equalities Impact Assessment. During consultation notification was given through the Voluntary and Community Sector e-bulletin and officers attended Enfield Town Masterplan drop-in sessions to provide information and answer any questions.

11 PERFORMANCE MANAGEMENT IMPLICATIONS

Conservation Area Character Appraisals support Enfield Council's commitment in its Local Plan and its duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

12 HEALTH AND SAFETY IMPLICATIONS

No Health and Safety implications have been identified.

13 HR IMPLICATIONS

No HR implications have been identified.

14 PUBLIC HEALTH IMPLICATIONS

The Article 4 Directions support the Conservation Area Appraisals and Management Proposals and seek to enhance the local environment and thereby promote physical and mental wellbeing by contributing to the attractiveness of the environment. The preservation and enhancement of the cherished local scene and heritage helps increase the communities'

sense of belonging, civic pride and self-confidence, thereby contributing to mental well-being and enjoyment.

Background Papers

None

Appendices

Appendix 1: Copy of Council report 19 July 2017

Appendix 2: Map and Schedule confirming Article 4(1) Direction for Enfield Town

Appendix 3: Table of summary of responses

Appendix 4: Statement of Justification

MUNICIPAL YEAR 2016/2017 REPORT NO.**MEETING TITLE AND DATE:**

Council 19.7.17

REPORT OF:

Director – Regeneration and Environment

Contact officers and details:

Christine White 020-8379-3852

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1.1.1 Agenda –	Item:
Subject: Review of Enfield Town Article 4 Directions Wards: Town, Grange Key Decision No: 4322	
Cabinet Member consulted: Cabinet Member for Economic Regeneration & Business Development Cabinet Member for Environment	

1. EXECUTIVE SUMMARY

- 1.1 Householders have permitted development rights allowing them to carry out a range of development works to dwellings without the express need for planning permission. Where these works are undertaken insensitively they can have a harmful effect on the character or appearance of a conservation area leading to the erosion of its special interest. Article 4 Directions allow the Council to remove these permitted development rights so that express planning permission is required, thereby giving greater control over the appearance, form and design.
- 1.2 The Council has previously made three Article 4 Directions in Enfield Town, dating from 1978, 2003 and 2006. The Directions from 1978 and 2006 relate to the removal of permitted development rights from dwellinghouses and the 1978 order includes some flats. The Direction from 2003 relates to the painting of external brickwork on a number of properties in The Town.
- 1.3 Due to the passage of time and changes in legislation the 1978 and 2006 Article 4 Directions and the protection they afford are now out of date. The effect has been to leave the conservation area vulnerable to the very harm that Article 4 Directions are used to prevent. Consequently, the aims of the reviewed and approved Enfield Town Conservation Area Management Proposals (2015) can only be met in part.
- 1.4 The Article 4 Directions for the Enfield Town Conservation Area have been reviewed. It is recommended that a non-immediate Article 4 (1) Direction is served for the whole of the Enfield Town Conservation Area. If confirmed this will withdraw permitted development rights given under current legislation for broadly the same range of development as is controlled by the 1978 and 2006 directions. This will continue to maintain the upkeep of the area by providing a consistent approach to the restrictions placed on permitted developments to dwellinghouses and flats in Enfield Town Conservation Area. It will also extend the geographical area of coverage and hence make the provisions consistent across the conservation area. No change is proposed for the 2003 Article 4 Direction which does not apply to dwellinghouses.

- 1.5 As set out in Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) notice must be given as soon as possible after the recommendation is authorised by local advertisement, site notice and where practicable by notification to all owner/occupiers within the affected area giving the proposed date on which the order will come into effect. A period of at least 21 days will need to be specified in the notice to allow any representations concerning the direction. A date will need to be set which will specify when the direction will come into force. This date must be at least 28 days but no longer than 2 years after the 21 day period referred to above on which representations can be made. The consultation will also be informed by the Equalities Impact Assessment.
- 1.6 Account must be taken of representations received during consultation when deciding whether to confirm the Direction. (The Directions from 1978 and, 2006 for Enfield Town would also then be cancelled.) This will be the subject of a further report, which it is recommended that the Planning Committee be authorised to determine.

2. RECOMMENDATIONS

2.1 That the Council:

- 2.1.1 approves the serving of a non-immediate Article 4(1) Direction under The Town and Country Planning (General Permitted Development) Order (2015) upon all properties and shown on the attached map at Appendix 1 for the whole of the Enfield Town Conservation Area, withdrawing permitted development rights as set out in the schedule attached at Appendix 2.
- 2.1.2 authorises the statutory consultation as set out in The Town and Country Planning (General Permitted Development) (England) Order (2015) Schedule 3.
- 2.1.3 authorises the Planning Committee to have regard to the representations received during consultation and confirm or cancel the new Article 4 (1) Direction or as directed by the Secretary of State and to cancel the existing 1978 and 2006 directions.
- 2.1.4 notes that the existing Article 4 Directions cover 343 residential properties in the conservation area of which 29 are addressed as flats and the new order will cover 900 residential properties of which 215 are addressed as flats.

