

Public Document Pack



PLANNING COMMITTEE

Thursday, 1st March, 2018 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 (Vice-Chair), Jason Charalambous, Nick Dines, Ahmet Hasan, Bernadette Lappage, Derek Levy, Anne-Marie Pearce, 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 28/02/18

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. REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO.172) (Pages 1 - 2)**

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

- 4. 17/04248/FUL - 398 HERTFORD ROAD, ENFIELD, EN3 5QS (Pages 3 - 44)**

RECOMMENDATION: Approval subject to conditions
WARD: Turkey Street

5. **17/04993/RE4 - TOWN PARK, CECIL ROAD, ENFIELD, EN2 6LE** (Pages 45 - 60)

RECOMMENDATION: Approval subject to conditions
WARD: Grange

6. **17/05295/FUL - FOCUS HOUSE, 497 GREEN LANES, LONDON, N13 4BP** (Pages 61 - 70)

RECOMMENDATION: Approval subject to conditions
WARD: Winchmore Hill

7. **18/00060/FUL - 111 BOURNE HILL, LONDON, N13 4BE** (Pages 71 - 86)

RECOMMENDATION: Refusal
WARD: Southgate Green

8. **UPDATE ON SCHEME OF DELEGATION (REPORT NO. 173)** (Pages 87 - 100)

To receive the report of the Assistant Director (Regeneration and Planning).

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

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

MUNICIPAL YEAR 2017/2018 - REPORT NO 172

COMMITTEE:
 PLANNING COMMITTEE
 01.03.2018

REPORT OF:
 Assistant Director, Regeneration
 and Planning

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

AGENDA - PART 1	ITEM 3
SUBJECT -	
MISCELLANEOUS MATTERS	

3.1 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 :

1st March 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Adam Squires - Tel No: 0208-379 4018

Ward:
Turkey Street

Ref: 17/04248/FUL

Category: Full Application

LOCATION: Social Club, 398 Hertford Road, Enfield, EN3 5QS

PROPOSAL: Redevelopment of the site and erection 10 self contained flats comprising 4 storey block (1 x 1 bed, 4 x 2 bed, 3 x 3 bed) and 2 storey block (2 x 3 beds) with associated amenity and landscaping.

Applicant Name & Address:

Mr Numan Majeed
C/o CBS Accountants Ltd
98 Queens Avenue
Watford
WD18 7NS

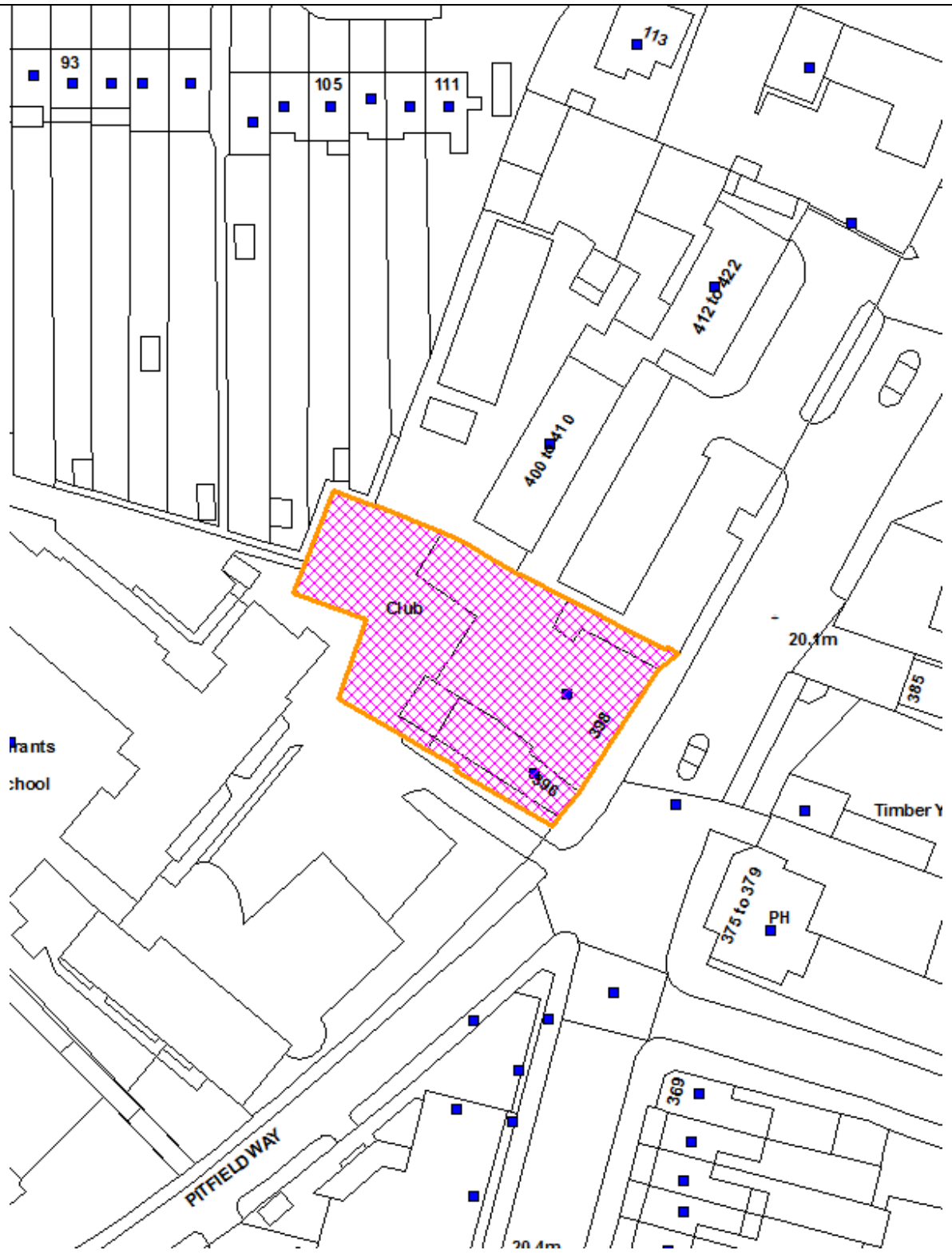
Agent Name & Address:

Mr Graham Fisher
1 Woodlands Avenue
Wanstead
London
UK
E11 3RA

RECOMMENDATION: Granted with conditions

Note for Members: The application is before the Committee due to it being a major scheme (10 or more units) that is recommended for approval

Ref: 17/04248/FUL LOCATION: Social Club, 398 Hertford Road, Enfield, EN3 5QS



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Scale 1:750

North



1. Site and Surroundings

- 1.1 The site comprises a 1070m² of previously developed land comprising the social club. The site lies to the west of the Classified Hertford Road and is located in close proximity to the junction of Hertford Road and Pitfield Way – a two way adopted road that provides desire line access to Palmers Lane to the south west of the site. Durants School bounds the site to the south-west with a vehicular access to Durants School directly abutting the site boundary. Enfield Heights Academy lies to the south with principal vehicular access to Pitfield Way and to the north lays a 3-storey block of residential units. The surrounding area is characterised by a mix of uses, albeit where residential tends to predominate.
- 1.2 The site is within walking distance of the Enfield Highway Large Local Centre. However, does not fall within the Enfield Highway Large Local Centre.
- 1.3 The surrounding roads have a number of parking restrictions commensurate with the sensitivities and free flow of traffic to a classified road, but also in terms of the servicing and access demands of the adjacent schools with single and double yellow lines throughout. The site has a low / poor PTAL of 2.
- 1.4 The site is not within a Conservation Area nor is it a Listed Building.

2. Proposal

- 2.1 The application seeks planning permission for the redevelopment of the site and the erection of 10 self-contained flats. this would comprise one 4 storey block to the front of the site housing 1x1-bed, 4x2-bed, and 3x3-bed flats and one 2-storey block to the rear housing 2x3-bed dwellings in addition to associated amenity space, landscaping and vehicle parking.

3. Relevant planning decisions

- 3.1 The following planning history is considered to be relevant:

Reference	Proposal	Decision	Date
17/0366/PREAPP	Proposed redevelopment of site and erection of a total of 14 residential units (6x1-bed, 4x2-bed, 4x3-bed) within one 4-storey block and one 3-storey block with associated car parking	Advice provided	28/04/2017
16/04181/FUL	Redevelopment of site and erection of 17 self contained flats (4x1, 10x2 and 3x3 bed) together with parking and amenity space.	Refused	04/01/2017

4. Consultations

4.1 Statutory and non-statutory consultees

Urban Design

- 4.1.1 Initial objection raised on design grounds, amended plans supplied to address this, as detailed in the body of the report

Traffic and Transport

- 4.1.2 No objections subject to the supply of information by way of condition and the provision of contributions towards infrastructure. This is detailed in the body of the report.

SuDS

- 4.1.3 Revised drainage information supplied, requirement for additional information by way of condition in the event of approval. This is detailed in the body of the report.

Designing out Crime

- 4.1.4 Response requested additional security details for site, revised plans were submitted

4.2 Public response

- 4.2.1 Letters were sent to seventy-three (73) adjoining and surrounding properties. **No objections** were received.

5. Relevant Policies

London Plan

Policy 3.1 – Ensuring equal life chances for all

Policy 3.2 – Improving health and addressing health inequalities

Policy 3.3 – Increasing housing supply

Policy 3.4 – Optimising housing potential

Policy 3.5 – Quality and design of housing developments

Policy 3.6 – Children and young people's play and informal recreation facilities

Policy 3.8 – Housing choice

Policy 3.9 – Mixed and balanced communities

Policy 3.11 – Affordable housing targets

Policy 3.14 – Existing housing

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 5.9 – Overheating and cooling
Policy 5.10 – Urban greening
Policy 5.11 – Green roofs and development site environs
Policy 5.12 – Flood risk management
Policy 5.13 – Sustainable drainage
Policy 5.15 – Water use and supplies
Policy 5.18 – Construction, excavation and demolition waste
Policy 6.9 – Cycling
Policy 6.10 – Walking
Policy 6.12 – Road network capacity
Policy 6.13 – Parking
Policy 7.1 – Building London’s neighbourhoods and communities
Policy 7.2 – An inclusive environment
Policy 7.3 – Designing out crime
Policy 7.4 – Local character
Policy 7.5 – Public realm
Policy 7.6 – Architecture
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.18 – Protecting local open space and addressing local deficiency
Policy 7.19 – Biodiversity and access to nature

Core Strategy

CP2 Housing supply and locations for new homes
CP3 Affordable housing
CP4 Housing quality
CP5 Housing types
CP6 Meeting particular housing needs
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
CP30 Maintaining and improving the quality of the built and open environment
CP32 Pollution
CP36 Biodiversity
CP46 Infrastructure Contribution

Development Management Document

DMD3: Providing a Mix of Different Sized Homes
DMD6: Residential Character
DMD8: General Standards for New Residential Development
DMD9: Amenity Space
DMD10: Distancing
DMD13: Roof Extensions
DMD17: Protection of Community Facilities
DMD37: Achieving High Quality and Design-Led Development
DMD38: Design Process

DMD45: Parking Standards and Layout
DMD46: Vehicle Crossover and Dropped Kerbs
DMD47: New Road, Access and Servicing
DMD48: Transport Assessments
DMD49: Sustainable Design and Construction Statements
DMD50: Environmental Assessments Method
DMD51: Energy Efficiency Standards
DMD52: Decentralised Energy Networks
DMD53: Low and Zero Carbon Technology
DMD54: Allowable Solutions
DMD55: Use of Roofspace/ Vertical Surfaces
DMD56: Heating and Cooling
DMD57: Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD58: Water Efficiency
DMD59: Avoiding and Reducing Flood Risk
DMD61: Managing Surface Water
DMD68: Noise
DMD69: Light Pollution
DMD79: Ecological Enhancements
DMD80: Trees on development sites
DMD81: Landscaping

Other Policy

NPPF
NPPG
Section 106 SPD
London Housing SPG
Nationally Described Space Standards
Enfield Strategic Housing Market Assessment (SHMA) Review 2015

Analysis

6. Development History

6.1 The site has been subject to a previous application (16/04181/FUL) which was for a similar scheme, albeit with a greater density of accommodation than that currently proposed. This application was refused under delegated authority for the following reasons.

1. *Over development*

The proposal, by reason of its density, excessive size, height, degree of site coverage, siting, lack of spacing and setting, as well as its close proximity to the shared boundaries including the car park abutting the public highway, would result in the overdevelopment of the site. This is further demonstrated in its lack of car parking for the 17 units, lack of quality individual amenity space and its poor contrived internal design that would harm existing and future residential occupants. In this respect the proposal is contrary to Policy

CP30 of the Local Plan, Policies 7.4, 7.5 and 7.6 of the London Plan, Policies 6, 8, 9, 10 and 45 of the Development Management Document as well as guidance outlined in the National Planning Policy Framework.

2. *Visual amenity*

The proposed development by virtue of its design, materials, excessive scale, bulk, size, mass, siting and height, would result in a contrived design and an unsustainable overdevelopment of the site which would be deemed as obtrusive, incongruous, discordant and overbearing form of development that is out of character and keeping with the pattern of development in the surrounding area. The proposal would be contrary to the NPPF (2012), policies 3.4, 7.4 and 7.6 of the London Plan, CP30 of the Core Strategy as well as Policies DMD 6, 8 and 37 of the Development Management Document and the NPPF.

3. *Loss of community facility*

The proposed development, by virtue of the unjustified loss of the community facility, would not be deemed as acceptable. No replacement facility has been proposed and no evidence has been submitted to demonstrate that the site is no longer suitable and viable for continued communal use. The proposal would be contrary to DMD 17 of the Development Management Document (2014), CP7, CP11 and CP34 of the Core Strategy (2010) and the NPPF.

4. *Section 106*

Insufficient evidence has been provided to demonstrate an absence of affordable housing provision on site and/or off site and therefore fails to provide a sufficient level of affordable housing and associated monitoring fees. Further, the application fails to provide sufficient evidence to demonstrate the absence of education infrastructure, highway infrastructure, employment and skills and child care provision and associated monitoring fees. The proposal is contrary to Policies 3.10, 3.11, 3.12 and 3.13 of the London Plan, Core Policies 3, 8 and 46 of the Enfield Core Strategy, Policy DMD 1 and 2 of the Development Management Document, the associated S106 Supplementary Planning Document, NPPF and NPPG.

5. *Residential mix*

The proposed development by virtue of the proposed mix of dwelling sizes and type fails to sufficiently meet the housing needs identified in Enfield's Housing Market Assessment and therefore contrary to Strategic Objective 4 and Core Policy 5 of the Enfield Plan, Policy 3.4 of the London Plan and Policy DMD3 of the Development Management Document.

6. *Parking, access and servicing*

The proposed development, by reason of its insufficient parking provision, lack of facilities for servicing and the location of the proposed access, would be prejudicial to the safe and free flow of pedestrian, cycle and vehicle movement on the Classified Road known as Hertford Road. In this regard, the proposal would be contrary to Policy 6.9, 6.10 and 6.13 of the London Plan, Core Strategy Policy 25 and DMD 8, 45, 46 and 47 of the Development Management Document.

7. *Substandard quality accommodation*

The proposed internal layout of the scheme would be deemed as a substandard quality form of accommodation. The proposal would have primary habitable room windows within 1m of the car park and primary, sole habitable windows on the flank elevation overlooking on to the flank elevation and amenity area of 400-410 Hertford Road. The proposal would ultimately result in an over-intensive use, that would impact existing residential amenities and give rise to poor living conditions to future occupiers with its contrived, cramped internal configuration precluding practical use to meet with the reasonable demands of future occupiers. The proposal would be contrary to Policy CP4 of the Core Strategy DMD 6, DMD8, DMD 9, DMD 10 and DMD37 of the Development Management Document and Policy 3.5 including accompanying Table 3.3 of the London Plan as well as the objectives of the NPPF and the London Housing SPG.

8. *Impact to 400-410 Hertford Road*

The proposal, by reason of its excessive depth, height and siting with primary windows serving habitable rooms on the flank elevation would constitute an obtrusive and overly dominant form of development, resulting in an unacceptable loss of outlook, heightened sense of enclosure and impact to privacy to those residing at 400-410 Hertford Road and their rear amenity space. The proposal would be contrary to Core Policy 30 of the Council's Core Strategy (2010), Policies DMD6, 8, 11 of the Council's Development Management Document (2014) and the NPPF (2012).

- 6.2 Following this decision, the agent made a preapplication submission which proposed 14 residential units, 4 greater than the current proposal for 10 units. Advice was provided with regard to this application, and has led to the current application being submitted. Given the similarities between the previous scheme and the current scheme and the recent nature of this decision, where applicable, this decision would remain a material consideration in the assessment of the current application.

7. Principle of Development

Residential

7.1 The subject scheme seeks to redevelop a site defined as previously developed land by virtue of the NPPF. In this regard, the proposal would be compatible with Policies 3.3 and 3.4 of the London Plan, Core Policies 5 and 40 of the Core Strategy insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets. However, the position must be qualified in relation to other material considerations which will be outlined in the following sections including:

- Strategic Housing Need and the mix of dwellings;
- The attainment of appropriate scale, design & density;
- Impact to neighbouring properties;
- The resultant quality of the accommodation;
- Access and servicing;
- Sustainable design and construction;
- S106

Loss of Community Use

7.2 DMD 17 "Protection of Community Facilities" which states that the Council will protect existing social and community facilities in the Borough. Proposals involving the loss of community facilities will not be permitted unless:

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

7.3 The detailed text of the policy states that the demand for a social and community facility may change over time as the nature and needs of a local community change. Community facilities should be safeguarded against the unnecessary loss of facilities and services. Evidence will be required of marketing and consultation with the community to demonstrate that there is no demand for existing or alternative community uses.

7.4 The development will result in the loss of an existing social club. While it is acknowledged that the premises has been vacant for some time, in accordance with DMD17 the loss of community facilities must be robustly justified. The submitted Planning Statement, under section 6, states the following

- 1) The community centre has been vacant.
- 2) It is in a poor state of repair.
- 3) The unit is not attractive for use.
- 4) The unit has been marketed for community use.

7.5 In support of the planning statement, a marketing report has been supplied from Bernard Gordon and Company, who operate as chartered surveyors. This

marketing report indicates that the site has been actively marketed for a period of over 12 months prior to the submission of the current application.

- 7.6 Further detail contained within the planning report identifies that the site has been vacant for a period of 5 years and is currently in an unlettable condition. It is contended in the report that the repair and conversion costs of the current building currently make it unsuited as a viable community facility use.
- 7.7 The development history of the site shows that at the time of the 2013 application for the change of use of the site to a D2 use, the community use of the site had ceased. Given that this approval was never acted upon, this is highlighted by the agent as additional justification for the unsuited nature of the site.
- 7.8 With regard to the above, the LPA is of the view that while valid observations, Points 1, 2 and 3 are largely irrelevant to the argument to justify the loss of the community facility. The points do not address either criteria a or criteria b of the policy.
- 7.9 With regards to criteria a, no replacement facility has been provided. Therefore, criteria b would need to be addressed. On the basis of the information supplied and the development history available to the Council, it is considered that the site has undertaken a sufficiently robust marketing period so as to meet the requirements under criteria b of DMD 17 has not been fulfilled. On this basis, the principle of development, namely the loss of the community facility is not objected to.