3. BACKGROUND

- 3.1 The Council has recently reviewed appraisals and management proposals for its twenty-two conservation areas, reviewing problems and pressures as well as opportunities for their improved management. The review of the Enfield Town Conservation Area highlighted gaps in the cover provided by the existing Article 4 Directions as well as difficulties with their implementation due to changes in legislation since they were drawn up.
- 3.2 The Council is working to produce a new masterplan for Enfield Town. This review of the Article 4 Directions will provide a robust framework for the ongoing management of the Conservation Area, supporting and consolidating the benefits brought by the masterplan.
- 3.3 The proposals for revisions to the Enfield Town Article 4 Directions have been developed in discussion with the Enfield Town Study Group and with reference to the Conservation Advisory Group (CAG).
- 3.4 The extension to the Article 4 Direction proposed has been discussed with the Head of Development Management. Costs will be accommodated from existing resources.
- 3.5 Article 4 Directions remove permitted development rights for certain works with the consequence that express planning permission is required for these works, thereby enabling the Council to manage change to preserve and enhance the conservation area.
- 3.6 There are currently three Article 4 Directions in place for Enfield Town Conservation Area:
1978 - parts of Gentleman's Row, Chase Side, Chase Side Place, Holly Walk and River View
2003 - part of The Town
2006 - parts of Chase Side Avenue, Essex Road, Sydney Road and Raleigh Road
The 2003 Direction is concerned with the painting of external brickwork on commercial premises, but the Directions from 1978 and 2006 relate to household development.
- 3.7 Although served under differing legislation, the scope of what is covered in the 1978 and 2006 directions is broadly consistent - the enlargement, improvement and alteration of dwelling houses including roof coverings, alterations to windows, demolition of chimney stacks, or the addition of external render (1978 order), addition of porch enclosures, creation of hard surfacing, addition of gates, walls or fences or other means of enclosure, creation of access to the highway (1978 order), external painting and in the case of the 2006 order, demolition of a wall, gate or means of enclosure and installation of satellite antennae. Controls were restricted to certain streets or parts thereof, excluding buildings now recognised as of historic / architectural interest or important to the setting of such buildings. This makes it hard for owners and their agents to anticipate whether a property will be covered and perceptions that the

designations are arbitrary. Some properties in other uses at the time the Article 4 was made have reverted to being dwellings and now have permitted development rights that their neighbours do not.

- 3.8 To resolve the problems of the existing Article 4 Directions and make the level of control more consistent it is proposed that the existing orders from 1978 and 2006 should be cancelled and a new order served for the whole of the Enfield Town Conservation Area. A whole-area Direction would enable greater clarity for property owners and occupiers and ensure that properties are not excluded from control through subsequent change of use or in error. Withdrawing permitted development rights for alterations to the side and rear roof slopes of dwelling houses and for painting of exteriors, enclosures and demolition of front boundary walls/enclosures at flats would enable greater consistency with controls on dwelling houses and flats already included in the orders from 1978 and 2006. These controls, however, go beyond what is permissible in a Direction made with immediate effect which the Secretary of State does not have the power to cancel or modify and consequently a non-immediate Direction is proposed.
- 3.9 As set out in Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) notice must be given as soon as possible after the recommendation is authorised by local advertisement, site notice and where practicable by notification to all owner/occupiers within the affected area giving the proposed date on which the order will come into effect. A period of at least 21 days will need to be specified in the notice to allow any representations concerning the direction. A date will need to be set which will specify when the direction will come into force. This date must be at least 28 days but no longer than 2 years after the 21 day period referred to above on which representations can be made.
- 3.10 This report seeks authority to delegate powers to the Planning Committee, to confirm or withdraw the new notice or as directed by the Secretary of State and to cancel the existing 1978 and 2006 Direction for Enfield Town. It should be noted that with an Article 4(1) Direction the Secretary of State may intervene at any stage before or after confirmation.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 An alternative would be to make an Article 4(1) Direction for the whole of the Enfield Town Conservation Area with immediate effect and cancel the existing orders from 1978 and 2006. Due to the provisions of the legislation, however, a Direction with immediate effect would dilute the level of control already in place (in the case of works to roofs) and so reduce the Council's ability to manage the conservation area as set out in the approved management proposals.
- 4.2 A second alternative would be to leave the existing Article 4 Directions in place and serve another Article 4 (1) Direction filling in the gaps. This would mean, increasing the existing confusion over what is controlled, and where, and increasing the perception of arbitrary implementation.

- 4.3 A third alternative would be to leave the existing Directions in place and not extend the cover. This would perpetuate the problems identified and also mean that the Council could only partially implement the approved management proposals for the conservation area.
- 4.4 There has been concern expressed by the Enfield Town Conservation Area study group regarding the effect of permitted development rights introduced in 2008 for micro-generation. There is, however, little evidence of it yet being a sufficiently significant problem in the Enfield Town Conservation Area to counter a fairly recent government initiative. By including micro-generation within the new Direction there would be increased risk of intervention by the Secretary of State as it extends the scope of what is brought under control. Without sufficient evidence, removing permitted development rights for micro-generation is unlikely to be approved and the inclusion of controls on micro-generation could jeopardise the other measures in the new Direction. However, the situation should be kept under review, as for all conservation areas

5. REASONS FOR RECOMMENDATIONS

- 5.1 The Council has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to put in place proposals for the preservation and enhancement of its conservation areas. The use of Article 4 Directions is part of discharging that duty.
- 5.2 Due to changes in legislation and practice over time, the existing Article 4 Directions for Enfield Town Conservation Area from 1978 and 2006 leave a lack of clarity as to what is covered. There is an increasing concern that the level of cover is made inconsistent when properties change from other uses back to houses, the consequences of which can also have harmful effects on the conservation area. Consequently, the approved management proposals can only be implemented in part. The serving of a new whole-area Article 4 Direction will remove these inconsistencies and associated perceptions of arbitrariness and allow the management proposals to be more fully implemented.

6. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

6.1 Financial Implications

- 6.1.1 There is a limited cost for the legal processing, serving and advertising of the Direction; this is estimated at £2.5k - £3k. This will be met from the Local Plan budget.
- 6.1.2 In order to make Article 4 coverage in Enfield Town Conservation Area consistent with that in the Borough's other conservation areas there will be an extension to the geographical area presently covered by Article 4 controls. The

number of property addresses in the conservation area is 1290. The number of residential properties covered by the existing Article 4 Directions is 343. The number of additional residential properties to be included within the new order is 557.

- 6.1.3 Planning applications which are necessary because of an Article 4 Direction do not require a fee, which has resource implications for the Development Management service. The financial implication of the proposed change is minimal, which will be met from within existing Development Management service resources.

Applications data for the past three years shows that of the 343 residential property addresses currently within the Article 4 areas there have been only 8 planning applications that generated no fees as a consequence of the Article 4 Directions.

In Enfield Town Conservation Area as a whole (not just the Article 4 area) there have been 155 investigations of reported planning breaches and as a consequence of a comprehensive review last year 72 notices have now been served. The expectation is that this action and the publicity around the new Article 4 Direction will result in a reduction in the number of breaches of planning controls.

- 6.1.4 There is the risk of claims being made against the Council for losses incurred as a result of the new order as set out in para 7.3 Compensation may be claimed for abortive expenditure and loss or damage directly attributable to the loss of permitted development rights. The proposed use of a non-immediate rather than immediate Article 4 Direction limits this potential and it is not considered to be significant. All the Borough's residential Conservation Areas have Article 4 Directions in place dating from 1978 onwards. No known successful compensation claims have been made.

6.2 Legal Implications

- 6.2.1 The Council has power under section 1(1) of the Localism Act 2011 to do anything that individuals generally may do subject to the constraints stated in the section.
- 6.2.2 There is no express prohibition, restriction or limitation contained in a statute against use of the power in this way. In addition, section 111 of the Local Government Act 1972 gives a local authority power to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions.
- 6.2.3 The Council has an ongoing duty under Section 69(1)(a) and (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to review its conservation areas and under Section 71(1) to formulate proposals for their preservation and enhancement.

- 6.2.4 Statutory guidance is provided on the level and depth of consultation that is recommended when proposing an Article 4 Direction.
- 6.2.5 The withdrawal of permitted development rights may give rise to claims for compensation if an application is refused or granted subject to conditions other than mentioned in the GPDO. However, as set out in para 6.1.4 this risk is considered to be low.
- 6.2.6 The London Borough of Enfield, being the appropriate Local Planning Authority within the meaning of Article 4 (5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 is satisfied that it is expedient for certain types of permitted development which will cause harm to the Conservation Area of Enfield Town unless prohibited are restricted by way of a non-immediate Article 4 Direction.

6.3 Property Implications

- 6.3.1 There are a number of Council-owned properties within the Enfield Town Conservation Area.
- 6.3.2 In a wider context, the Council has both operational and non-operational properties located within Conservation Areas. Changing patterns of retailing, and other trends and pressures, which influence economic viability, have the potential to impact on the use of buildings within the Borough's Conservation Areas, their associated character and built fabric. However, this updated Direction affects permitted development rights for broadly the same range of development as controlled by earlier Directions, and future changes and alterations generally can be devised and brought forward in compliance with the Article 4.