8. Density

- 8.1 DMD 6 of the DMD provides standards for new development with regards to scale and form of development, housing quality and density. DMD 6 states that proposed development must be of a density appropriate to the locality. Development will be permitted if it complies with the London Plan density matrix and the following criteria are met:
 - a. The scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies.
 - b. The development delivers a housing output having regard to policies on housing mix;
 - c. A high quality of design and standard of accommodation is achieved, in line with policies in the London Plan, DMD 8 'General Standards for New Residential Development' and other design policies in the DMD;
 - d. The density of development has appropriately considered existing or planned transport capacity;

- e. The density of development takes into account the existing and planned provision of local facilities such as shops, public and private open space, and community, leisure and play;
- 8.2 Development exceeding the London Plan density ranges will only be permitted in the Council's regeneration areas where this can be justified through the development of a masterplan/planning brief where there are opportunities to comprehensively consider and address the issues.
- 8.3 It is acknowledged that advice contained within the NPPF and the London Plan Housing SPG suggests that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area and that weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area. Thus, the density range for the site must be appropriate in relation to the local context and in line with the design principles in Chapter 7 of the London Plan and Core Strategy Policy 30: Maintaining and improving the quality of the built and open environment and commensurate with an overarching objective that would seek to optimise the use of the site.
- 8.4 The site lies within an area with a PTAL 2 indicating that it has poor access to public transport, despite being within close proximity to a number of established bus routes running along this section of Hertford Road. The density matrix suggests a density of between 200 and 450 habitable rooms per hectare, albeit where an almost urban typology to the surrounding area would suggest and appropriate density to be to the lower end of range given that the area is not fully urbanised. The character of the area indicates that the average unit size in the area has between than 3.8 – 4.6 rooms.
- 8.5 This suggests a unit range of 55 to 145 units per hectare, again where it is expected that the development would be towards the lower end of the range. As submitted, the development would result in 317/3.8 habitable rooms per hectare ($34 \times 10,000 / 1,070$) and would achieve approximately 83 units per hectare. These figures are within the scope of the London Plan Density Matrix and in this regard the proposed density is considered more appropriate than the previously refused scheme.
- 8.6 It is acknowledged that the NPPF and the London Plan Housing SPG states that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area and that weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area, balanced against wider considerations of the critical mass of units required to drive the deliverability of the scheme. The density range for the site must be appropriate in relation to the local context and in line with the design principles in Chapter 7 of the London Plan, Policy CP30 of the Core Strategy and Policies DMD7, DMD8 and DMD37 of the DMD and will be assessed within other sections of this report.

9. Housing Mix

- 9.1 The Council commissioned a Strategic Housing Market Assessment (SHMA) which was published in 2010, with this document being subsequently reviewed in 2015. This formed part of the Council's evidence base for its Core Strategy, which was examined at Public Inquiry and found to be sound by the Secretary of State and subsequently adopted by the Council in November 2010. Therefore, the reviewed document represents an up-to-date and comprehensive assessment of the Borough's housing needs and supply, its recommendations are expressed in Policy 5 of the Core Strategy.
- 9.2 Policy 5 seeks to ensure that 'new developments offer a range of housing sizes to meet housing needs' and that the Policy should support the Council's plan for a Borough-wide mix of housing that reflects the needs and level of supply identified in the SHMA (2015). The 'Justification' in support of the Policy 5 of the Core Strategy is instructive. In paragraphs 5.40 and 5.41 it is noted that the supply-to-need shortage is most acute for larger dwelling types and that it is unlikely that the required supply can be met through new build completions and further demonstrates an acute shortage of houses with three or more bedrooms across owner occupier, social and private rented sectors. 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 greatest requirement in the owner occupied market housing sector is for family sized housing (ie 3+ bedrooms). This is equivalent to a need for 1,667 family sized homes of which nearly 40% is for four bedroom homes over a period of two years.
- 9.3 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) |
- 9.4 Furthermore, Policy CP 5 calls for aggregate totals of 35% one and two-bedroom dwellings and 65% three and four-bedroom dwellings. This policy is supported by Enfield's Strategic Housing Market assessment review conducted in 2015 which identified a shortfall in family type dwellings and an oversupply in smaller dwelling types.
- 9.5 The proposal makes provision for 5x3-bed dwellings, 1x1-bed dwellings and 4x2-bed dwellings. This represents an aggregate of 50% of one and two-bedroom dwellings and 50% three or four bedroom dwellings. On this basis, the proposed housing mix would be slightly below that required by CP5 in terms of aggregate totals. In support of this, the planning statement with the application has stated that 90% of the dwellings would be suitable for family use- i.e. inclusive of the 2-bedroom dwellings. Whilst this would not strictly be in accordance with the provisions of CP5, it is noted that the mix closely approaches the specifications of CP5 and given the constraints of the site, the mix would not be inappropriate.

9.6 Therefore, on balance, Officers are of the view that a provision of 50% family type housing and a further 40% of 2-bedroom units would provide a housing mix largely commensurate with the overall direction and objectives of CP5. The development would provide an appropriate level of family type housing, addressing a recognised, Boroughwide shortfall. On this basis, the Housing mix is not objected to in respect of Policies CP 5 and DMD 3.

10. Impact on the character of the surrounding area

10.1 DMD 6 of the DMD provides standards for new development with regards to scale and form of development, housing quality and density. DMD 8 provides general standards for new residential development and reiterates the requirement for a development to be of an appropriate scale, mass and bulk, provide high quality amenity space and provide access to parking and refuse areas. DMD 37 encourages achieving a high quality and design led development. The design of dwellings would need to respect the character of the surrounding area but also make a positive contribution to the places identity. This policy is reiterated by CP30 of the Core Strategy as well as the fundamental aims of the NPPF.

10.2 The National Planning Policy Framework advises that Local Planning Authorities should not attempt to impose architectural styles or particular tastes, and that design policies should concentrate on guiding factors such as the layout of the new development in relation to neighbouring buildings. It is however proper to seek to promote or reinforce local distinctiveness. In addition, Policy CP30 seeks to maintain and improve the quality of the built and open environment. London Plan policies 7.4 Local Character and 7.6 Architecture are also relevant. However, the design and scale must be considered in the context of the surrounding pattern of development.

Siting and layout

10.3 The proposed development is to consist of 2 buildings, a 4-storey flat building to the front of the site and a 2-storey building to the rear. The flat building will site towards the front of the site, 3.5m from the front boundary and flush to the site boundary with the school to the south. There would be a setback of 7.5m from the northern boundary to facilitate the shared access towards the rear of the site. The proposed bulk and scale of development is considered to represent a substantial reduction from the previously refused scheme which was described as maximisation of site coverage due to the ratio of building to plot size. It is considered that the proposed development has made suitable reductions in site coverage so as to be more acceptable within the setting of the locality. The flat building has also been reduced in height by one level which is seen as reducing the dominance of the building within the immediate setting.

10.4 The resultant form of development, while prominent when viewed from the street, is a more appropriate scale and site coverage when compared to the existing building of the site. The height will be increased from the current building,

however given the prominent nature of the site, this is not considered inappropriate. The totality of site coverage will be largely similar to that of the existing building, however, as it would be broken into 2 buildings, the effect of the massing is reduced. The location of the carparking to the rear of the site ensures that there is no disconnect between the site and the streetscape, with direct interaction created between these two elements. The resultant form of development would undoubtedly be considered an urbanisation of the current site, however this site does not contribute positively to the character of the area and as an unused site, is accepted as having development potential. The revised scope of development for the site is therefore considered more appropriate than the previous scheme.

- 10.5 The character of this area can be reasonably categorised as mixed, with the more successful elements, such as the School and 19th/early 20th Century development, creating a direct relationship with the street. This is generally achieved by setting the building line close to the back of pavement, defining the street edge and in many cases, allowing activity to animate the street frontage. As opposed to the previous scheme which featured a significant setback and substantial hardstanding to the front, the current scheme is seen as creating an active and integrated frontage to the street.
- 10.6 As discussed to above, the proposed scheme will reinforce the positive effect created by active visual frontages and avoids the trap of extensive hardstanding of the previous scheme. This prevents further fragmentation and erosion of the coherence and character of the area and this element of the scheme is supported.
- 10.7 In the original response provided by Council's Urban Design Team, concern was raised with regard to the visual cohesion of some elements, notably fenestration treatments and layout and coping and other such materials. Subsequent revised schemes were submitted which largely addressed these concerns, however confirmation of materials to be used would be required by way of condition in the event of approval.
- 10.8 Similarly, the response provided from the Metropolitan Police Designing out Crime team raised queries regarding the overall security of the site with regard to restricting access. No detail has been provided with regard to the control of the access to the site, however it is reasonably assumed that the development will make use of some sort of gate arrangement to restrict access. Accordingly a planning condition requiring details of any means of enclosure would be required.
- 10.9 The development makes provision for landscaping to the front and rear of the site with the strip to the front breaking up the visual impact of the flat building while that to the rear offers benefit for SuDS purposes and private amenity space. The development is considered to have made the most of the available space for landscaping purposes and is considered acceptable in this regard. Further detail regarding planting schedules and future management of such landscaping will be required by way of condition.

Height, scale and massing

- 10.10 The proposal ranges in scale from 2-4 storeys, a reduction from the previous scheme which ranged from 3-5 stories. The primary mass of the development is located to the front of the site at a height of 4 stories. By the location of the flat building in front of the buildings to the north and the setback from this boundary, the visual impact of this development is mitigated in regard to these properties. This uniform approach to building height at the front of the site results in a form of development that is more simplified and cohesive than the previous disjointed attempt.
- 10.11 As evidenced by the supplied street elevations, the height of the development better approaches that of the adjoining properties to the north and south of the site. The parapet height of the proposed flat building would be slightly higher than the ridge height of the school building to the south and would be similar to the ridgeline to the north. As this building sits forward of the 2 adjoining properties it would be more prominent in the setting of the street, however, the reduction in height helps to mitigate this visual impact. The top floor of the flat building has been inset from the front building line which helps to reduce the visual massing of the development at the upper levels.
- 10.12 The mass is further broken by the vertical delineation which has been created to the front by the stepping back of the southern section of the flat building. This breaks the mass of the building and results in a façade with a higher level of visual interest when viewed from the street.

Building Design

- 10.13 The fundamental aim of the NPPF is to secure sustainable development. In order to achieve sustainable development, a development is required to have a good design. The matter of design is discussed within Section 7 of the NPPF. The NPPF states planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It continues to state that it is appropriate to seek to promote or reinforce local distinctiveness.
- 10.14 The current proposal presents as a more cohesive design than the previous development which due to the mix of materials and detailing created a jarring development. The development has undertaken a uniform approach to materials and fenestration treatments for both buildings, which creates a higher level of connectivity between the 2 buildings. The arrangement of the accommodation and resultant building form is seen as creating an acceptable residential frontage facing the public realm to the front of the site. In totality the scheme is seen as being an appropriately high standard of development so as to complement the adjoining buildings and to improve the character of the wider visual catchment area. The revised scheme has made appropriate revisions, in line with the advice provided at the preapplication stage so as to overcome the previous reason for refusal in regard to character and design.

11. Quality of Accommodation

- 11.1 A core requirement of a space proposed for residential use is that it is able to provide an appropriate floor area suitable for residential accommodation. DMD 5 and DMD 8 require that new residential development must 'meet or exceed minimum space standards in the London Plan and London Housing Design Guide'. The Nationally Described Space Standards 2015 are the relevant document used for determining this. Table 1 of the Nationally Described Space Standards stipulates the minimum space standards for any new development. The proposed dwellings apartments will be expected to meet and where possible exceed these minimum standards and those contained within the Interim London Housing Guide. The proposals will also be expected to meet the design criteria in the London Housing SPG.
- 11.2 As identified in the Space Standards, 7.5m² is required for a single bedroom and a bedroom with a floor area greater than 11.5m² is considered as a suitable double bedroom.
- 11.3 The site makes provision for 10 flats, with 5 of these being 3-bedroom, 4 being 2-bedroom and 1 being a 1-bedroom dwelling. Per the supplied plans, the following flat types would be provided;

Flat	Bedrooms	No. Floors	No. Occupants	size	Req. size
1	3	2	5	96m ²	93
2	3	2	5	96m ²	93
3	3	2	4	98m ²	84
4	3	2	4	98m ²	84
5	1	1	2	58m ²	50
6	2	1	3	61m ²	61
7	2	1	3	61m ²	61
8	3	1	5	93m ²	86
9	2	1	3	61m ²	61
10	2	1	4	74m ²	70

- 11.4 From a numerical assessment, it can be seen that each of the flats would have a floor area that meets or exceeds the minimum internal standards for the proposed level of occupation.
- 11.5 In terms of outlook to habitable rooms, all habitable rooms are served by windows that provide direct outlook towards open areas to the front and rear of the site. In consideration of this, the available light for each of the dwelling types would be appropriate.
- 11.6 On the basis of the above assessment, the proposed residential accommodation in terms of internal space and natural light are considered appropriate for the proposed intensity of residential occupation. No objection is raised to this aspect of the scheme.

12. Amenity Provision

- 12.1 DMD9 requires that all residential development is able to provide high quality amenity space, which is not overlooked and provides a functional space for such use. DMD9 identifies minimum spatial requirements for different dwelling types and the LPA is of the view that new residential must be able to meet such standards.
- 12.2 The development would make provision for private amenity space for each of the family flats 1, 2, 3, 4 and 5 at ground floor level. Whilst this is indicated as being screened from the adjacent communal areas, should planning permission be granted, a condition requiring details of fencing would be required.
- 12.3 On the balance of the constraints of the site and the communal amenity space provided in the centre of the site, the proposed amenity space is considered an appropriate standard for the intended residential use.
- 12.4 Each of the flats located at first, second and third floor level would have direct access to private amenity space by way of rear private terraces which are able to be accessed directly from shared living spaces. The dimensions of each of the amenity areas would exceed the minimum standards of DMD9 and would be considered appropriate. The occupants of the flats would also have access to the shared communal amenity space in the centre of the site, consistent with the requirements of DMD9.
- 12.5 DMD9 requires that communal amenity space has appropriate management plans in place for the ongoing use. While this information has not been supplied, it can be adequately secured by way of condition. To protect against any risk of overlooking towards the side of the site, each of the rear terraces would also be required to install obscure screening to the side elevations. On the evidence of the above, the LPA does not object to the proposed amenity provision.

13. Impact on the neighbours' amenity

- 13.1 Policies DMD8 and DMD10 of the Development Management Document and CP30 of the Core Strategy seek to maintain residential amenities in regards to levels of outlook, sunlight and daylight. DMD 8 would be the more relevant policy as DMD 10 concentrates more on separation distances. DMD 8 states that new residential development must preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance. At this point within the assessment it is considered prudent to note that there is no right to a view within the Planning Regulations.
- 13.2 DMD 10 requires a separation distance of 22m for 1-1 storey buildings, 22m for 1-2 storey buildings, 25 for 1-3 storey buildings, 22m for 2-2 storey buildings, 25m for 2-3 storey buildings and 30m for 3-3 storey buildings. With regards to the distance between rear windows and side boundaries, the distance is 11m regardless of the height of the proposal. DMD 10 requires these separation

- distances to be adhered to unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/sunlight or privacy implications.
- 13.3 To the north of the development is a two storey block of purpose built flats with a pitched roof. There are 7 properties in this block (known as 400 – 410 Hertford Road). The proposed 4 storey building to the front of the site would be situated off the shared boundary by 7m, while the 2 storey building to the rear would be 14m from this boundary. The development to the front would not extend beyond the depth of the flatted unit while the 2-storey building is only 1m deeper. Both of these setbacks represent a substantial improvement on the previous scheme which extended well beyond this building line.
- 13.4 A solar shading sunlight and daylight assessment has been submitted which demonstrates that the development would not impact the rear facing views of the properties to the north. Included in the proposal is the removal of the existing tree along the boundary to create the vehicle access to the rear. It is considered that this would not overly impact the rear outlook from this flat building to the north. There are windows serving the flatted development on both the ground floor and the first floor. The plans demonstrate that there would be no breach in the 45 degree line when drawn from the ground floor, nor would there would be a breach in the 30 degree line when drawn from the mid point of the upper floor window. This would be consistent with the principles of DMD 11 which requires no breach in these lines.
- 13.5 It is considered that the increased setback from the shared boundary to the north, the reduction in building depth of the main flat building and the overall reduction in building mass suitably mitigates any harm to the outlook and amenity of this adjoining building. The flat building does not include flank windows facing towards the site and would not result in overlooking. The 2-storey building features first-floor front facing windows towards the building however, this faces towards the flank wall of the adjoining building. These windows would not face towards private living spaces and is not considered likely to result in issues of overlooking. The development is considered acceptable with regard to potential changes of amenity towards the occupants of 400-410 Hertford Road to the north of the site.
- 13.6 To the south, the site adjoins the Durants School and associated building. Both buildings would be located forward of the front building line of this building meaning that any views towards this site would be towards the staff carparking area and that any views towards play spaces at the rear would be protected. It is considered that the development would not result in harm towards the privacy or amenity regarding the use of this site and no objection is raised in this regard.
- 13.7 All other existing properties are situated at a substantial distance away not to be caused harm by the proposal. In this regard, due to the siting of the existing properties and the proposal, no objection is raised.
14. Traffic and Transport Considerations

- 14.1 DMD 45 relates to car parking, cycle provision and parking design. A proposal would need to adhere to the requirements of DMD 45 and the London Plan to be deemed as acceptable. DMD 47 states that new development proposals will need to demonstrate that enough space for servicing, circulation and access to, from and through the site is provided. All developments must be fully accessible to pedestrians and cyclists and assist with general permeability within an area and the current development does not provide this. The site is located within .

Car parking

- 14.2 The proposal is providing 8 car parking spaces, 1 of which is to be a disabled space, there would also be one loading bay at the end of the site.
- 14.3 The provision of 8 spaces is towards the upper end of the London Plan standards for the proposed dwelling mix. In light of the low PTAL of the site, the parking provision is considered acceptable and is consistent with the previous preapplication advice given.
- 14.4 The layout of the 8 spaces all meet the required 2.4m x4.8m dimensions and the disabled bay has an additional 0.6m width. There is a 6m space for vehicles to use to manoeuvre out of bays and exit the site in forward gear, in line with guidance in the Manual for Streets.

Vehicular Access

- 14.5 Access will be from the existing vehicular access off Hertford Road, although it is noted that the access is not currently used. The access road leads to the rear of the site to the car park, and measures approx.. 3.80m wide, plus approximately 1.0m for pedestrians; the demarcation is only aesthetic so vehicles will be able to 'share' the space. This width meets the minimum standards set out in the Manual for Street for one way vehicle movement, without using the pedestrian space. Two way would be possible if the pedestrian space was used. As the car park is solely for residents and is relatively small, then vehicle movements would be expected to be low and use of the pedestrian space for the occasions when two way movement is required is considered acceptable.

Pedestrian Access

- 14.6 There are two main pedestrian accesses into the site both from Hertford Road. One is shared with the vehicular access but is shown as being surfaced with a different material, to delineate the shared spaces. Both accesses are considered acceptable.

Cycle parking

- 14.7 Per the requirements of the London Plan, the development would require 19 long stay cycle parking spaces in addition to 2 short stay visitor spaces. The Transport Assessment supplied states that the development will provide for 20 spaces in addition to 2 visitor spaces.

- 14.8 Revised plans supplied as part of the application clarified cycle store location queries and the location and design of the visitor parking spaces. Notwithstanding this, elevations and details of the long term spaces will be required to demonstrate that they are secure, covered and easily accessible, in line with London Plan Requirements. In the event of approval, this will be secured by way of condition.

Servicing

- 14.9 The site will be serviced from Hertford Road. It noted there are existing waiting restrictions which prevent loading and unloading between 8am-9.30am and 4.30pm-6.30pm, and double yellow lines preventing parking at any time, however Hertford Road is on the Cycle Enfield route and therefore the restrictions are likely to be replaced with cycle lanes.
- 14.10 This will mean no servicing will be possible from the front of the site, even outside of the existing loading restriction hours. Refuse vehicles will still be able to collect from the frontage and the bins are located close to the kerb for ease of collection, but delivery vehicles are likely to park on Pitfield Way (or in designated loading areas to be designed for Cycle Enfield scheme to be determined).
- 14.11 Initial concerns were raised by the Transport Officer that delivery vehicles may try and access the site from the existing vehicular access. To address this, a revised internal layout and parking arrangement was supplied. This revision enables small and mid-sized servicing vehicles to access the site, with this being demonstrated by the supplied vehicle tracking. These revisions addressed the above mentioned concerns from the Transport Officer who considers the servicing arrangements acceptable.

Refuse & Recycling

- 14.12 Limited details relating to refuse and recycling have been provided with regard to the application. Given the space available, it is considered that such facilities can be adequately provided on site. On this basis, in the event of approval, this information will be secured by way of condition, prior to the first commencement of construction.

Other Matters

- 14.13 In line with previous advice provided, the Transport division required financial contributions towards the local cycle and pedestrian infrastructure. This contribution has been secured by way of a Unilateral Undertaking requiring payment prior to the commencement of construction.

15. Sustainable Drainage

- 15.1 Concerns were initially raised from Council's Sustainable Drainage team as there was a lack of detail relating to SuDS and connections to drainage points. Following this amended information was supplied to address some points while it was agreed that other information could be secured by way of condition. In the

event of approval, this would be supplied prior to the commencement of construction.