7 KEY RISKS

- 7.1 There is a risk that an Article 4 Direction without immediate effect may be cancelled or modified by the Secretary of State. As set out in para 3.5, the General Planning Development Order (GPDO) of 2015 allows the Council to withdraw certain, specified categories of permitted development within conservation areas without the risk of intervention by the Secretary of State. The removal of permitted development rights proposed by the new order would include controls additional to these for alterations affecting side and rear roof slopes of dwelling houses, and the construction of enclosure for flats. However, as set out in paragraphs 3.4-5 the new order will not extend the scope of the Directions from those of 1978 and 2006, reducing the likelihood of intervention. The existing orders will remain valid until such time as the new Direction is confirmed, so ensuring that if the new order is rejected that there will be no consequent loss of controls.
- 7.2 There is also the risk of some property owners undertaking works in advance of the notice as the requirements of a non-immediate Direction mean that

consultation has to take place in advance of confirmation. The number of affected additional properties to be included within the new order, however, is limited. The risk is therefore considered to be low.

- 7.3 Within twelve months of the order taking effect compensation can be sought where a householder is able to demonstrate loss of value to their property or that there has been abortive expenditure or other loss or damage if this is wholly attributable to the making of an Article 4 Direction. Compensation may also be sought where planning permission is refused, or granted with conditions required solely because of the Direction. The likelihood of such a claim being received is quite remote, and the number of additional properties to be included with the order limited, and needs to be considered in the context of the permitted development rights being withdrawn. For example, the loss of rights to replace a particular roof material or refusal of permission to insert plastic windows are unlikely to substantiate a material loss of value to the property that could support a compensation claim.
- 7.4 There are no fees generated by planning applications resulting from Article 4 Directions and there is a consequent risk of further pressure on the Development Management service. There is a similar risk associated with increased numbers of enforcement cases. However, the number of applications and enforcement cases resulting from the existing Article 4 Directions is small, as set out in 6.1-3. The impact on the Development Management service is therefore considered to be a low risk.

8. IMPACT ON COUNCIL PRIORITIES

8.1 Fairness for All

The changes proposed to the Article 4 Directions will increase fairness across the Enfield Town Conservation Area by ensuring that its requirements apply equally across its whole area which is not the case presently. An EqIA has been prepared to consider the effect on groups with protected characteristics concludes a) that there would be no overall negative impact and b) that and equalities issues are considered as part of the consultation. The use of Article 4 Directions in the Borough's conservation areas underpins policy and development management to guide change and ensure that the Borough remains and becomes an attractive place to live, work, learn and play.

8.2 Growth and Sustainability

The use of Article 4 Directions in the Borough's conservation areas allows the Council to more fully consider the impacts of minor development within the Enfield Town conservation area and therefore to guide change and ensure that the Borough remains and becomes an attractive place to live, work, learn and play.

8.3 Strong Communities

The preservation and enhancement of the cherished local scene and heritage helps increase the communities' sense of belonging, civic pride and self-confidence while demonstrating the Council's commitment and support to them and their area. Together these help deliver stable, safe and sustainable places and communities.

9. EQUALITIES IMPACT IMPLICATIONS

The management of the Council's conservation areas has a positive impact on equalities in general. To help evaluate and support this an EqIA has been prepared by the Strategic Planning and Design service to support the review of the Enfield Town Article 4 Directions. This indicates that the impact of the proposed revision to the Article 4 Directions will largely be positive. There is a potential indirect impact identified for disabled groups which will be addressed through the planning process as set out in the Equalities Impact Assessment.

10. PERFORMANCE MANAGEMENT IMPLICATIONS

Conservation Area Character Appraisals support Enfield Council's commitment in its Local Plan and its duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

11. HEALTH AND SAFETY IMPLICATIONS

No Health and Safety implications have been identified.

12. PUBLIC HEALTH IMPLICATIONS

The Article 4 Directions support the Conservation Area Appraisals and Management Proposals and seek to enhance the local environment and thereby promote physical and mental wellbeing by contributing to the attractiveness of the environment. The preservation and enhancement of the cherished local scene and heritage helps increase the communities' sense of belonging, civic pride and self-confidence, thereby contributing to mental well-being and enjoyment.

13. BACKGROUND PAPERS

None

Appendices

1. Draft Enfield Town Article 4 Direction map
2. Draft Enfield Town Article 4 Direction schedule
3. Statement of justification

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 2015**

DIRECTION MADE UNDER ARTICLE 4(1) AS AMENDED

WHEREAS the Council of the London Borough of Enfield “The Council”, being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (“the Order”), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on land in **Enfield Town Conservation Area “The Conservation Area”**, being the land shown stippled on the attached plan and identified in Schedule 2 unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

NOW THEREFORE the Council, in pursuance of the power conferred on it by Article 4(1) of the Order, hereby directs that the permission granted by Article 3 of the Order shall not apply to development in “The Conservation Area” of the descriptions set out in Schedule 1 below.

THIS DIRECTION is made under article 4(1) of the Order with a non-immediate effect and shall come into force on [DATE] (being at least 28 days following the latest date on which notice of this Direction is served and published, subject to a longer period being specified by the Secretary of State.