16. Trees

- 16.1 The site is not in a Conservation Area and nor are there any trees on the site which provide high visual interest to warrant them to have Preservation Orders placed on them. In this regard, no objection is raised.

17. Biodiversity

- 17.1 Ecology Statements have been submitted as part of the submission. One report has confirmed that there were no bats recorded during the nocturnal emergence survey. Another report confirmed that there were no bat roosts present in the buildings on site. In addition, the potential for bats being present foraging and commuting within the site boundary is determined as low. Finally, there were no other ecological constraints found at the site. In this regard, it is concluded that the proposed demolition of the building and erection of a new building would not cause undue harm to protected wildlife and thus no objection is raised. Notwithstanding this, certain conditions relating to the protection of bats and other such animals would be included with any approval.

- 17.2 A landscaping plan has been supplied with the application which details plantings to the front and rear of the development. This is inclusive of the shared communal amenity space in the centre of the site and the private amenity space of the ground floor dwellings. Given the constraints of the site, the proposed landscaping is considered appropriate. In the event of approval, a condition requiring details and management strategy for this landscaping will be included.

18. Sustainable development

- 18.1 An Energy Statement has been submitted. This Energy Statement concludes that the development would exceed the 35% CO₂ emission reduction by 0.1%. Whilst this does not exceed by a substantial amount, the proposal would be policy compliant. In this regard, the proposal would be policy compliant and no objection is raised. In the event of approval, demonstration of compliance with this report would be secured by way of condition.

- 18.2 No detail regarding proposed water usage has been provided. The DMD requires usage to not exceed 105L per person, per day. In the event of approval, information demonstrating this would be secured by way of condition.

19. CIL

- 19.1 As of 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. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. As of 1st April 2016, Enfield adopted its own CIL. The site is in an a charging zone of 40sqm. Per the CIL form supplied, the scheme would have a floor area of 888m² and would be CIL liable.

20. Developer contributions

20.1 Following the Court of appeal decision from 11 May 2016, small site exemptions from paying S106 affordable housing policy contributions & other similar contributions were reinstated. The National Planning Practice Guideline was updated on the 20th of May with paragraph 31 providing guidance on small site exemptions.

20.2 The London Borough of Enfield no longer seeks contributions for education on schemes of 11 units and below. However, it does seek affordable housing contributions which are 10 units or less but have a combined gross floor space of more than 1000m². This is in conjunction with the criteria stipulated within the Planning Practice Guidance. The proposal results in 10 dwellings and is below the stipulated 1000m². As such, while the previous application was refused in part due to non-provision of S106 contributions, in light of the above, the application does not require any S106 contribution towards affordable housing or education.

21. **Recommendation**

21.1 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. Approved Plans

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:

00-001	Existing Ground Floor Plan
00-002	Existing First Floor Plan
00-003	Existing Roof Plan
00-010	Existing Site Plan
00-020	Existing Sections
00-030	Existing Elevations
00-515	Demolition Site Plan
01-010	Proposed Site Plan
01-101 Rev A	Proposed First Floor Plan

01-102	Proposed Second Floor Plan
01-104	Proposed Roof Plan
01-110	Proposed Landscape Plan
01-200	Proposed Sections
01-305	Existing and Proposed Street Elevations
01-310	Proposed Textured Street Elevations
01-300 Rev A	Proposed East Elevation
01-100 Rev A	Proposed Ground Floor Plan
01-103 Rev A	Proposed Third Floor Plan
01-302 Rev A	Proposed West Elevations
01-303 Rev A	Proposed South Elevation
01-301 Rev B	Proposed North Elevation

Energy Statement	ES/HR/201708-BC
Ecology Report	RT-MME-122986-01
Prelim Bat Roost Assessment	RT-MME-122986-02
Nocturnal Emergence Bat Survey	RT-MME-123321
Demolition and Waste Management Statement	
Health Impact Assessment	HR HIA-SEP 2017
Schedule of External Materials	168-HR Hertford Road
Vehicle Tracking	
Flood Risk Assessment & SuDS Report	C1894-RA-REV-A
Appendix C- Historic Boreholes	
Design & Access Statement	September 2017
Solar Shading Analysis	September 2017
Transport Assessment	September 2017
Planning Policy Statement	September 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

5. The development shall not commence until a 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.

Its 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, 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 protect the amenity of adjoining properties

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 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.

11. 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.

12. 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:
 - A drainage plan of the existing drainage
 - A topographical plan of the area
 - Geological information including depth to the water table and infiltration tests
 - Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks)
 - 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.
 - Details of overland flow routes for exceedance events
 - A management plan for future maintenance
 - 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, Including calculations demonstrating functionality where relevant

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 Policy 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. Prior to the commencement of any above ground works, and Energy Performance Report shall be submitted to and approved in writing by the Local Planning Authority securing no less than 35% improvements in the total CO2 emissions over Part L of Building Regulations (2013). Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

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.

19. Prior to the first occupation of the flat building, a communal open 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.

20. No above ground works shall commence until details (including elevational details) for covered cycle parking for the storage of a minimum of 19 bicycles have 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.

21. In the event that any construction works necessitate the clearance of nesting bird habitats, it is recommended that any such works are undertaken in the period August to February inclusive. Should it prove necessary to remove any breeding bird habitat during the breeding season, the area should be checked in advance for the presence of birds' nests. Once checked, if there is no evidence of breeding birds, clearance work should be completed within 48 hours of inspection. If any active nests are found in this area then vegetation clearance must cease and an appropriate buffer zone should be established. This buffer must be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: To ensure that bird nests and bird habitats are provided with appropriate protections during the construction phase.

22. During the construction phases, including demolition and pre-construction works, all reasonable measures shall be taken to ensure good production practices are adopted to safeguard individual animals. Such practices would include covering of all deep holes and trenches overnight and the provision of planked escape routes for any trapped wildlife. Any liquids held at the site should be stored in a secure lock-up. Such methods shall be employed for the duration the construction period.

Reason: To ensure that any animals who inadvertently enter the site are afforded appropriate protections

Informative:

1. The applicant is reminded of the obligations imposed by the Unilateral Undertaking with regard to financial obligations prior to the commencement of construction of the works herein approved.
2. You are advised that in relation to Conditions 6 (Means of Enclosure) of this permission, where reference is made to the provision enclosure that include gaps under which mammals can pass, these need be no more than 15 x 15cm and

can be achieved, if fencing is proposed, by lifting the gravel board off the ground. The reason for requiring this is that there has been a decline in the populations of many small mammal species such as hedgehogs and this is in part due to gardens being made impermeable to their movements.

3. The applicant is reminded of their obligations under the Conservation of Habitats and Species Regulations (2010) as amended and the Wildlife and Countryside Act 1981 (as amended) in relation to the protection of bats and bat habitats. In the event that any harm occurs under the works herein approved the developer may be liable to prosecution under the aforre mentioned legislation.
4. 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.

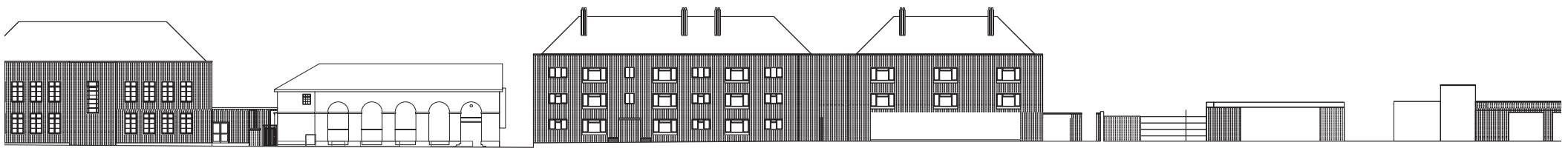
The accuracy of the survey base drawing is dependent upon the scale at which it is produced. Users should not re-scale this drawing without consent.

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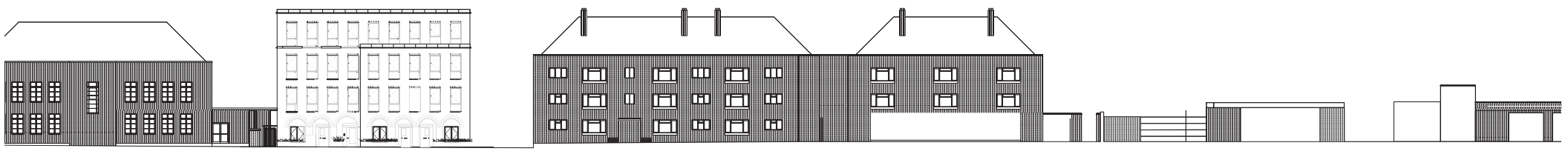
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Key Plan:



1 Existing Hertford Road Elevation
 Scale: 1:200

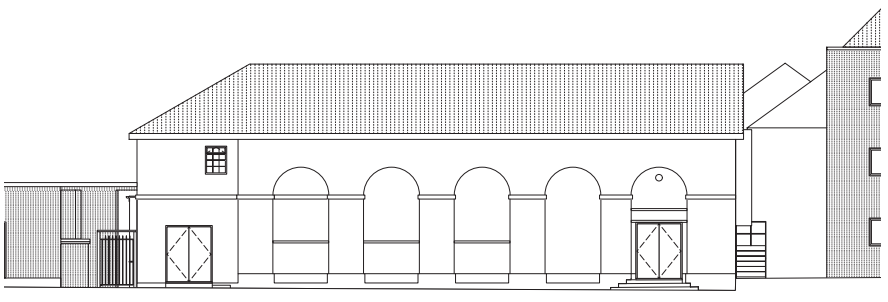
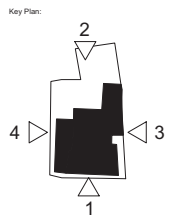
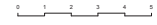


2 Proposed Hertford Road Elevation
 Scale: 1:200

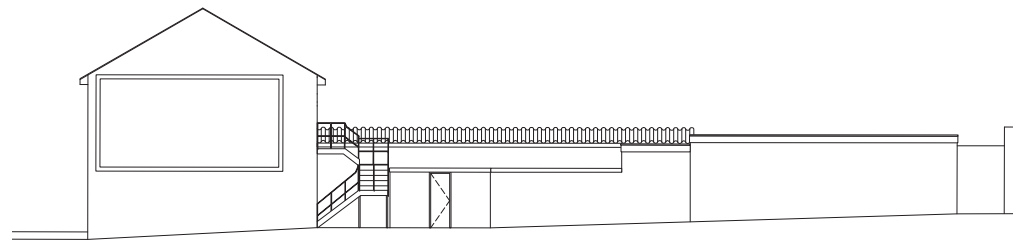
Rev.	Date	Description
East Architecture, landscape urban design Unit 3.3 First Floor Bayford Street Industrial Centre London E8 3SE T 020 7490 3190 E mail@east.uk.com		
Client The Nascol Consortium Ltd		
Project Name Hertford Road, Enfield		
Drawing Existing and Proposed Street Elevations		
Job No. 168-HR	Dwg No. 01-305	Revision 0
Status FOR APPROVAL	Scale 1:200 @A1	Issue Date Sept. 2017

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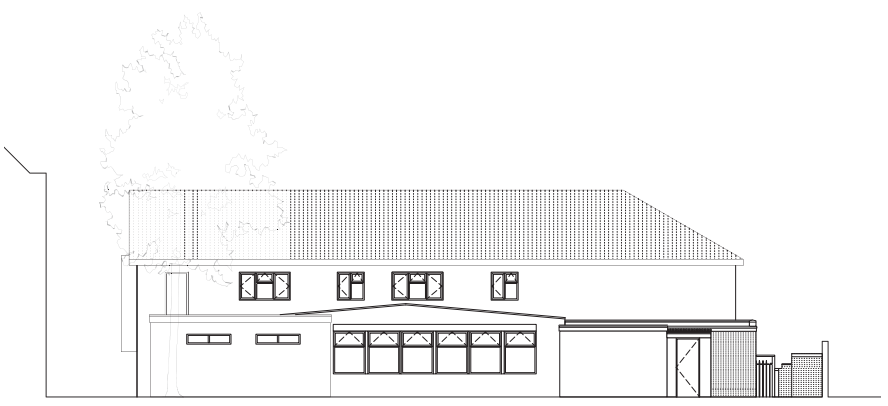
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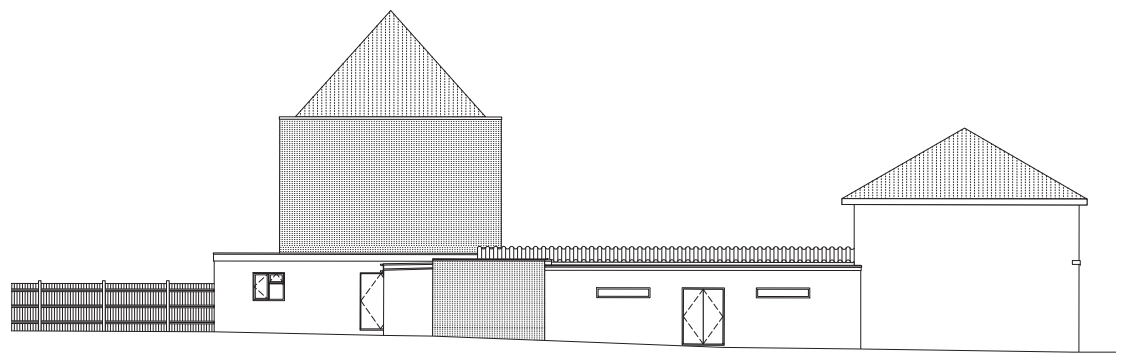
1 Existing East Elevation
Scale: 1:100



3 Existing North Elevation
Scale: 1:100



2 Existing West Elevation
Scale: 1:100

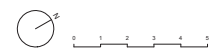


4 Existing South Elevation
Scale: 1:100

Rev.	Date	Description
East Architecture, landscape urban design		
Unit 3.3 First Floor Bayford Street Industrial Centre London E8 3SE T 020 7490 3190 E mail@eastuk.com		
Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing Existing Elevations		
Job No. 168-HR	Dwg No. 00-030	Revision 0
Status FOR APPROVAL	Scale 1:100 @A1	Issue Date Sept. 2017

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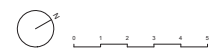
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Unit 3.3 First Floor Bayford Street Industrial Centre London E8 3SE T 020 7490 3190 E mail@eastuk.com		
Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing Existing First Floor Plan		
Job No. 166-HR	Dwg No. 00-002	Revision 0
Status FOR APPROVAL	Scale 1:100 @A1	Issue Date Sept. 2017

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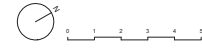
Rev.	Date	Description
East Architecture, landscape urban design Unit 3.3 First Floor Bayford Street Industrial Centre London E8 3SE T 020 7490 3190 E mail@eastuk.com		
Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing Existing Roof Plan		
Job No. 166-HR	Dwg No. 00-003	Revision 0
Status FOR APPROVAL	Scale 1:100 @A1	Issue Date Sept. 2017

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- 3 Bed 5 Person maisonette
- 3 Bed 5 Person flat
- 3 Bed 4 Person maisonette
- 2 Bed 4 Person flat
- 2 Bed 3 Person flat
- 1 Bed 2 Person flat



Rev.	Date	Description
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Unit 3.3 First Floor Bayford Street Industrial Centre London E8 3SE T 020 7490 3190 E mail@eastuk.com		
Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing First Floor Plan		
Job No. 16b-HR	Dwg No. 01-101	Revision A
Status FOR APPROVAL	Scale 1:100 @A1	Issue Date Dec. 2017

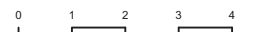
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1 Proposed East Elevation
 Scale: 1:100

Key:

- | | |
|--|---|
| M1: Light coloured, textured, mixed, high quality bricks such as Wienerberger Marziale or equal approved with matching mortar. | M6: Precast concrete capping and stringer course with smooth finish. |
| M2: Flag and slab pedestal supported paving system. | M7: Precast concrete canopies and sills to match capping and stringer course in appearance. |
| M3: Window frames, cycle store, bin store and balcony doors to be painted light warm grey. | M8: Reeded glass in vertical orientation |
| M4: Balustrades to be painted light warm grey to match window frames. | M9: Metallic downpipes coloured to match window frames and doors. |
| M5: Front doors with reeded glass panel to be painted light warm grey to match window frames. | M10: Textured white bricks such as Wienerberger Agora Super White or equal approved with matching mortar. |



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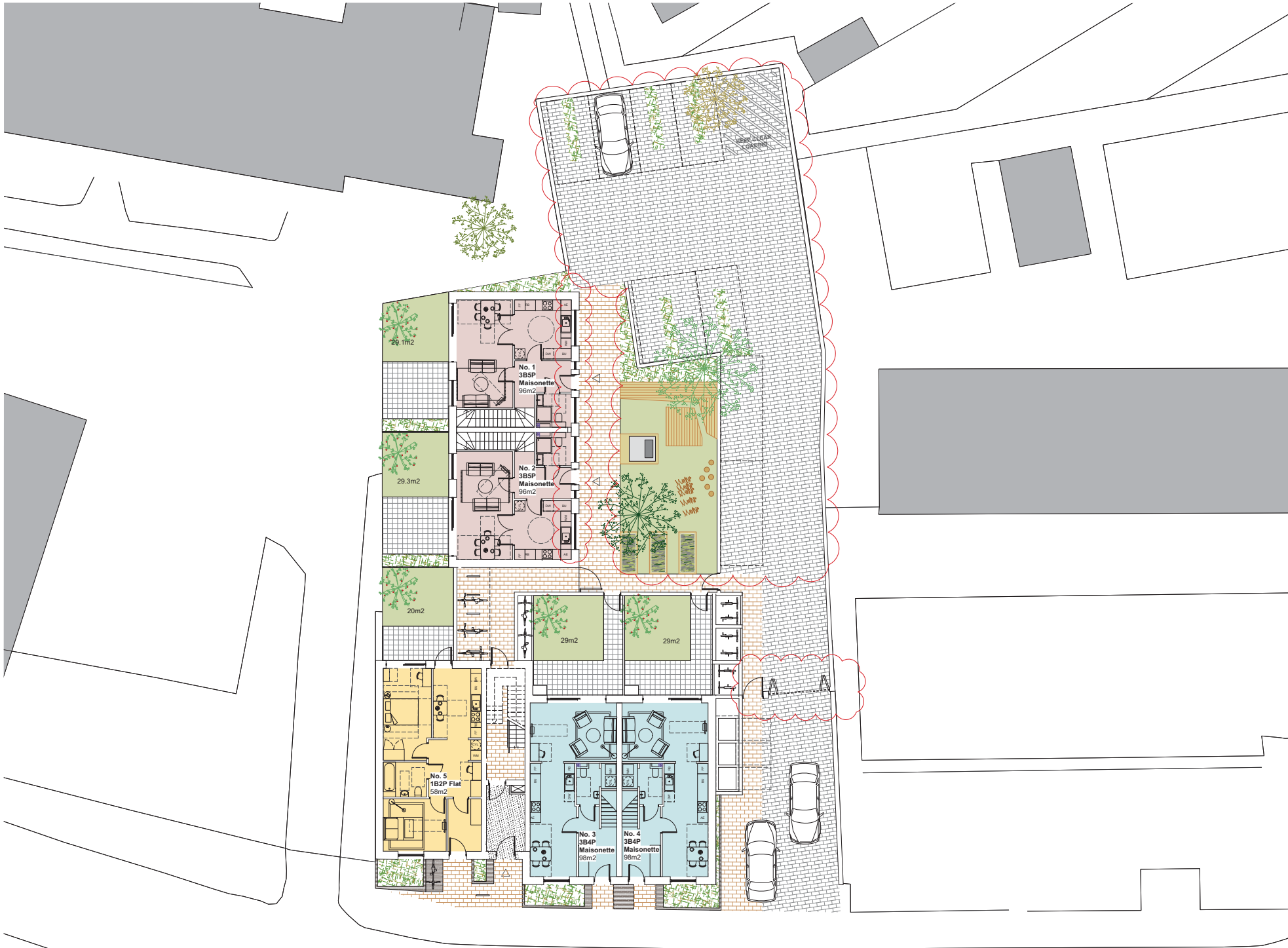
Rev.	Date	Description
Client The Nascot Consortium Ltd		
Project Name Hertford Road, Enfield		
Drawing Proposed East Elevation		
Job No. 168-HR	Dwg No. 01-300	Revision A
Status FOR APPROVAL	Scale 1:100 @A3	Issue Date Nov. 2017

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- 3 Bed 5 Person maisonette
- 3 Bed 5 Person flat
- 3 Bed 4 Person maisonette
- 2 Bed 4 Person flat
- 2 Bed 3 Person flat
- 1 Bed 2 Person flat



Rev.	Date	Description
East Architecture, landscape urban design Unit 3.3 Bayford Street Industrial Centre London E8 3SE T 020 7490 3190 E mail@eastuk.com		
Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing Proposed Ground Floor Plan		
Job No. 16b-HR	Dwg No. 01-100	Revision A
Status FOR APPROVAL	Scale 1:100 @A1	Issue Date Nov. 2017

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- 3 Bed 5 Person maisonette
- 3 Bed 5 Person flat
- 3 Bed 4 Person maisonette
- 2 Bed 4 Person flat
- 2 Bed 3 Person flat
- 1 Bed 2 Person flat



Rev.	Date	Description
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Unit 3.3 First Floor Bayford Street Industrial Centre London E8 3SE T 020 7490 3190 E mail@eastuk.com		
Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing Second Floor Plan		
Job No. 16b-HR	Dwg No. 01-102	Revision 0
Status FOR APPROVAL	Scale 1:100 @A1	Issue Date Sept. 2017



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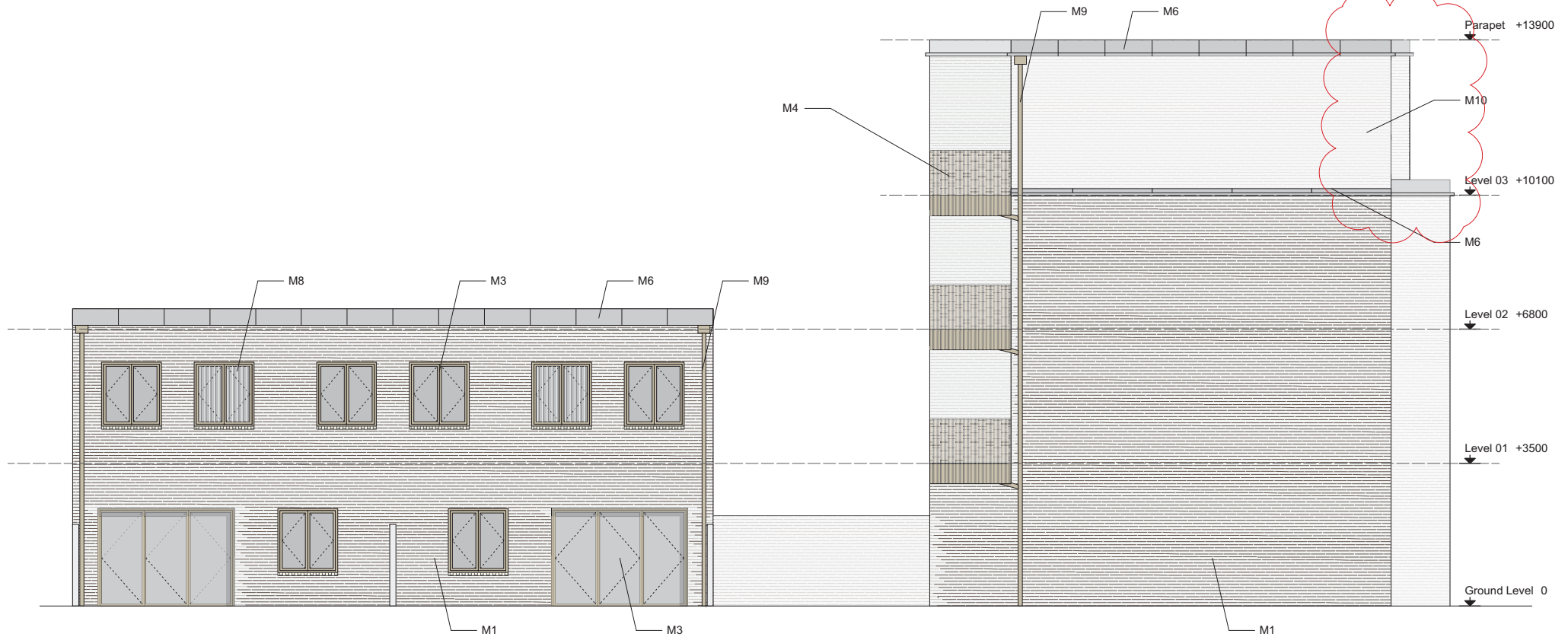
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Site Boundary —

Rev.	Date	Description
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Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing Proposed Site Plan		
Job No. 160-HR	Dwg No. 01-010	Revision 0
Status FOR APPROVAL	Scale 1:500 @A1	Issue Date Sept. 2017

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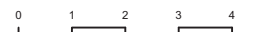
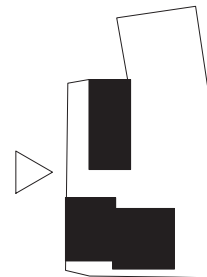


1 Proposed South Elevation
 Scale: 1:100

Key:

- M1: Light coloured, textured, mixed, high quality bricks such as Wienerberger Marziale or equal approved with matching mortar.
- M2: Flag and slab pedestal supported paving system.
- M3: Window frames, cycle store, bin store and balcony doors to be painted light warm grey.
- M4: Balustrades to be painted light warm grey to match window frames.
- M5: Front doors with reeded glass panel to be painted light warm grey to match window frames.

- M6: Precast concrete capping and stringer course with smooth finish.
- M7: Precast concrete canopies and sills to match capping and stringer course in appearance.
- M8: Reeded glass in vertical orientation
- M9: Metallic downpipes coloured to match window frames and doors.
- M10: Textured white bricks such as Wienerberger Agora Super White or equal approved with matching mortar.



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Rev.	Date	Description
Client The Nascot Consortium Ltd		
Project Name Hertford Road, Enfield		
Drawing Proposed South Elevation		
Job No. 168-HR	Dwg No. 01-303	Revision A
Status FOR APPROVAL	Scale 1:100 @A3	Issue Date Nov. 2017

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NOTES:
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- 3 Bed 5 Person maisonette
- 3 Bed 5 Person flat
- 3 Bed 4 Person maisonette
- 2 Bed 4 Person flat
- 2 Bed 3 Person flat
- 1 Bed 2 Person flat



Rev.	Date	Description
East Architecture, landscape urban design		
Unit 3.3 First Floor Bayford Street Industrial Centre London E8 3SE T 020 7490 3190 E mail@eastuk.com		
Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing Third Floor Plan		
Job No. 16b-HR	Dwg No. 01-103	Revision A
Status FOR APPROVAL	Scale 1:100 @A1	Issue Date Nov. 2017

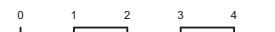
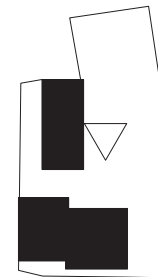
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1 Proposed West Elevation
 Scale: 1:100

Key:

- | | |
|--|---|
| M1: Light coloured, textured, mixed, high quality bricks such as Wienerberger Marziale or equal approved with matching mortar. | M6: Precast concrete capping and stringer course with smooth finish. |
| M2: Flag and slab pedestal supported paving system. | M7: Precast concrete canopies and sills to match capping and stringer course in appearance. |
| M3: Window frames, cycle store, bin store and balcony doors to be painted light warm grey. | M8: Reeded glass in vertical orientation |
| M4: Balustrades to be painted light warm grey to match window frames. | M9: Metallic downpipes coloured to match window frames and doors. |
| M5: Front doors with reeded glass panel to be painted light warm grey to match window frames. | M10: Textured white bricks such as Wienerberger Agora Super White or equal approved with matching mortar. |



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 London E8 3SE
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 E mail@east.uk.com

Rev.	Date	Description
Client The Nascot Consortium Ltd		
Project Name Hertford Road, Enfield		
Drawing Proposed West Elevation		
Job No. 168-HR	Dwg No. 01-302	Revision A
Status FOR APPROVAL	Scale 1:100 @A3	Issue Date Nov. 2017



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Site Boundary —

Rev.	Date	Description
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Client The Nascot Consortium Ltd		
Project Name Herford Road, Enfield		
Drawing Existing Site Plan		
Job No. 160-HR	Dwg No. 00-010	Revision 0
Status FOR APPROVAL	Scale 1:500 @A1	Issue Date Sept. 2017

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date :

1st March 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Adam Squires
Tel No: 0208-379-4018

Ward:
Grange

Ref: 17/04993/RE4

Category: LBE - Dev by LA

LOCATION: Town Park , Cecil Road, Enfield, EN2 6LE

PROPOSAL: Construction of a wetlands area, involving excavation works to create wetland basins, a flood defence bund and landscaping of surrounding areas (0.6ha).

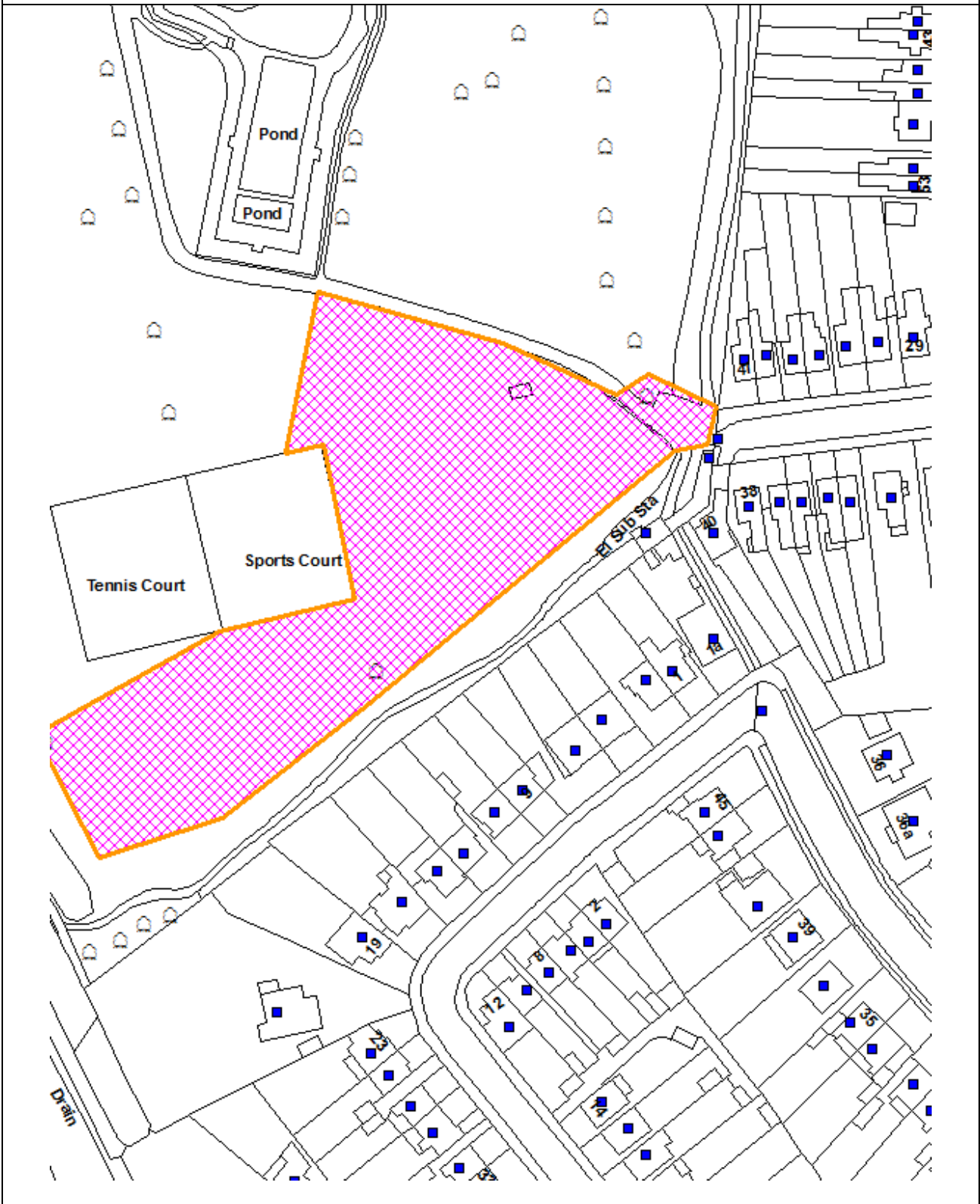
Applicant Name & Address:
Mr Michael Shorey
B Block North Civic Centre
Silver Street
ENFIELD
EN1 3ES

Agent Name & Address:

RECOMMENDATION: That the application be **APPROVED** subject to conditions

Note for Members:

Ref: 17/04993/RE4 LOCATION: Town Park , Cecil Road, Enfield, EN2 6LE



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Scale 1:1250

North



1. **Site and Surroundings**

- 1.1 The subject site is located within Enfield Town Park. Town Park is a public park situated within the Enfield Township between Old Park Avenue to the west and Raleigh Road to the east. New River runs through the park in a roughly north-south direction
- 1.2 The site is not located within a conservation area and does not contain a listed building.

2. **Proposal**

- 2.1 The application seeks planning permission for the construction of a wetlands area involving excavation works to create the wetlands basin, a flood defence bund and landscaping of the surrounding areas.
- 2.2 The proposed wetland would be located at the southern end of Town Park, directly opposite where the park meets Essex Road and immediately adjacent the tennis court and basketball court areas.
- 2.3 The proposed floor bunding would be constructed along the southern boundary of the park to provide floor protection to the properties to the south of the park.

3. **Relevant planning decisions**

- 3.1 There are no know relevant planning decisions relating to this section of Town Park.

4. **Consultations**

4.1 **Statutory and non-statutory consultees**

Environmental Health

- 4.1.1 No objections raised, subject to the inclusion of conditions with any approval

Tree Control

- 4.1.2 Following the supply of the revised information relating to tree protections and landscaping, no objection raised with the scheme. A condition in regards to tree protection, treatment of retained trees, site supervision and prohitod activities are required to be imposed to ensure that all retained trees on the site which are to be retained are not unduly harmed.

4.2 **Public response**

- 4.2.1 Letters were sent to twenty-seven (27) adjoining and surrounding properties. One (1) **objection** was received with the points of objection being;
- Impact to ongoing maintenance of park

- Delay to other scheduled works such as re-surfacing of footpaths and maintenance of bridges
- Lack of clearing of weeds
- Flood protections not needed
- Possibility to result in increased flood risk

One neutral comment was also received which requested that any works not result in increased flood risk to neighbouring properties.

5. **Relevant Policies**

London Plan

- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.18 Construction, excavation and demolition waste
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 7.8 Archaeology
- Policy 7.19 Biodiversity and access to nature

Core Strategy

- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP28 Flooding
- CP29 Flooding
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Heritage/archaeology
- CP34 Open space
- CP36 Biodiversity

Submission Version DMD

- DMD 47 New roads, access and servicing
- DMD 59 Avoiding and reducing flood risk
- DMD 62 Flood control and mitigation measures
- DMD63 Protection and improvement of water courses and flood defences
- DMD 64 Pollution control
- DMD 70 Water quality
- DMD 71 Protection and enhancement of open space
- DMD 78 to 81 Green Infrastructure

Other relevant policy/guidance

- NPPF
- NPPG

Analysis

6. Background

- 6.1 Town Park and the surrounding areas have been identified as having historical flooding concerns due to the proximity to New River and the general topography of the area. The proposed wetland seeks to address this concern by the provision of additional floor protection for both the park and the surrounding residential properties. The implementation of the wetland has been determined to be the most effective and most sustainable method of achieving this by Enfield Council's Engineers in implementing the Town Park Floor Alleviation Scheme in Enfield Town. To re-iterate, the consequence of the wetland is that when the water flow enters the lake, it will be cleansed first through the wetland system.
- 6.2 The proposal is to create a combined flood storage and wetland area within Town Park as part of the Enfield Town Flood Alleviation Scheme. Spoil excavated from the wetland features will be used to construct a low, natural earth embankment which will retain flood water within Town Park during extreme rainfall events, and help to protect properties downstream. The wetlands will receive water from surface water sewers, and the existing swale within the park. The wetland area to be created is approximately 1000m².
- 6.3 The scheme has been identified as resulting in additional benefits to local residents and the environment through the creation of enhanced amenity features, increased biodiversity and improved water quality of Sadlers Mill Stream through the creation of wetland treatment cells.
- 6.4 As part of the scheme, the excavated material will be used to create a flood bunding to the south and additional landscaping for the site to improve the setting of park. This proposed scheme, and the use of the excavated materials, form part of the strategic improvements to Town Park.
- 6.5 There are two reasons why this scheme has been submitted as a planning application. The first reason being there is to be excavation at the site, and this is defined as an 'engineering works'. The second reason is that the proposal is for the change of use of the land to a wetland. Both the excavation and change of use to a wetland require planning permission by virtue of the Planning Regulations.

7. Principle

- 7.1 Town Park is designated as both local open space and Metropolitan Open Land within the Core Strategy. Within the setting of the DMD, such open spaces are afforded the same protections as Green Belt land in that any development which reduces the openness would be refused. DMD 71 of the Development Management Document states that essential facilities that would support the enjoyment of, and maintain the openness of open space will be acceptable subject to certain criteria. Core Policy 34 states that the Council will protect and enhance existing open space to improve the provision of good quality and

accessible open space. It is considered that the proposal achieves the objectives of these planning policies, as discussed below.

- 7.2 The proposed wetland is to be situated on land that is currently grassed with light tree cover within Town Park. This area of the park has not been formally developed, although it adjoins existing playing surfaces which have been developed to the west of the development. Thus currently, it is considered an underutilised section of the park, which is acknowledged as currently having poor drainage. The proposed wetland would have paths placed through it in strategic locations linking it to the wider park and bunding which could be utilised as a seating area or similar. It is therefore considered that the proposed development would support the enjoyment of the park. Further, it is considered the openness of the park is to be maintained as the existing level of greenery is to be enhanced through additional native planting within the wetland area.
- 7.3 Overall, it is considered that the existing park would be enhanced by the wetland as it would create a useable and multi-functioning area, in addition to the above mentioned drainage benefits. Although there would be a change of use in the land, there would be no loss in the park as the wetland would create a multi-functioning use. Thus, the proposal would benefit the park and its users in regards to recreational function, as well the environmental and drainage benefits.

8. Impact on Character of Surrounding Area and Landscaping

- 8.1 The site is located within the Enfield Town Conservation Area, and accordingly, due weight is given to the potential impacts towards the setting of the wider Conservation Area. In line with DMD and NPPF guidance, in situations where a development would result in substantial harm to the setting of a Conservation Area or listed building, such applications will be refused.
- 8.2 The wetland has been split into 3 different areas, annotated on the plan as "cells". These cells vary in width and depth. The proposed wet land will reach a maximum width of 30m. The depth of the wet land is to reach a maximum of 1.1m below ground level. There is to be approximately 300mm of water in the wet land, however, this can change depending on the weather and water table. Along the southern edge of the space, adjacent the bunding, the bunding height would be 2.1m above the level of the wetland. It is noted that the proposed bunding would have a height 300mm above the existing bunding in this area.
- 8.3 The wetland would look in keeping with the park, which is characterised by trees, grass and shrubs. This is because the wetland is to be planted with trees, shrubs and grass. These species have been detailed within the plant specification document submitted with the application. This has been reviewed by Council's Tree Officer who has determined that the varieties of species proposed would be suitable for the proposed locations so as to provide a high quality form of vegetation and landscaping.
- 8.4 The wet land would have the form of a large landscaped area with pedestrian footpaths through it promoting connectivity through the park. The footpaths are to be made of asphalt. In the context of the setting of the Enfield Town

Conservation Area, it is considered that the form and appearance of the development would not appear overly different to the existing form and appearance of the area. The development would maintain the open and spacious nature which characterises this area of the Conservation Area and to this end, the proposed change in use and wetland development is not seen as resulting in substantive harm to the setting of the Conservation Area.

- 8.5 A condition is suggested to requiring compliance with the submitted landscaping plan so as to ensure that the ongoing planting and management of the area is in accordance with the submitted documents

9. Impact on Neighbouring Properties

- 9.1 The proposal would not give rise to impacts upon residents in regards to outlook, sunlight, daylight and privacy. If there are issues in regards to the construction of the wetland, this would fall within the remit of the Environmental Health Regulations.