**The London Borough of Enfield (Enfield Town Conservation Area) Article 4(1)
Direction 2017.**

SCHEDULE 1

Addresses Affected	Town & Country Planning (General Permitted Development) Order 2015 – as amended: Schedule 1, Part & Classes of Permitted Development being withdrawn
Please see Schedule 2 for addresses.	<p>Part 1 Development within the Curtilage of a Dwelling House</p> <p><u>Class A:</u> The enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement improvement or other alteration would front a relevant location,</p> <p><u>Class B:</u> The enlargement of a dwellinghouse consisting of an addition or alteration to its roof which would front a relevant location.</p> <p><u>Class C</u> Any other alteration to the roof of a dwellinghouse where the alteration would be to a roof slope which fronts a relevant location.</p> <p><u>Class D:</u> The erection or construction of a porch</p>

	<p>outside any external door of a dwellinghouse where the external door fronts a relevant location.</p> <p><u>Class F:</u> Development consisting of</p> <ul style="list-style-type: none"> (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such: or (b) the replacement in whole or in part of such a surface where the hard surface would front a relevant location. <p><u>Class G</u> The installation, alteration or replacement of a chimney, on a dwellinghouse</p> <p><u>Class H:</u> The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse where the part of the building or other structure on which the antenna is to be installed, altered or replaced fronts a relevant location.</p> <p>Part 2 Minor Operations</p> <p><u>Class A:</u> The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure which fronts a relevant location.</p> <p><u>Class C:</u> The painting of the exterior of any building or work which fronts a relevant location.</p> <p>Part 11</p> <p><u>Class C</u> Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure and fronts a relevant location.</p>
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STATEMENT OF EFFECT OF THIS DIRECTION

Upon confirmation, this direction shall have the effect of cancelling the London Borough of Enfield, Enfield Town Conservation Area Article 4 Direction 1978 and Schedule and The London Borough of Enfield Council (Enfield Borough Conservation Areas) Article 4(2) Direction 2006 (as confirmed) in so far as it relates to The Enfield Town Conservation Area.

This direction may be cited as “The London Borough of Enfield (Enfield Town Conservation Area) Article 4(1) Direction 2017”

Schedule 2

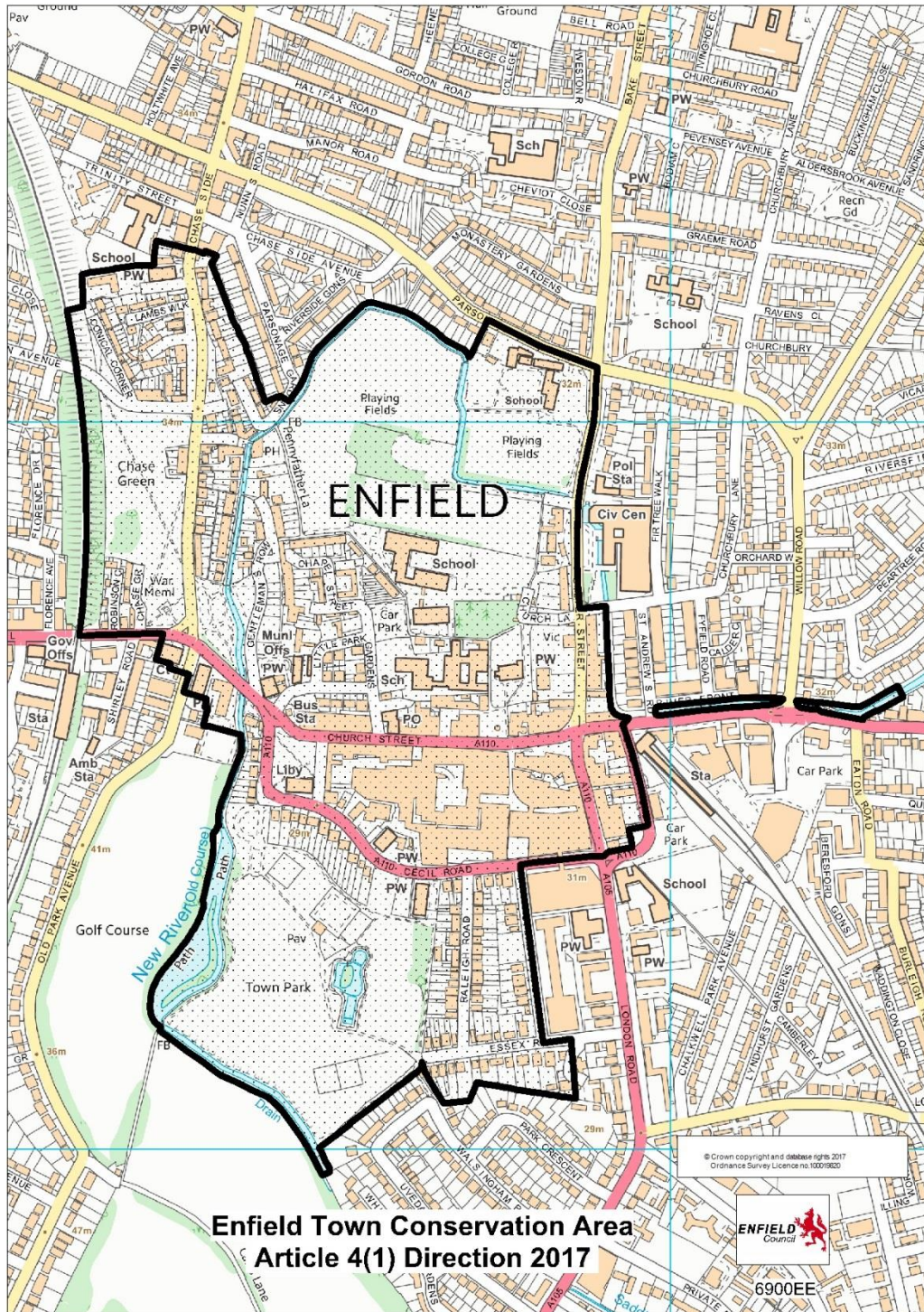
Enfield Grammar Lower School Main School, Gymnasium, Stables, Baker Street and all associated playing fields
Burleigh Way – all properties
1-99 (odd) Cecil Road 24– 70 (even) Cecil Road Library, Cecil Road Baptist Church & Hall, Cecil Road 24-26 (even) Cecil Road Surgery, 37 Cecil Road Flats 1- 46 Bole Court, Cecil Road Messroom, changing room and café, Town Park, Scout HQ, Cecil Rd St John’s Ambulance Station, Cecil Road Telephone exchange, Cecil Road
Chapel St – all properties
Chase Green – all properties Land fronting Chase Green
1-15 Chase Green Avenue (odd) 8-14 Gothic Cottages, Chase Green Avenue Land fronting Chase Green Avenue
War memorial, Chase Side 1-103 (odd) Chase Side 2A-F 3-6 Chase Side, 6A Chase Side [sic] 2-58 (even) 1 Chase Side (formerly known as Dental Surgery) Land fronting Chase Side Office/commercial premises, Chase Green House, 42 Chase Side Foresters Hall, 44 Chase Side 1-6 Cazenove House, 87 Chase Side Christ Church, Chase Side Christ Church Hall Commercial premises, Chase side
Chase Side Place – all properties Car park at Chase Side Place
Christchurch Close – all properties
Church Lane – all properties Land fronting Church Lane
Church St – all properties
Church Walk – all properties Land fronting Church Walk

Conical Corner – all properties
Cricketers Arms Road – all properties
4-38 Essex Road (even) 13-41 Essex Road (odd)
Land fronting Essex Road
Frobisher Mews – all properties
3-9 (odd) Genotin Road Public House at 7, Genotin Road Vacant office at 7 Genotin Road
Genotin Terrace – all properties
Gentleman's Row – all properties Land fronting Gentleman's Row Private open space, Gentleman's Row
George Mews – all properties
Hatton Walk – all properties
Holly Walk – all properties Land fronting Holly Walk
Horseshoe Lane – all properties
Kingsclere Place – all properties
Lambs Walk – all properties
Little Park Gardens – all properties Car park at Little Park Gardens Bus depot at Little Park Gardens
2-46 (even) London Road 1-33 (odd) London Road Commercial premises 6-8 London Road Ground floor office, First floor office 33 London Road Office, Publisher's Office, Shop at 1 London Road
Market Place – all properties Market, Market Place
New River All open land fronting the New River
Land at Palace Exchange
Palace Gardens – all properties
67A-91 (odd) Parsonage Gardens Garages, Parsonage Gardens
113 Parsonage Lane
Car park at Portcullis Lodge Road
Raleigh Road – all properties
River View - all properties Land fronting New River
Robinson Close - all properties
Sarnesfield Road – all properties

<p>1-47 (odd) Silver Street 2-96 (even) Silver Street Playing fields fronting Silver Street</p> <p>The Taps Irish Bar 29 Silver Street Bank 2-6, Silver Street Bank, Bank office, Nicon House, 43-45 Silver Street Commercial office, Nicon House, 43-45 Silver Street Commercial premises, 1 Silver Street Commercial premises 70 Silver Street Enfield Vicarage, Silver Street</p>
<p>Adrian Nicholas Court, 41 Silver Street Florentina Court, 7 Silver Street Local government office, Silver Street Restaurant, Nicon House, Silver Street Main building 58-60 Silver Street Main building 84 Silver Street Pharmacy, The White Lodge, 68 Silver Street Surgery, The White Lodge, 68 Silver Street The White Lodge, 68 Silver Street Redlington's 90 Silver Street Restaurant 2-6 Silver Street St. Andrew's church hall, 14-16 Silver Street Store 84 Silver Street Vacant industry, Silver Street</p>
<p>2-14 (even) Southbury Road 1-7 (odd) Southbury Road St Onge Parade, Southbury Road</p>
<p>17-53 (odd) Sydney Road</p>
<p>The Town - all properties</p>
<p>18-21 Tiptree Drive</p>
<p>Land at Wilford Close</p>
<p>1-17B (odd) Windmill Hill Flat above public house, Windmill Hill Old Wheatsheaf Public House, Windmill Hill</p>