10. Highway Safety and Construction

- 10.1 Traffic & Transportation raised no objection to the scheme. The development has supplied a construction method statement which is considered acceptable, in the event of approval, compliance with this would be secured by way of condition.

11. Biodiversity

- 11.1 There are no identified ecological constraints of the site as relates to the proposed development. The scheme has been designed in order to improve the drainage of the surrounding area and the creation of a wetland would significantly benefit the biodiversity value of the park through the introduction of new habitats for wildlife species. This is a welcomed addition to the park and biodiversity within the vicinity of the site. To encourage further development of biodiversity on the site, it is suggested that a condition relating to bird nesting and biological enhancements is imposed.

12. Trees

- 12.1 There are three trees within the development site which will be retained. Council's Tree Officer has reviewed the arboricultural information supplied with the scheme and has considered this satisfactory with regard to the retention of the trees. This aspect of the scheme is considered acceptable.

13.

14. **Recommendation**

- 14.1 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. Approved Plans

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:

TP-PA-004 Rev A	Layout Plan
TP-PA-005 Rev A	Planting Plan
TP-PA-001 Rev A	Highway Improvements
TP-PA-002 Rev A	Site Location Plan
TP-PA-003 Rev A	Tree Constraints Plan
TP-PA-006 Rev A	Tree Protection Barrier Layout Plan

Tree Report and Arboricultural Method Statement	20/10/2017
Construction Method Statement	
Supporting Planning Statement	November 2017
Preliminary Ecological Appraisal	ECO1568
Wetland Plantings- Species Scheme	
Heritage Statement	60252 16/01/2018

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

3. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. construction access
- iii. arrangements for vehicle servicing and turning areas
- iv. loading and unloading of plant and materials
- v. storage of plant and materials used in constructing the development
- vi. wheel washing facilities
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

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

4. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the

bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

5. Prior to the 'switching on' of the water pump in line with the purpose of the proposed development; 2 bat boxes and 2 bird boxes shall be installed on surrounding trees in the area following guidance from a suitably qualified ecologist. A brief letter report confirming that the boxes have been installed, including a simple plan showing the location and type of boxes, is to be submitted to the Council.

Reason: To further enhance the biodiversity value of the site post development in line with CP36 of the Core Strategy.

6. All works undertaken on the site shall be in accordance with the submitted landscaping details. The proposed development shall preserve all identified planting to be retained and trees and any shrubs and grass to be planted and shall be planted within the first applicable planting season. 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 enhance the ecological value of the site in accordance with DMD 79

7. Retained Trees

In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars and any recommendations therein; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the (occupation of the building/commencement of use of the approved development) for its permitted use.

- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS 3998:2010.

- b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

8. Tree Protection

All works or development shall be undertaken in accordance with the supplied arboricultural information, Tree Protection Plan and Arboricultural Method Statement has unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

9. Prohibited Activities

The following activities must not be carried out under any circumstances:

- a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- b) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
- c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d) No mixing of cement or use of other materials or substances shall take place within Root Protection Areas, or close enough to a Root Protection Area that seepage or displacement of those materials or substances could cause them to enter a Root Protection Area
- e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

Informative

1. Waste comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

2. Water comments

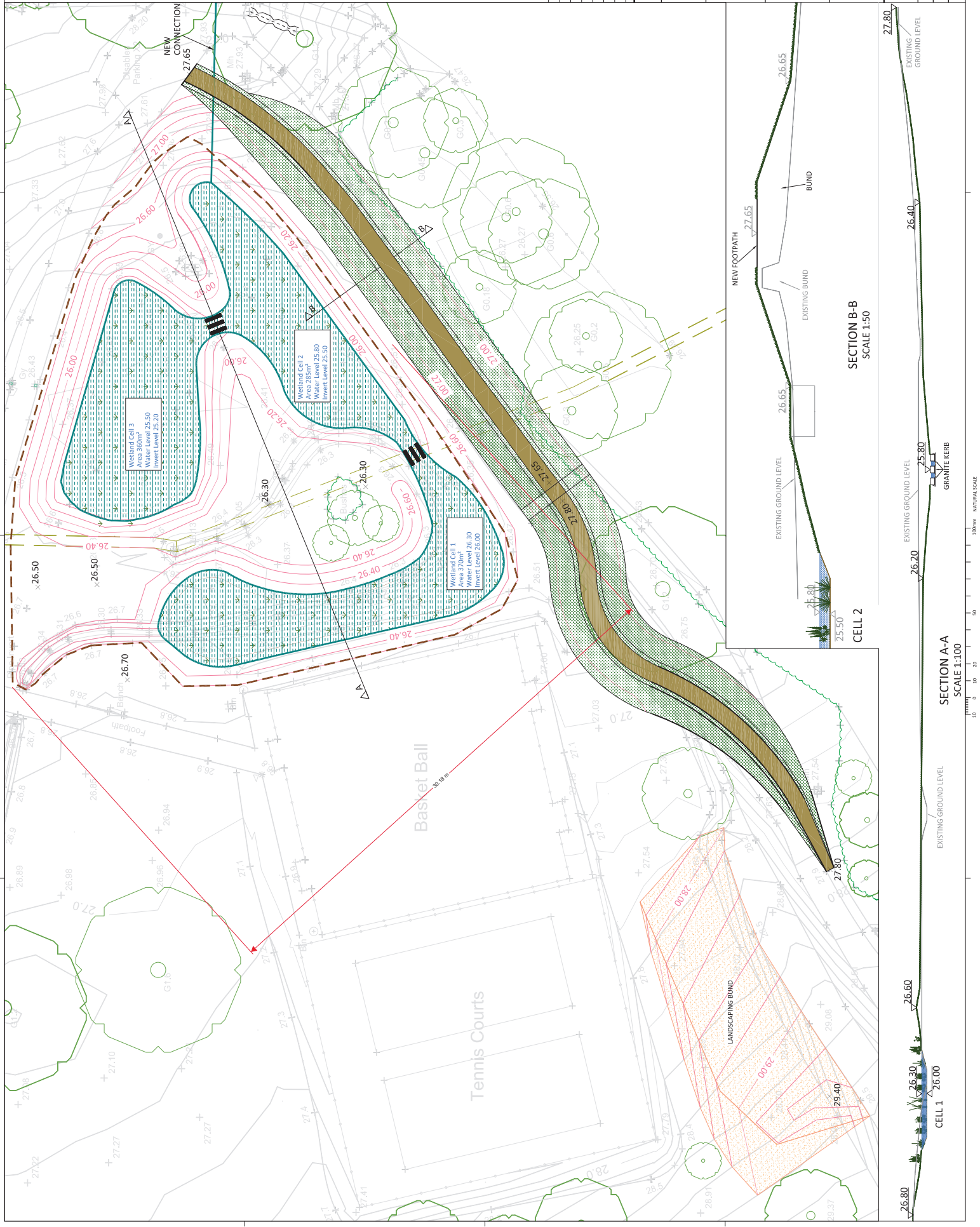
Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

NOTES:

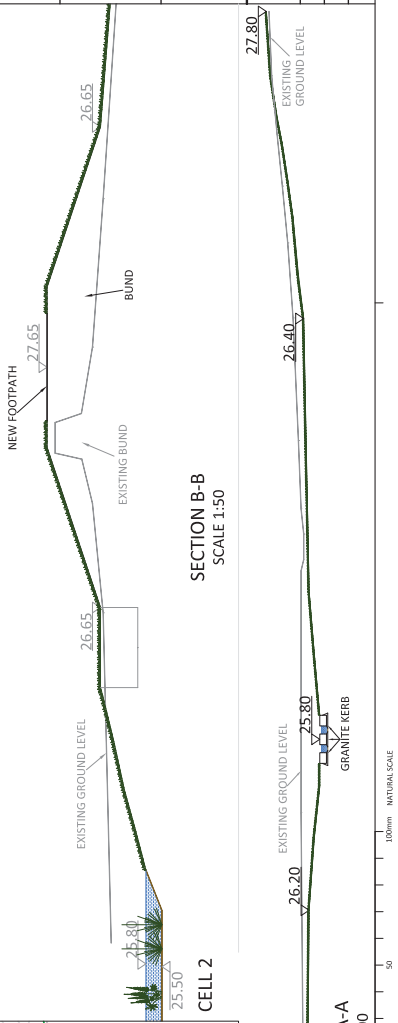
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- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
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- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER DRAWINGS IN THIS SERIES.

LEGEND:

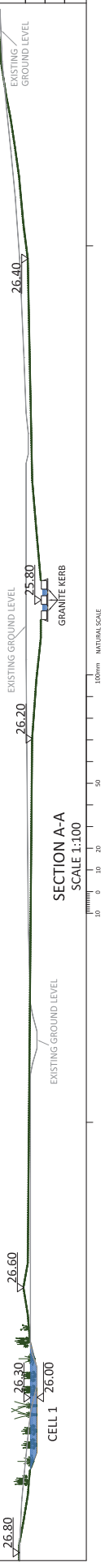
- WETLAND CELL
- FLOOD BUND
- FOOTPATH
- LANDSCAPING BUND
- EXCAVATION BOUNDARY
- EXISTING CULVERT
- EXISTING GROUND LEVELS
- PROPOSED GROUND LEVELS
- EXISTING CONTOURS
- PROPOSED CONTOURS



SECTION B-B
SCALE 1:50



SECTION A-A
SCALE 1:100



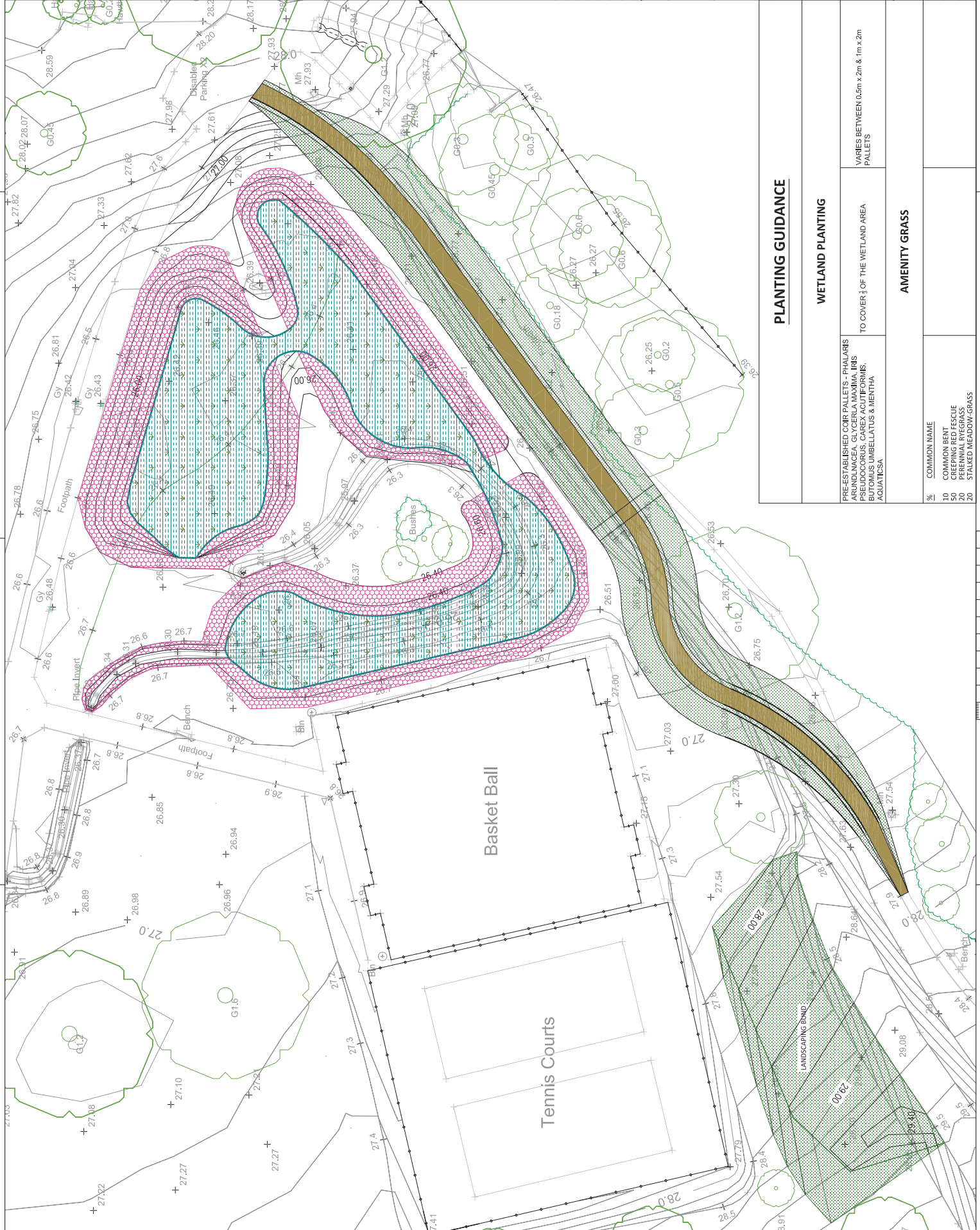
ENFIELD Council London Borough of Enfield EN1 8BY Tel: 020 8279 1000 www.enfield.gov.uk	
Highway Improvements	
PROJECT: MDS	DATE: NOV 2017
SCALE: 1:200 @ A1	PROJECT: 1.1
DRAWING NO. TP-PA-004	REV: 1

NOTES

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

LEGEND

- WETLAND PLANTING
- WILDFLOWER MIX
- AMENITY GRASS MIX
- PROPOSED FOOTPATH



FEASIBILITY

LONDON BOROUGH OF ENFIELD

TOWN PARK FLOOD ALLEVIATION SCHEME

PLANTING PLAN



Highway Improvements	
MDS	DATE: NOV 2017
REVISION	PROJECT NO. 111
LEADS @ A1	DR: []
DRAWING NO. TP-PA-005	A

PLANTING GUIDANCE

WETLAND PLANTING	
PRE-ESTABLISHED COIR PALLETS - PHALARIS ARUNDINACEA, GLYCERIA MAXIMA, IRRIS, BOUTELOU, CYPERUS, PANDANUS, BUTIOLIS UMBELLATUS & MENTHA AQUATICUS.	VARIES BETWEEN 0.5m x 2m & 1m x 2m PALLETS
AMENITY GRASS	
% COMMON NAME	
10 COMMON BENT	
20 PERENNIAL RYEGRASS	
20 STALKED MEADOW GRASS	

100mm METRIC SCALE

NOTES

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 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.

LEGEND

— = ROOT PROTECTION AREAS

Rev / Revision details

STATUS

CLIENT

FEASIBILITY

LONDON BOROUGH OF ENFIELD

JOB TITLE

TOWN PARK FLOOD ALLEVIATION SCHEME

DRAWING TITLE

TREE CONSTRAINTS PLAN

HIGHWAYS AND TRANSPORTATION

Highway Improvements

DESIGNED: MDS

CHECKED: AR

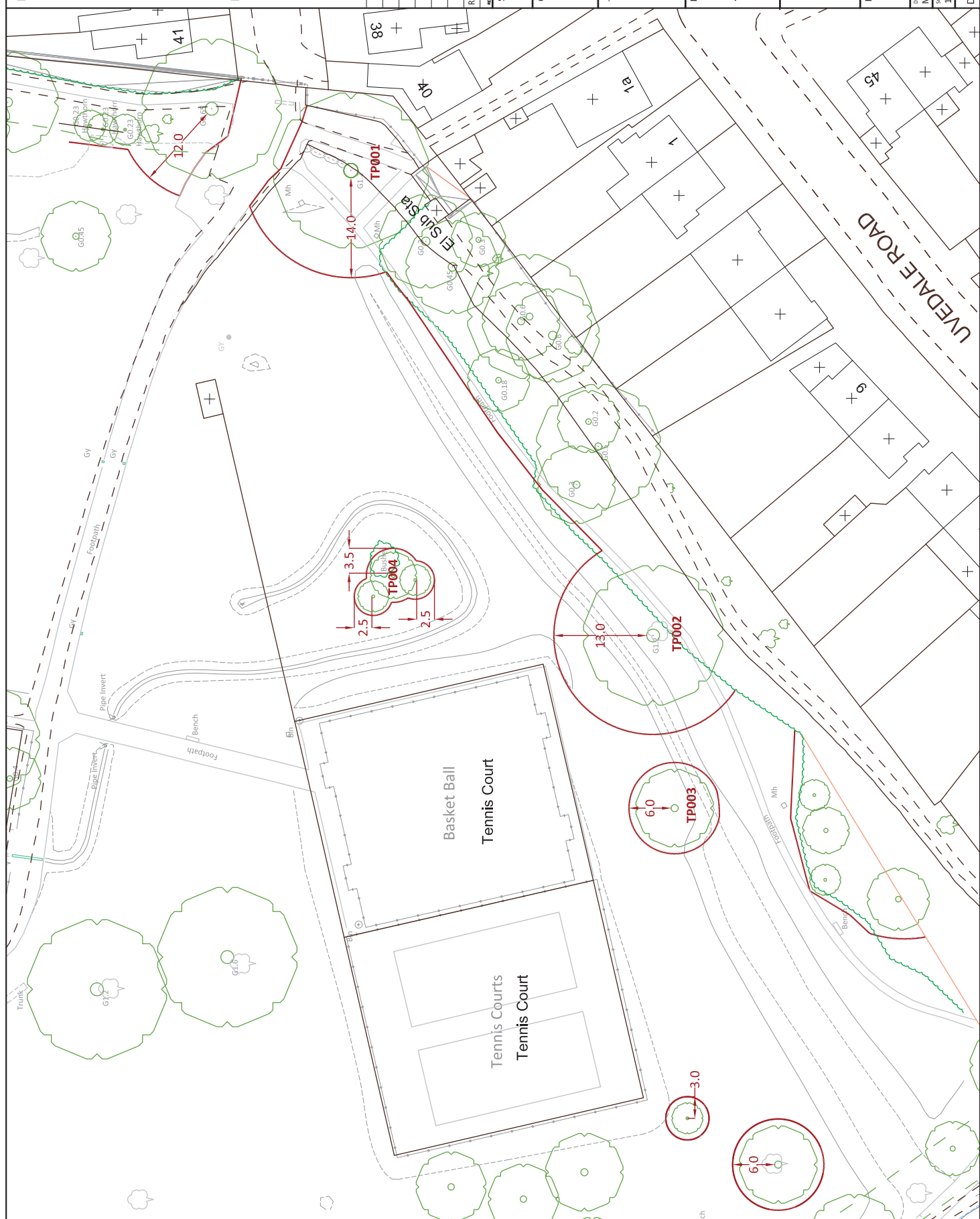
DATE: NOV 2017

SCALE: 1:500 @ A3

DRAWING NO. TP-PA-003



Enfield Council
 Civic Centre
 Silver Street, Enfield
 EN1 3XY
 Tel: 020 8579 1000
 www.enfield.gov.uk



NOTES

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- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.

LEGEND

— = WORKING AREA

Rev / Revision details

STATUS

FEASIBILITY

CLIENT

LONDON BOROUGH OF ENFIELD

JOB TITLE

TOWN PARK FLOOD ALLEVIATION SCHEME

DRAWING TITLE

LOCATION PLAN
1:1250 SCALE



ENFIELD Council
Enfield Council
Silver Street, Enfield
EN1 3XY
Tel: 020 8376 1000
www.enfield.gov.uk

HIGHWAYS AND TRANSPORTATION
Highway Improvements

DESIGNED:- MDS	DRAWN:- MDS	DATE:- NOV 2017
SCALE:- 1:1250 @ A3	PLOT SCALE:- 1:1	CHECKED:- IR
DRAWING NO. TP-PA-001		A



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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date :

1st March 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Ms Eloise Kiernan
Tel No: 020 8379 3830

Ward:
Winchmore Hill

Ref: 17/05295/FUL

Category: Full Application

LOCATION: Focus House, 497 Green Lanes, N13 4BP,

PROPOSAL: Detached building at rear for office use ancillary to existing property.

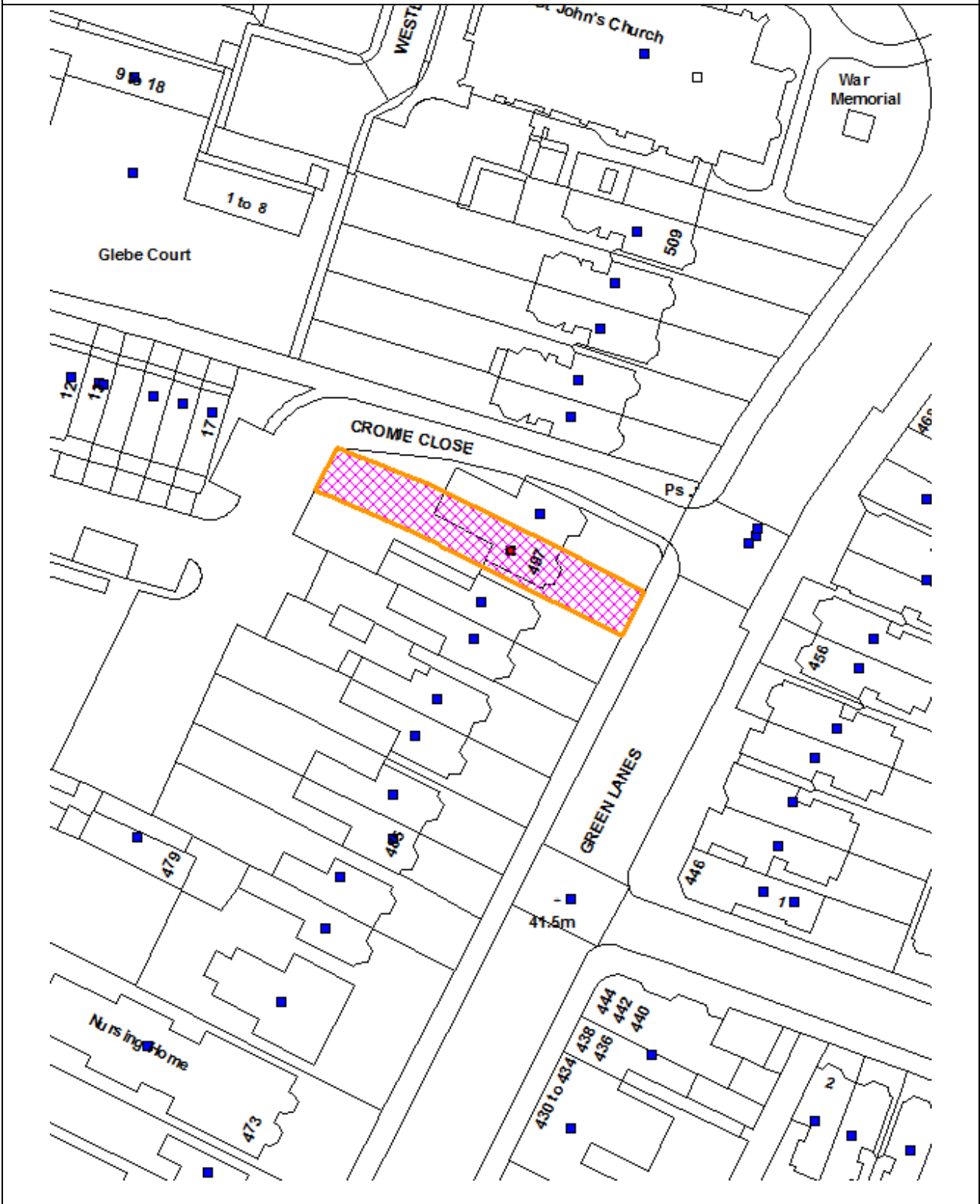
Applicant Name & Address:
Goldeneye Estates Limited
Focus House
497 Green Lanes
N13 4BP

Agent Name & Address:
Mr David Barnard
4 Barber Close
Winchmore Hill
London
N21 1BE

RECOMMENDATION: Granted with conditions

Note for Members:

Ref: 17/05295/FUL LOCATION: Focus House, 497 Green Lanes, N13 4BP,



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Scale 1:750

North



1. Site and surroundings

- 1.1 The application site comprises a two-storey building which is situated on the western side of Green Lanes, just south of the junction with Bourne Hill and Hedge Lane. Additionally, Cromie Close abuts the site to the north.
- 1.2 The surrounding area predominantly comprises a mix of retail and commercial uses at ground floor, with some residential accommodation above.
- 1.3 The site is not in a conservation area nor is it a listed building.

2. Proposal

- 2.1 The applicant seeks full planning permission for the erection of detached building at rear for office use ancillary to existing property.
- 2.2 The building would be constructed of brickwork with felt roof and upvc windows.

3. Relevant Planning Decisions

- 3.1 TP/81/1268 - Single storey extension - granted 22.01.1982
- 3.2 P14-01024PRJ - Conversion of premises from B1a office use to 2 self-contained residential units - prior approval not required 28.04.2014
- 3.3 15/00936/FUL - Change of use from offices (B1) to residential care home for 7 service users, including rear extensions and dormer window - granted with conditions 22.06.2016
- 3.4 16/03460/FUL - Erection of a part single, part first/second floor rear extension, rear dormer to provide additional office accommodation - refused and dismissed at appeal 07.10.2016

4. Consultation

4.1 Statutory and Non- Statutory Consultation

4.1.1 None

4.2 Public Responses

4.2.1 Letters were sent to 11 adjoining and nearby residents on 12 December 2017. No responses were received.

4.2.2 Additionally, Cllr Erin Celebi has expressed an interest in the site.

5. Relevant Policy

5.1 Development Management Document

DMD12	Outbuildings
DMD37	Achieving High Quality and Design-Led Development
DMD45	Parking

DMD68 Noise

5.2 Core Strategy

CP30 Maintaining and improving the quality of the built and open environment

CP32 Pollution

5.3 London Plan

6.13 Parking

7.4 Local character

5.4 Other Policy

National Planning Policy Framework
National Planning Practice Guidance

6. **Analysis**

6.1 Character and Appearance

6.1.1 The surrounding area is largely characterised by a mix of retail and commercial uses at ground floor, with some residential accommodation above and are predominantly two storeys' in height. The adjoining property, no 499 has a two-storey outrigger, which is approximately 2m deeper than the existing building line at the property in question. Additionally, a number of the commercial units within this parade have substantial rear extensions.

6.1.2 Policy DMD 37 of the Development Management Document stipulates that development should be appropriate to its context and have appropriate regard to its surroundings. Policy DMD 12 relates to outbuildings and states the following:

6.1.3 Proposals for outbuildings will only be permitted if all of the following criteria are met:

- a. The building must be ancillary to the use as a residential dwelling;
- b. The design should have regard to topography;
- c. It should not normally project forward of the front building line;
- d. Maintain an adequate distance from the dwelling and be of an appropriate height and bulk so as not to adversely impact on the character of the local area and amenities of neighbouring properties;
- e. The size, scale and siting of the development must not have an unacceptable impact on the adjoining properties in line with relevant criteria in DMD 8 'General Standards for New Residential Development'.

6.1.4 The street scene at this part of Green Lanes largely serves commercial premises at ground floor level with extensive rear extensions and/or outbuildings. It is therefore considered that the overall scale, height and bulk would be akin to the existing character of the local area, having regard to policies DMD12 and DMD37 of the DMD, CP30 of the Core Strategy and 7.4 of the London Plan.

6.2 Neighbouring Amenities

- 6.2.1 The proposed outbuilding to serve office accommodation would have a height of 2m on the common boundary, extending to 2.4m in maximum height and located approximately 3 metres from the rear outrigger.
- 6.2.2 The attached property, no 499 Green Lanes remains in residential occupation and features no ground floor windows within the rear outrigger. It is therefore considered that given the proposed height and separation, the proposed outbuilding would not be dominant or give rise to unacceptable loss of sunlight/daylight or outlook to the occupiers of the residential property at no. 499 Green Lanes.
- 6.2.3 In regards to impact on no. 495 Green Lanes, the ground floor of the building is used for commercial purposes with substantial extensions to the rear elevation and thus it is not considered that the proposed outbuilding would have any further impacts of the amenities of the commercial premises, or residential properties at upper levels.
- 6.2.4 The proposed accommodation would remain in office use ancillary to the existing commercial use at site and thus would not give rise to increased noise and disturbance to residential amenities, having regard to policies CP32 of the Core Strategy and DMD68 of the DMD.

6.3 Traffic and Transportation

- 6.3.1 The application site is located on Green Lanes, which is a classified road and within a PTAL of 2/3 with moderate links to public transport.
- 6.3.2 The applicant has confirmed that the site could accommodate up to four vehicles and there is a large area of hardstanding to the front of the site with a dropped kerb. It is therefore considered that the proposed parking arrangements are acceptable to serve the increased office accommodation.
- 6.3.3 No details are given relating to cycle storage, however there is a space on the site to accommodate this and therefore details could be secured by an appropriate condition, should the scheme be granted, having regard to Policy DMD45 of the DMD and 6.9 of the London Plan.
- 6.3.4 No details are given relating to refuse storage, however there is a hardstanding to the front of the site, which could accommodate and therefore details could be secured by an appropriate condition, should the scheme be granted, having regard to Policy DMD47 of the DMD.

6.4 S106 and Community Infrastructure Levy (CIL)

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

6.4.2 In this instance the development would not be liable for CIL as the extensions to serve office accommodation are less than 100 sq.m.

7. **Conclusion**

7.1 In conclusion, the proposed scheme is appropriately designed and would not be detrimental to residential amenities.

8. **Recommendation**

8.1 In light of the above, it is therefore recommended that planning permission be granted with the following attached conditions:

1) Time limit

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

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

2) Approved plans

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

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

3) Matching materials

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

Reason: To ensure a satisfactory appearance.

4) Refuse and recycling

The development shall not commence until details 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 or use commences.

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

5) 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.

6) Cycle parking

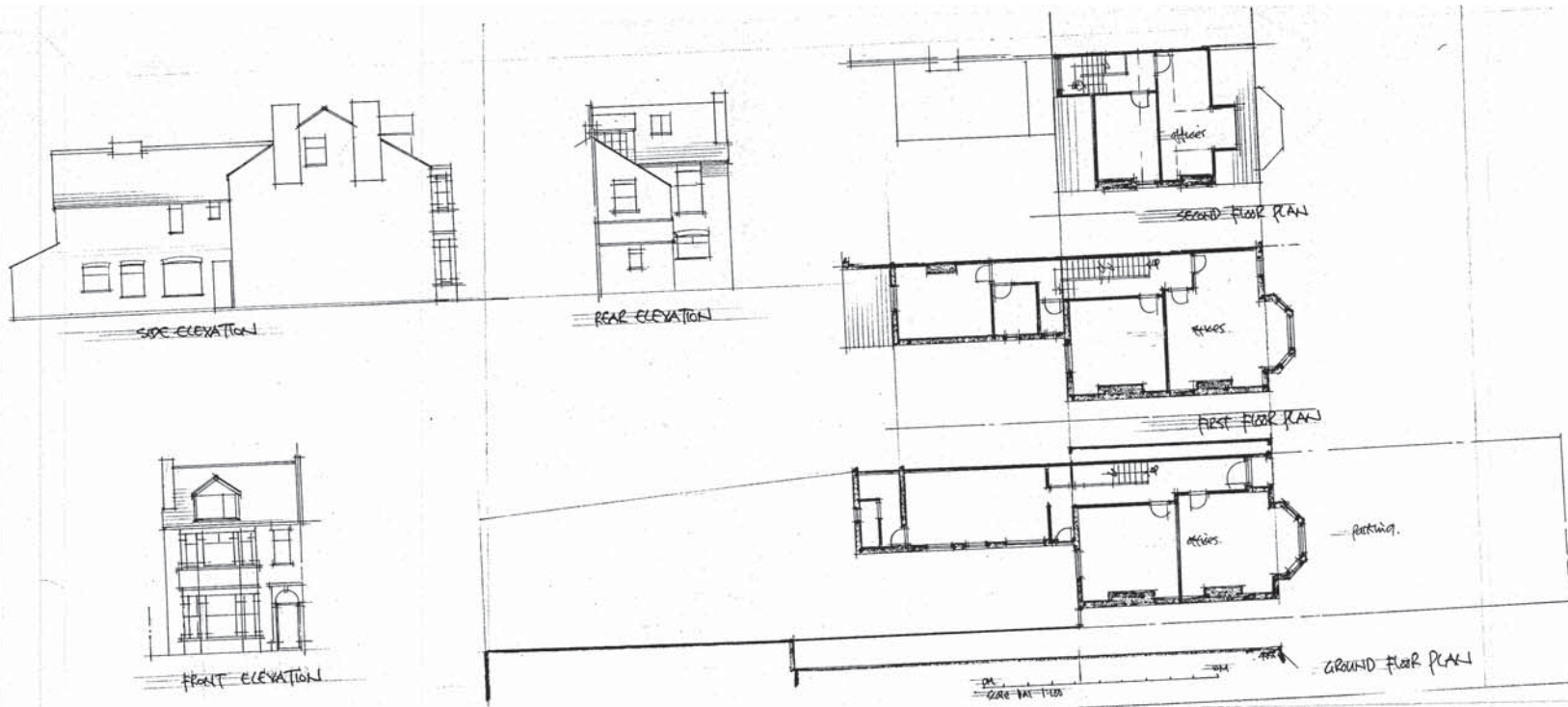
The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

7) Ancillary Office Only

The proposed outbuilding hereby approved shall be occupied as further office accommodation ancillary to the existing ground floor B1 use at 497 Green Lanes and shall not be subdivided and/or occupied by separate businesses unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development complies with the adopted parking and servicing standards and in the interests of residential amenities.

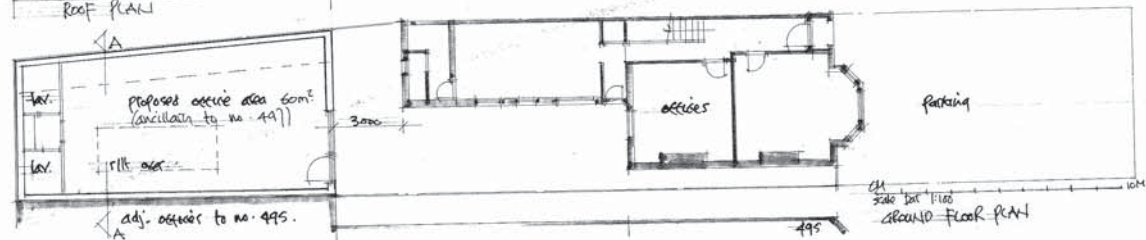
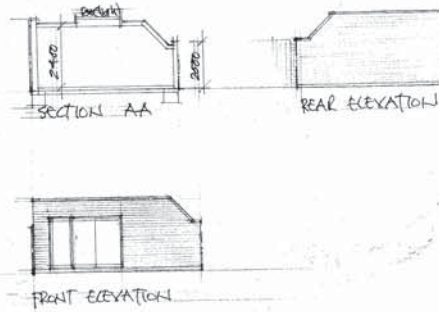
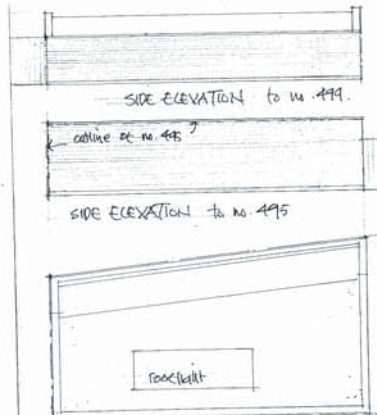
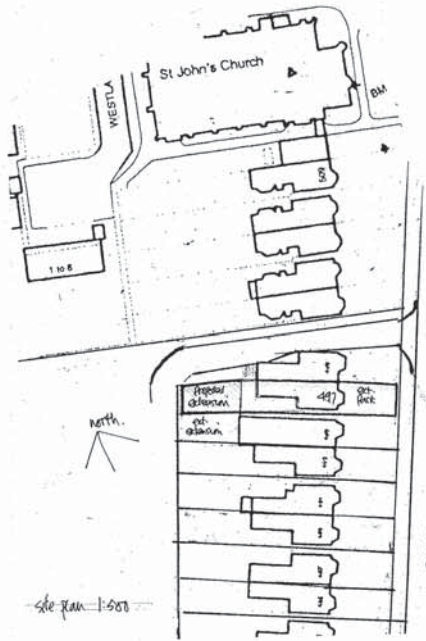


497 GREEN LANES, N15

Existing:
Plans + elevations:

scale: 1:100	job: 3331
date: 10-10	
drawn: DL	desig. no:
client:	

DAVID BARNARD
Town Planning Consultant + Building Designer
4 Barber Close, London, N21 1BE
Tel: 020 8245 1563



notes:

- external finishes to match existing.

497 GREEN LANES, N13

Proposed office building ancillary to existing offices:
plans, elevations + section:

scale:	1:100	job:	
date:	11.17	3331	
drawn:	DB	dwg. no.:	7
client:			

DAVID BARNARD
Town Planning Consultant + Building Designer
4 Barber Close, London, N21 1BE
Tel: 020 8245 1583

Notes:

- 1. External finishes to match existing.

497 GREEN LANES, N13

Proposed office building ancillary to existing offices.

plans, elevations + section.

scale: 1:100

job:

date: 11.17

3331

drawn: DV

dwg. no:

client:

7

DAVID BARNARD

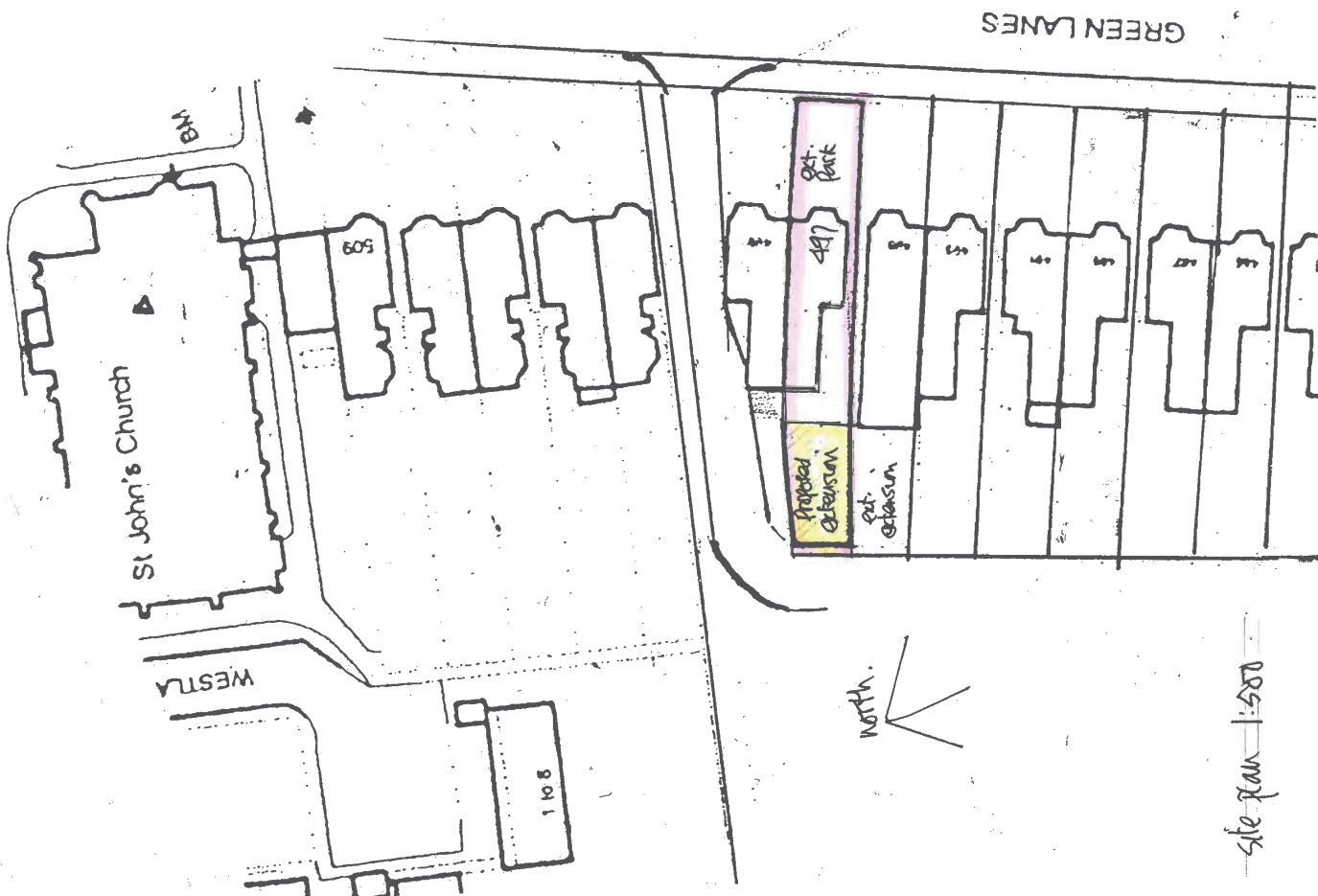
Town Planning Consultant + Building Designer

4 Barber Close, London, N21 1BE

Tel: 020 8245 1583



block plan scale 1:1250



site plan 1:500

GREEN LANES

GREEN LANES

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 1st March 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Husnain Mazhar
Tel No: 020 8379 2670

Ward:
Southgate Green

Ref: 18/00060/FUL

Category: Full Application

LOCATION: 111 Bourne Hill, London, N13 4BE,

PROPOSAL: Vehicular access.