Schedule 2

The plan referred to in this Direction made under Article 4 (1) of the Town and Country planning (General Permitted Development) (England) Order 2015 by the London Borough of Enfield



Proposed extensions to Enfield Town Conservation Area Article 4 Direction: Justification

Background

Enfield Town is one of the oldest conservation areas in the Borough, first designated in 1968 and since extended. The Enfield Town Conservation Area comprises a mix of residential properties with retail and business uses around Enfield town centre. A number of parks, playing fields and the New River punctuate the built landscape and allow long views across the Conservation Area.

Under an Article 4 Direction, Planning Permission is required for certain works that would normally be Permitted Development, as those development rights are withdrawn. This helps the Council manage change within the conservation area and preserve and enhance its special interest. There are currently three Article 4 Directions in place in Enfield Town dating from 1978, 2003 and 2006. The scope of what is covered in the 1978 and 2006 Directions in Enfield Town Conservation Area is broadly consistent. The controls are on the enlargement, improvement and alteration of dwelling houses including:

- roof coverings,
- alterations to windows,
- demolition of chimney stacks
- the addition of external render
- the addition of porch enclosures
- the creation of hard surfacing
- the addition of gates, walls or fences or other means of enclosure
- the creation of access to the highway (1978 order)
- external painting and in the case of the 2006 order, demolition of a wall, gate or means of enclosure (2006 order)
- installation of satellite antennae (2006 order)

The 2003 Article 4(1) Direction is quite distinct and is only concerned with the painting of the exteriors of non-residential properties in The Town/Church St.

The existing Article 4 Directions from 1978 and 2006 were served on dwelling houses and, in the case of the 1978 order, on some flats. Flats and other properties do not have the same set of Permitted Development rights as dwelling houses. Due to the passage of time and changes in legislation the 1978 and 2006 Article 4 Directions and the protection they afford are now out of date. The effect has been to leave the conservation area vulnerable to the very harm that Article 4 Directions are used to prevent. Consequently, the aims of the reviewed and approved Enfield Town Conservation Area Management Proposals (2015) can only be met in part.

An analysis of the particular issues with the Article 4 Directions in the Enfield Town Conservation Area is set out below, including both identification of the current problem and how the proposed whole-area order could help to resolve this:

1. Lack of clarity and sense of designation being arbitrary

Over the years many houses in the Enfield Town Conservation Area have been converted to different uses including flats and offices. As only single dwelling houses and a few flats are covered by the existing Article 4 Directions this means that it is often hard to tell whether an Article 4 is in place for a particular building. This has resulted in some confusion amongst property owner/occupants and an associated sense of designation being arbitrary. It is a particular issue where near-identical buildings may have differing designations owing to one being a single dwelling house and the other divided into flats.

Property owner/occupants consequently report feeling that that the management of the Enfield Town Conservation Area is inconsistent and so perceptions of its value are degraded. A whole area Direction would clarify the extent of the order.

2. Direction is out-of-date

The 1978 Article 4 Direction is of such an age that its content is inconsistent with the 2006 Direction and current legislation and practice. The levels of control in this order go beyond what it is now customary to protect and mean that there is inconsistency in the current levels of control. A single Direction would help to bring policy up-to-date across the conservation area, ensure that that controls are in place only where they are necessary and make them consistent across the conservation area.

3. Omissions

There are notable omissions from the Article 4 Direction. Much of both Cecil Road and sections of Chase Side for example are currently excluded, as are parts of Conical Corner and all of Chase Green. At the time of drafting the previous Directions the threat of harm to the character of the conservation area may not have been thought sufficient to remove Permitted Development rights. However, this is no longer the situation. These omissions include buildings identified in the recently updated Character Appraisal (2015) as making a positive contribution to the character of the conservation area. A single area Article 4 Direction would ensure that buildings of significance are not excluded.



Figure 1: Cecil Road currently excluded from Article 4 Direction

4. Effect on setting

Properties that are currently excluded from the Article 4 Direction retain Permitted Development rights. The effect of inappropriate alterations on them – such as changes to the roof or the installation of uPVC windows - can have a negative impact on the setting of those buildings that are already controlled. Again, this can lead to perceptions of the levels of control being arbitrary. Current advice from Historic England in ‘The Setting of Historic Assets’ is that the setting of conservation areas should be an important consideration. An Article 4 Direction covering the whole of the Conservation Area would allow greater control of works that can have a harmful effect on the setting of individual and groups of buildings.