Applicant Name & Address:
Mrs Gonul Daniels
111 Bourne Hill
London
N13 4BE

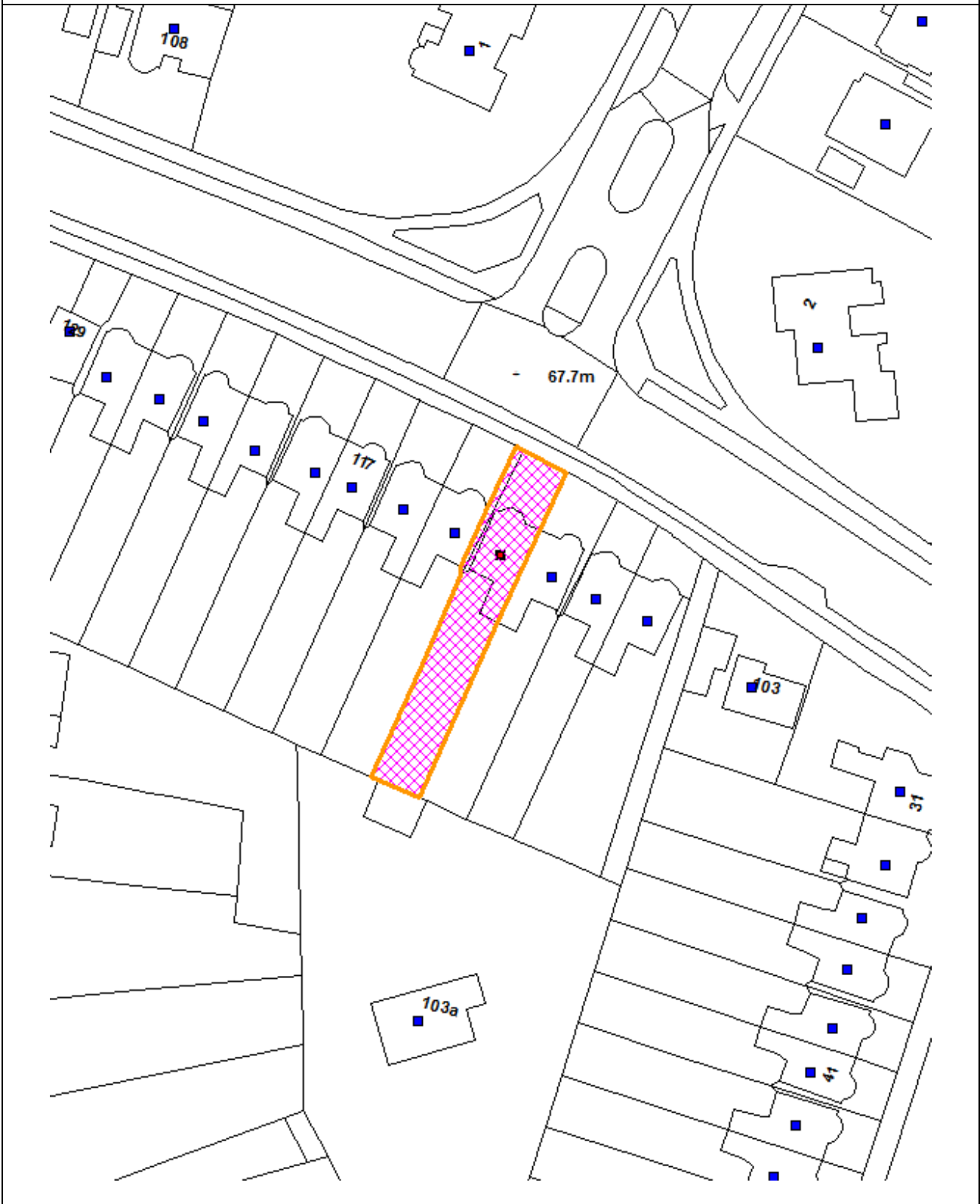
Agent Name & Address:

RECOMMENDATION:

Planning permission be **REFUSED**

Note for Members:

Ref: 18/00060/FUL LOCATION: 111 Bourne Hill, London, N13 4BE,



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Scale 1:1250

North



1 Site and Surroundings

- 1.1 The application site consists of a two-storey semi-detached dwelling located on the south-east side of Bourne Hill, directly opposite the junction of Bourne Hill with Broad Walk. A public footpath runs between the subject site and the highway. A low front wall currently demarcates the front boundary of the site. The immediately adjoining sites feature existing vehicle crossings. The vicinity can be described as a well-established residential area with surrounding properties varying in shapes and sizes.
- 1.2 The property is not in a Conservation Area and is not listed, however, it is located on a classified road.

2 Proposal

- 2.1 The proposal involves the creation of a new vehicular crossover and hardstanding parking in the front of the house, measuring 6.3 metres in depth and 3.0 metres in width.
- 2.2 It is noted that previously two applications were refused for a vehicle crossover at the application site, one of which also had an appeal dismissed.

3 Relevant Planning Decisions

Application site

- 3.1 TP/01/1330 - Vehicular Access - REFUSED on 26.10.2001 for the following reasons:
1. *The formation of a vehicular access would lead to vehicles stopping, slowing down, and turning from or into the adjacent portion of highway, thus adversely affecting the safety and free flow of traffic, contrary to Policy (II) GD6, (II) GD8, (II) T13 and (II) T17 of the Unitary Development Plan.*
 2. *The proposed vehicular access would constitute a hazard to pedestrians on the public highway contrary to Policies (II) GD6, (II) GD8, (II) T13 and (II) T17 of the Unitary Development Plan.*
 3. *There is insufficient space within the proposed parking area for a vehicle to be turned so that it may both enter and leave the premises in forward gear. This would lead to vehicles reversing from or into the public highway to the detriment of the safety and free flow of traffic, contrary to Policies (II) GD6, (II) GD8, (II) T13 and (II) T17 of the Unitary Development Plan.*

- 3.2 TP/06/2132 - Vehicular Access - REFUSED on 09.01.2007 for the following reason (appeal dismissed):

1. *The proposal would compromise the safety and free flow of traffic and pedestrians along the highway and public footpath, contrary to Policy (II) GD6, (I)T2, (I)T11, (II) T15 and (II) T33 of the Unitary Development Plan.*

4 Consultation

Internal

Traffic and Transportation

- 4.1 *The Council's Traffic and Transportation Team objected to the proposal as it will result in the intensification of use of the access onto the Classified Road, to the detriment of safety and the free flow of traffic including pedestrians in a sensitive location on a junction. In these respects, the proposal contrary to the Council's Technical Footway Guidance 2013, as well as the aims of NPPF, Policy DMD46 of the Development Management Document, the Core Strategy Policies 24 and 30 and the London Plan Policy 6.13.*

Public:

- 4.2 Four adjacent properties were sent consultation letters about the proposal. Their consultation period ran from 18.01.2018 till 08.02.2018. No responses were received.

5 Relevant Planning Policies

5.1 London Plan (2016)

Policy 6.2 Providing Public Transport Capacity and Safeguarding Land for Transport

Policy 6.3 Assessing Effects of Development on Transport Capacity

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing Traffic Flow and Tackling Congestion

Policy 6.12 Road Network Capacity

Policy 6.13 Parking

Table 6.2 Parking Standards

Table 6.3 Cycle Parking Minimum Standards

5.2 Core Strategy (adopted November 2010)

Core Policy 24 - The Road Network

Core Policy 25 - Pedestrians and Cyclists

Core Policy 26 - Public Transport

Core Policy 30 - Maintaining and Improving the Quality of the Built and Open environment

5.3 Development Management Document (DMD) (November 2014)

DMD 6 - Residential Character

DMD 7 - Development of Garden Land (Access to Public Highway)

DMD 8 - General Standards for New Residential Developments

DMD 46 - Vehicle Crossovers and Dropped Kerbs

DMD 47 - Access, New Road and Servicing

5.4 Other Policy

National Planning Policy Framework

Design Manual for Roads and Bridges

Revised Technical Footway Crossover Standards 2013

6 Analysis

6.1 The proposal involves the creation of a new crossover to the existing property at 111 Bourne Hill. The site is located on a classified road and according to Policy DMD 46 of the Development Management Document, vehicle crossovers and dropped kerbs that allow for off-street parking and access onto road will only be permitted where:

- a) There is no negative impact on the existing character of the streetscape as a result of the loss of a front garden or grass verges to hardstanding or loss of front garden walls;
- b) There is no loss of street trees;
- c) There is no increase in on street parking pressures in areas already experiencing high on-street parking demand as a result of introducing a vehicle crossover;
- d) There is no adverse impact on the road safety;
- e) There is no adverse impact on the free flow and safety of traffic on the adjoining highway and in particular on the effective movement of bus services;
- f) Vehicles can enter / and exit the crossover in forward gear;

- g) It has been shown that there are no alternative opportunities for safe access to the property (for example to the rear or side); and
- h) The size of the off-street parking is large enough to ensure that vehicles do not overhang the footway.

6.2 In this case, criterion d, e, and f are not met:

6.3 The size of the hardstanding/forecourt for a vehicle to park on is insufficient to enable a vehicle to enter and leave the site in forward gear. The ability to turn on-site is particularly important as it will negate the need for vehicles to reverse across a footway and onto a highway creating a road safety hazard.

6.4 A crossover at this site would increase the intensity of vehicle movements onto the classified highway to the detriment of the free flow of traffic. Vehicles leaving the site would be required to reverse and turn from the subject site onto the roadway to the detriment of pedestrian and highway safety.

6.5 There is a robust history of refusals which have been upheld by the Planning Inspectorate in relation to vehicular accesses in the borough. The formation of new crossovers onto a classified road is generally resisted as to maintain their importance as traffic routes within the Boroughs road hierarchy network and for highway safety purposes, particularly when their cumulative impacts are considered.

6.6 A major consideration is also given to the location of the application site which is directly opposite the junction of Bourne Hill with Broad Walk. Bourne Hill is part of the A111 making it a relatively busy local distributor road. In addition, the proposed crossover would be sited next to a street tree which would significantly reduce visibility in the respective direction, further distracting the drivers on the main road at a location where many other factors already demand their attention.

6.7 Whilst it is noted that there are vehicle crossovers in the immediate vicinity, all neighbouring crossover applications, which were granted planning permission predate the current policy which was adopted in November 2014 and no new crossover applications on classified roads have been granted approval since. Nonetheless, each case must be decided on its own merits and this case has been assessed accordingly.

Traffic and Transportation

6.8 Objections to the proposed new crossover are raised by Traffic and Transportation on the basis that the formation of a vehicular crossover would increase the intensity of vehicle movements onto the roadway to the detriment of the free flow of the traffic. The size of the hardstand is of insufficient dimensions to provide sufficient space for manoeuvring of a vehicle so it can enter the highway in forward gear. Vehicles leaving the site would be required to reverse

and turn from the subject site onto the roadway to the detriment of pedestrian and highway safety.

Conclusion

- 6.9 Taking the above into assessment, the status of Bourne Hill as a classified highway and the location of the application site directly opposite the junction of Bourne Hill with Broad Walk, the principle of the proposed new vehicular access is not considered acceptable, and therefore, would be contrary to the Council's Technical Footway Guidance 2013, Policy DMD 46 of the Development Management Document, Policies 24 and 30 of the Core Strategy, and the National Planning Policy Framework.

7 Recommendation

- 7.1 Having regard to the above assessment, it is recommended that the application is REFUSED for the following reason:
1. The proposed crossover will result in the intensification of vehicles reversing from or onto the Classified Road of Bourne Hill, directly opposite of the junction with Broad Walk, leading to vehicles stopping, slowing, and turning from or onto Bourne Hill, thus adversely affecting highway safety and the free flow of the traffic, including pedestrians and public transport. In these respects, the proposal would be contrary to the Council's Technical Footway Guidance 2013, Policy DMD 46 of the Development Management Document, and the Core Strategy Policy 24 and 30 as well as the aims of the NPPF.

109
Bourne Hill

Front Door

111
Bourne Hill

113
Bourne Hill

Bay Window

Boundary

Boundary

Path to Side of House

7m

1m

.9m

3m

.9m

.5m

Hedge

Garden Shrubs

Path to House

Garden Shrubs

Proposed
Parking
Area
(Permeable)