5. Management Proposals and traditional materials

Management Proposals for Enfield Town Conservation Area have been revised and were approved in February 2015. The management proposals encourage the use of traditional materials and detailing to preserve and enhance the character of the conservation area. This includes the replacement of windows, doors, front boundary treatment, roof coverings and brickwork. Without controls being in place for the whole area it is not possible to apply this consistently. An Article 4 Direction for the whole of the Enfield Town Conservation Area would make it possible to implement the management proposals more fully.



Figure 2: Timber six-pane sashes next to inappropriate uPVC windows

6. Change of use

In Enfield Town CA a number of former houses have been converted to flats or offices and so were not included in the existing Directions. If the property reverts to being a dwelling house, however, it remains exempt from the existing Directions.

The government has fairly recently confirmed *Notification for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)* streamlining change of use from office to dwelling. An example of a group of buildings particularly vulnerable to this is in Little Park Gardens where several former dwelling houses are currently in office use.



Figure 3: Little Park Gardens – a number of former houses are now in office use

Whilst it would be possible to consider a separate Article 4 Direction to control change of use from B1(a) to C3 in the conservation area this seems disproportionate for the number of properties that might be affected. Nor would it extend control to those instances where flats have reverted to dwelling houses. A whole area Direction would ensure that there are not inconsistencies in levels of control when properties change use to dwelling houses.

7. Enclosures

Permitted Development rights for dwelling houses and other uses differ. Enclosures are Permitted Development for both dwelling houses and flats. Provision is made in the current GPDO to remove Permitted Development rights for enclosures for dwelling houses by an immediate Article 4 Direction without the Secretary of State being able to intervene, but not for flats. New enclosures already controlled for a number of flats by the 1978 order but the number is low. The proposed whole-area Direction consequently does mark a significant broadening of the geographic area of control. However, without implementing this additional extension of control the problem of inconsistency between dwelling houses and flats would remain. This is a particular issue where near-identical properties exist, as discussed above.



Figure 4: Enclosure to the front of a property (from 2009 Enfield Town benchmarking photo survey)

Extended scope

The proposed Article 4 Direction will be dependent upon the associated cancellation of the 1978 and 2006 orders (in so far as the 2006 Direction relates to Enfield Town only). No change to the 2003 Article 4 Direction is proposed.

The scope of the new Article 4 Direction will be the same as the existing orders from 1978 and 2006 but will extend the area covered. Categories of control correspond to the earlier Directions.

Under the clauses of the Town and Country Planning (General Permitted Development) (England) Order (2015) certain development may be withdrawn by the Council under an immediate Article 4 Direction without the intervention of the Secretary of State.

These categories of development are broadly consistent with those in the existing Directions from 1978 and 2006. However, extensions to side and rear roof slopes are not contained within the categories where Permitted Development rights can be withdrawn and nor are controls for enclosures for flats. This means that the Council has to serve a non-immediate Direction if it wishes to control these categories of development, with the potential for intervention by the Secretary of State.

1. Extensions to side and rear roof slopes

Across Enfield Town Conservation Area there are many open spaces and waterways from which the side and rear roof slopes of properties can be seen. This means that they are of unusual importance to the character of the conservation area. The existing orders from 1978 and 2006 do not limit controls to the front roof slopes only of properties and this has enabled the preservation of the special interest of the conservation area. Whilst it would be desirable to serve an immediate Direction without need to refer to the Secretary of State, the dilution of control as a consequence of being able to consider front roof slopes only would be harmful to the character of the conservation area. The benefits brought by the ease of process in serving an immediate Direction would not outweigh the potential harm brought by this loss of control.

2. Enclosures

The 2015 GPDO similarly allows Permitted Development to be withdrawn for enclosures to dwelling houses under an immediate Article 4 Direction without reference to the Secretary of State. Permitted Development rights remain in place for flats. Consequently a non-immediate Direction is required, referable to the Secretary of State. However, control over enclosures to dwelling houses only would leave an inconsistency in management and perpetuate the sense of confusion and arbitrary control discussed above.

A few flats in the conservation area already have controls in place for new enclosures under the 1978 order. Although this means that the Council is not extending the scope of existing control in serving a whole-area Direction although this does represent a significant increase in the area included.

Conclusion

The review of the Enfield Town Conservation Area Character Appraisal and Management Proposals (2015) recognised that the Article 4 Directions should also be subject to a review of their effectiveness.

This review has concluded that there are issues with how the current Article 4 Directions allow for the management of the Enfield Town Conservation Area. This means that the approved Management Proposals can only be implemented in part and the Council is limited in fulfilling its statutory duty to put in place policies to preserve or enhance the conservation area.

Withdrawing the existing orders from 1978 and 2006 would enable a non-immediate Article 4 Direction to be served for the whole conservation area, improving clarity and consistency. Owing to the provisions of the 2015 GPDO this would need to be a non-immediate Article 4 Direction notifiable to the Secretary of State. However, the scope of the new order would remain consistent with the existing orders from 1978 and 2006 and the risk of intervention therefore considered to be low.