Hedge

111 / 113 Bourne Hill
Shared Access Path to Rear of

1m

.5m

1.2m

.9m

3m

.9m

.5m

2.6m

1.9m

3m

1.4m

Pavement

Grass
Verge



Kerb

.3m

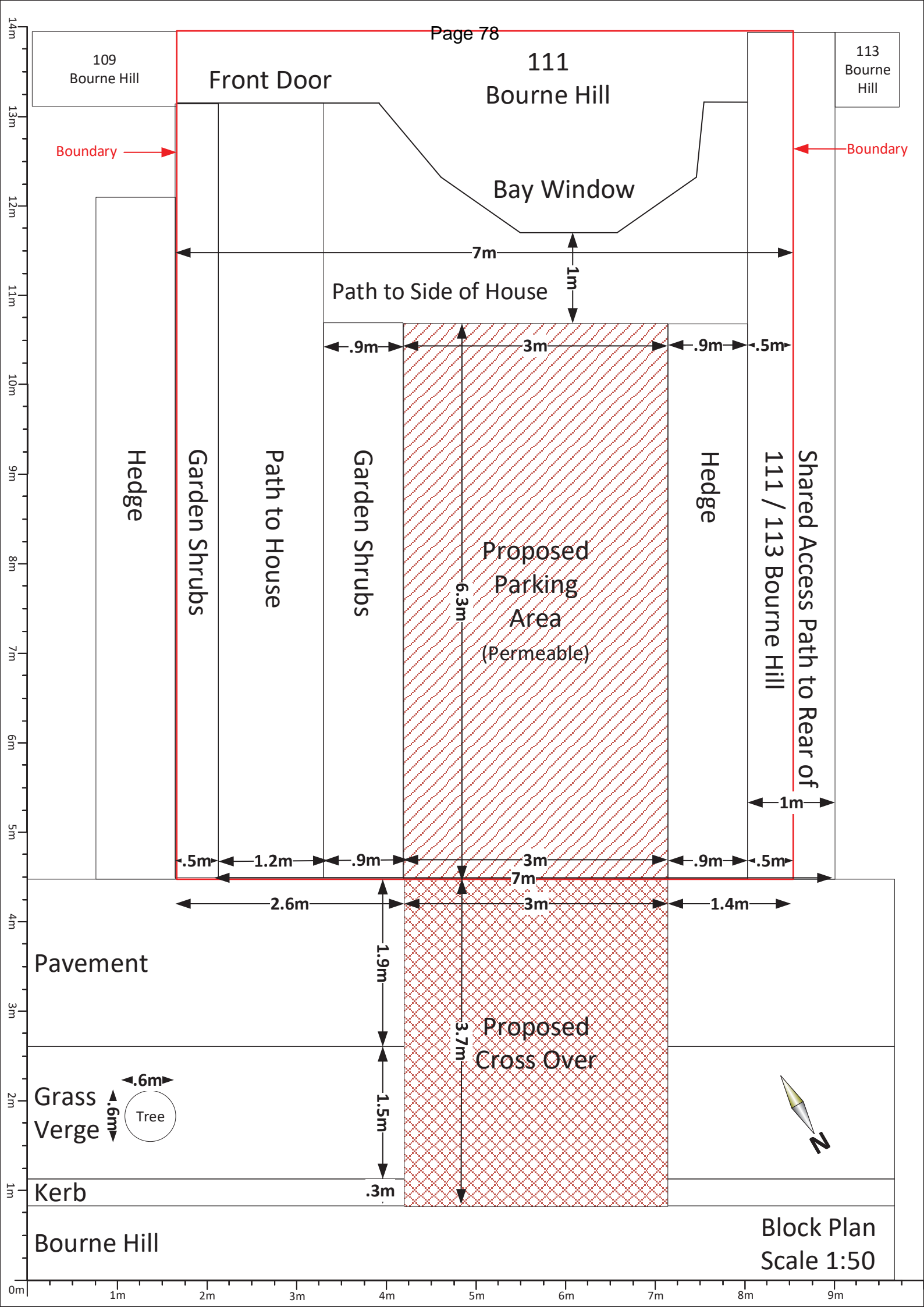
Proposed
Cross Over

3.7m

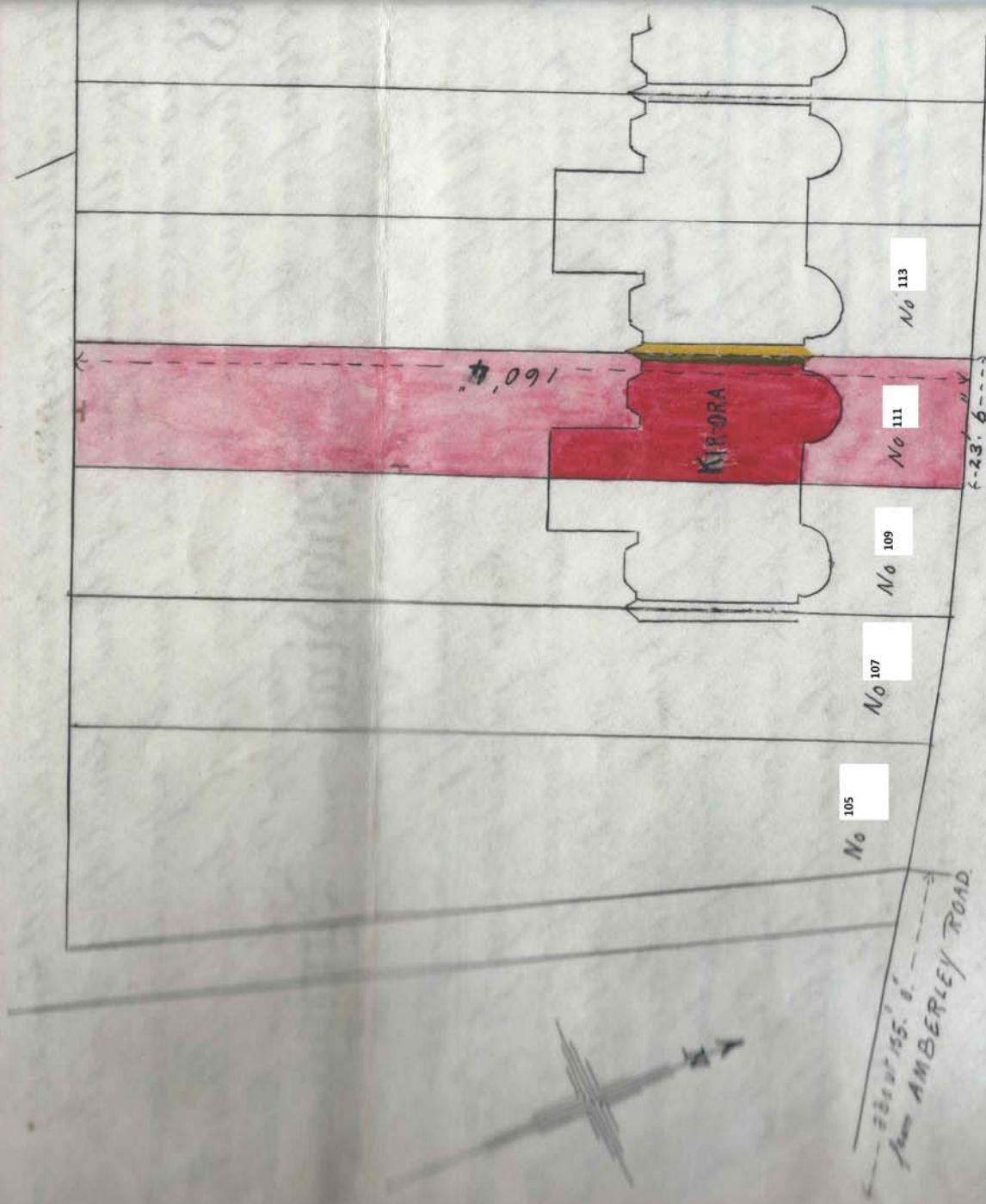


Bourne Hill

Block Plan
Scale 1:50

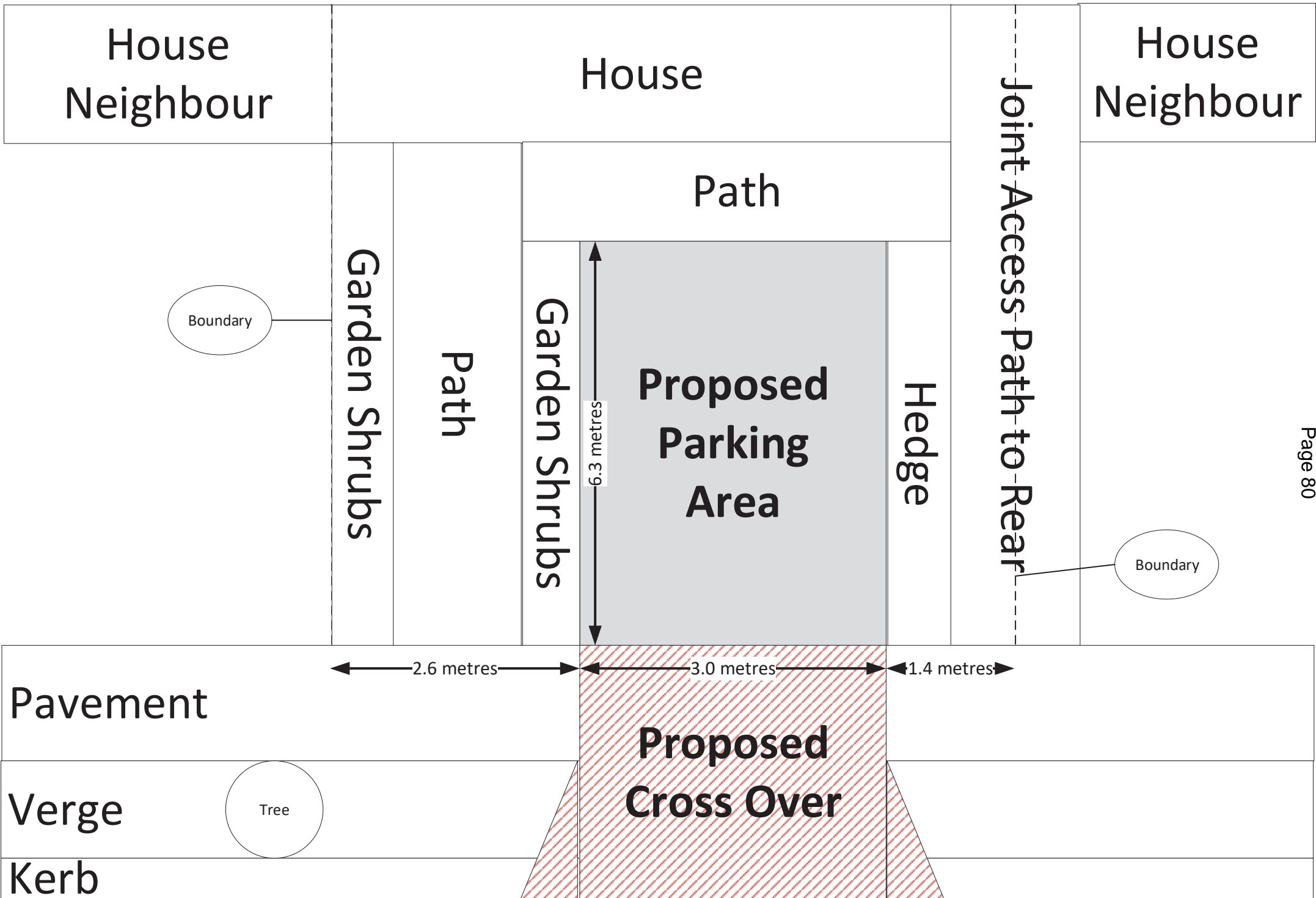


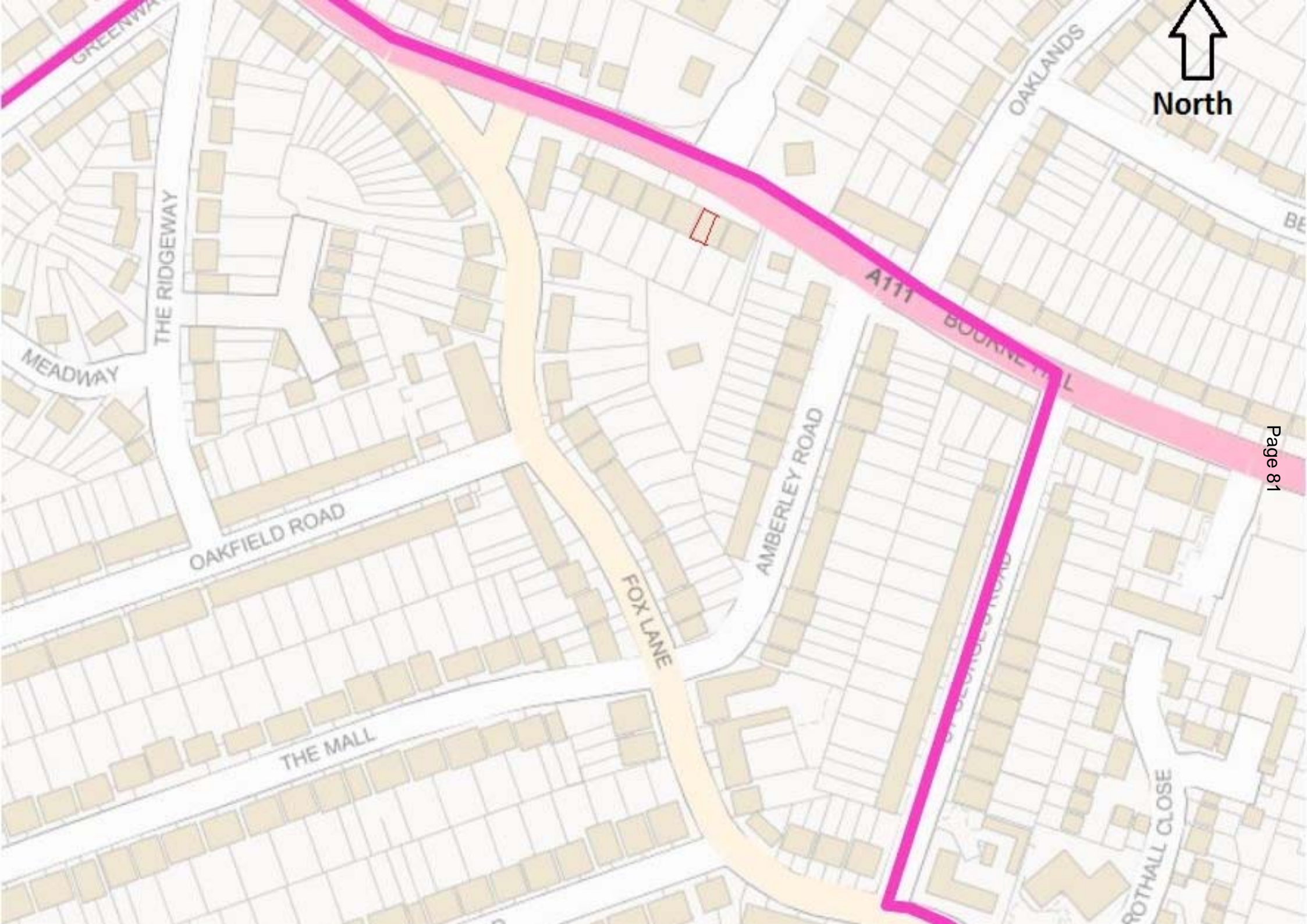
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of four hundred and twenty five poun



B O U R N E
H I L L

B R O A D
W A L K





N13 4BE

Bourne Hill, London



North



111 Bourne Hill

FOX LN

B...

Oak...

Bourne Hill

111 Bourne Hill, London, N13 4BE



Map area bounded by: 530508,193705 530650,193847. Produced on 14 January 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/214755/293352







MUNICIPAL YEAR 2017/2018 REPORT NO.173**MEETING TITLE AND DATE:**

Planning Committee
1st March 2018

REPORT OF:

Assistant Director
(Regeneration and Planning)

Contact Officer: Andy Higham – 020 8379 3846 / andy.higham@enfield.gov.uk

AGENDA – PART:	ITEM:
SUBJECT:	
Scheme of Delegation for planning applications and planning enforcement	

1. SUMMARY

- 1.1 This report updates the Scheme of Delegation to include the discharge of Requirements under a Development Consent Order (DCO) pursuant to Section 37 of the Planning Act 2008 (as amended).

2. RECOMMENDATION

- 2.1 That the Planning Committee agrees to the revised scheme of delegation

3. BACKGROUND

- 3.1 A Development Consent Order (DCO) pursuant to Section 37 of the Planning Act 2008 (as amended) was submitted to the Secretary of State in October 2015 by the North London Waste Authority. The project comprises the construction, operation and maintenance of an Energy Recovery Facility (ERF) capable of an electrical output of around 70 megawatts (MWe) at the Edmonton EcoPark with associated development including a Resource Recovery Facility (RRF). The proposed ERF would replace the existing Energy from Waste facility at the Edmonton EcoPark.
- 3.2 The project described above is a Nationally Significant Infrastructure Project for the purpose of Section 14(1)(a) and section 15, Part 3 of the Planning Act 2008 as it involves the construction of a generating station that would have a capacity for more than 50MWe. As such, it requires development consent under the Planning Act 2008.

- 3.3 The Secretary of State (SoS) has considered the project proposals and associated Environmental Statement against the relevant National Policy Statements and has had regard to the Local Impact Report prepared by the Council as well as other relevant policy at national, regional and local level. The DCO was made by the SoS, with modifications, on the 24th February 2017.
- 3.4 The Order grants consent under section 37 of the Planning Act for construction and operation of an energy recovery facility with a gross electrical output of up to 70MW at the site of the existing energy from waste facility at the Edmonton EcoPark.
- 3.5 In granting the order there are requirements by which the authorised development must proceed. Requirements are equivalent to a planning condition that seeks to provide additional information and govern the process of implementation. It is such requirements that Officers seek delegated authority to determine.
- 3.6 Schedule 2 of the Order sets out the Requirements of the DCO and Schedule 3 of the Order requires that applications are determined within 56 days from the first working day of receipt (not registration) of the application and that the Local Planning Authority must either approve or refuse the application. If a decision is not issued within 56 days, deemed discharge is given following expiry of the 56 days (unless agreed otherwise).
- 3.7 The applicant will enter into a Planning Performance Agreement with the LPA. The PPA will encourage and support early engagement with both statutory and non-statutory consultees to enable planning issues to be resolved at the pre-application stage. Members will be appropriately informed about the progress of the project. Presentations to Members of the larger elements of the scheme will be encouraged at the pre-application stage.

4. SCHEME OF DELEGATION

- 4.1 On 29th July 2009, the Planning Committee agreed a Scheme of Delegation following the formation of the Planning and Environmental Protection Division. Further amendments were agreed by Planning Committee at its meetings on 30th August 2011, 17th December 2013 and 17th October 2017.
- 4.2 This report sets out changes to the scheme of delegation in response to the DCO that was made by the Secretary of State (SoS), with modifications, on the 24th February 2017.

- 4.3 The delegation amendments are in appendix 1. The key change is to delegate to Officer's the provisions of the Planning Act 2008 with respect to the discharging of Requirements pursuant to a Development Consent Order that is granted consent under section 37 of the Planning Act.
- 4.4 Although confirmation is sought for delegated powers to determine the requirements, Members will continue to be able to request that applications be referred to Planning Committee, subject to ensuring this is possible within the 56 day period given the decision would otherwise be deemed approved.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 No other options are considered appropriate. To avoid legal challenge, the Council needs to have an up to date scheme of delegation.

6. REASONS FOR RECOMMENDATIONS

- 6.1 This is an ongoing process to ensure that the Council has effectively and legally delegated its statutory powers to officers.

7. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE RESOURCES AND OTHER DEPARTMENTS

7.1 Financial Implications

- 7.1.1 There are no specific financial implications arising from these recommendations.

7.2 Legal Implications

- 7.2.1 Under Section 101 of the Local Government Act 1972, Local Authorities have a general power to discharge their functions through officers.
- 7.2.2 Paragraph 11.3 of the Constitution of the Council authorises the Borough Solicitor to institute, defend or participate in any legal proceedings. The delegation of authority sought in this respect will continue the existing arrangement to provide parallel authority to that vested in the Borough Solicitor.

- 7.2.3 The current arrangements within the legal department are adequate to ensure that there is compliance with the Constitution arrangements of the Council and the legal requirements needed to discharge their functions through officers for prosecutions work in the Council.

7.3 Property Implications

N/A

8. KEY RISKS

- 8.1 The Council is at risk of legal challenge to any of its decision making where staff operate with powers that have not been properly delegated.

9. IMPACT ON COUNCIL PRIORITIES

9.1 Fairness for All

The recommendations in this report will help to ensure that the Council has a defined and transparent scheme of delegation to ensure effective decision making and that the Council is able to demonstrate a clear risk-based approach in responding to reports of unlawful development or use of land and property.

9.2 Growth and Sustainability

The recommendations in the report fully accord with this Council priority.

9.3 Strong Communities

The recommendations in the report fully accord with this Council priority.

10. PERFORMANCE MANAGEMENT IMPLICATIONS

- 10.1 The delegation arrangements ensure an effective performance management framework for planning application and enforcement.

Appendix 1

SCHEME OF DELEGATION

PLANNING APPLICATIONS AND PLANNING ENFORCEMENT

The Assistant Director - Regeneration & Planning, Head of Development Management, Planning Decisions Manager and Principal Planning Officers (Subject to limitations imposed by the Assistant Director or Head of Development Management) will determine all applications for planning permission and other development, including tree matters under the Planning Acts, the Planning and Compensation Act 2004, Section 11 of the London Local Authorities Act 1995, Sections 23 and 24 of the Local Government (Miscellaneous Provisions) Act 1976 and any statutory re-enactment or modification thereof and subordinate legislation made there-under. These are detailed in the schedule of powers below at points (a) – (q) inclusive, (nn) and (oo).

The Assistant Director – Regeneration & Planning, Head of Development Management, Manager (Pollution Control, Planning Enforcement) and Principal Planning Enforcement Officer may determine the enforcement matters, the Planning and Compensation Act 1991, Section 11 of the London Local Authorities Act 1995, Sections 23-26 of the Local Government (Miscellaneous Provisions) Act 1976 and any statutory re-enactment or modification thereof and subordinate legislation made there-under. These are detailed in the schedule of powers detailed at points (r) to (oo) inclusive.

Planning Enforcement Officers (Subject to limitations imposed by the Assistant Director- Regeneration & Planning or Head of Development Management), may determine enforcement matters detailed at points (r), (s), (gg) and (hh).

The Tree Officer (Development Management) may determine all tree and hedge matters detailed in the schedule of powers below at points (m) and (n), and may determine enforcement matters detailed at points (z), (gg) and (hh)

The Team Leader for Environmental Protection and the Principle Waste Enforcement Officer (Subject to limitations imposed by the Assistant Director-Regeneration & Planning or Head of Development Management), may determine enforcement matters detailed at points (aa) and (bb).

Subject to the following **EXCEPTIONS**:

1. Detailed applications for the erection of 10 or more residential units.
2. Outline applications for residential development with a site area of more than 0.5 hectares.

3. Detailed applications for the erection of non-residential development (excluding extensions to existing buildings), in excess of 1,000 sq. metres (gross).
4. Outline applications for the erection of non-residential development with a site area of more than 1 hectare.
5. Applications for the mining and working of minerals or the use of land for mineral working deposits.
6. Applications which are advertised as a departure from the DMD and which are recommended for approval.

Note - Applications in categories 1 to 6 may be refused under delegated authority. Applications for industrial or warehouse development (B1, B2 and B8) where they are located in designated Strategic Industrial Locations may be determined under delegated authority, including SIL

7. Applications for development in conservation areas and for listed building consent to which the Conservation Advisory Group raise objection, but are recommended for approval.
8. Applications submitted by or on behalf of a Councillor (or their spouse/partner) or by any member of staff (or their spouse/partner) responsible to the Assistant Director (Regeneration & Planning) of this Council. Private applications made by or on behalf of a Director, the Assistant Director (Regeneration & Planning) and the Chief Executive of this Council and their respective spouses/partners; or other members of staff who regularly attend Planning Committee.
9. Applications that have been considered by a Panel of the Planning Committee.
10. Applications which any Councillor requests in writing to the Assistant Director (Regeneration & Planning) within 21 days of the circulation of details of the application should be determined by Committee, subject to agreement of the Chairman.
11. Any other application or issue which, by reason of its scale, impact upon the environment, or the level of public or likely Councillor interest, should, in the opinion of the Assistant Director (Regeneration & Planning), be determined by the Committee.

SCHEDULE OF POWERS TO BE DELEGATED

This list includes those planning powers most often exercised by this Council.

<u>Category</u>		<u>Relevant Legislation</u>
Planning Applications: -		
(a)	Planning Permission.	S57 - 63; S.70; S.299; of Town & Country Planning Act 1990. Town & Country Planning (General Development Procedure) Order 1995. Planning & Compensation Act 2004 Planning Act 2008
(b)	Advertisement Consent.	S220 of Town & Country Planning Act 1990. S9 - 14 of Part III of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). LBE advertisements (including roundabouts)
(c)	Listed Building Consent.	S10 - 19 of Planning (Listed Buildings & Conservation Areas) Act 1990.
(d)	Conservation Area Consent.	S74 of Planning (Listed Buildings & Conservation Areas) Act 1990.
(e)	Certificates of Lawfulness of Development (Existing and Proposed).	S191 - 192 of Town & Country Planning Act 1990. S10 of Planning and Compensation Act 1991.
(f)	Prior Approval	
	Telecommunications	Part 16 of Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Temporary uses of buildings	Part 4, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Agriculture	Part 6 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Non domestic extensions, alterations etc.	Part 7, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Demolition	Part 11 of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended and applications for 'relevant demolition'
Renewable Energy	Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Miscellaneous development	Part 18 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Residential	Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Change of use - retail, betting office or pay day loan shop or casino to restaurant or cafe	Schedule 2, Part 3 Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Change of use – retail, betting office or pay day loan shop to assembly and leisure	Schedule 2 Part 3 Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Change of use – retail, betting office or pay day loan shop to dwellinghouse	Schedule 2 Part 3 Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as

		amended)
	Change of use – specified sui generis use to dwellinghouse	Schedule 2 Part 3 Class N of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
	Change of use – offices to dwellinghouses	Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
	Changes of use – storage or distribution to dwellinghouses	Schedule 2 Part 3 Class P of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
	Changes of use – agricultural buildings to dwellinghouses	Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
	Changes of use – agricultural buildings to flexible commercial use	Schedule 2 Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
	Changes of use – agricultural buildings to state-funded school or registered nursery	Schedule 2 Part 3 Class S of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
	Changes of use – business, hotels etc. to state funded schools or registered nursery	Schedule 2 Part 3 Class T of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
(g)	Development by the Council. 'Other' applications where no objections are received	Regulations 3 and 4 of Town & Country Planning General Regulations 1992.
(h)	Other Authority Development.	Article 10 of Town & Country Planning (General Development Procedure) Order 1995.

(i)	Reserved Matters.	S92 - 93 of Town & Country Planning Act 1990.
(j)	Variation and discharge of Conditions.	S73 of Town & Country Planning Act 1990.
(k)	Legal agreements associated with applications determined under delegated authority including modification of extant agreements	S106 of Town & Country Planning Act 1990. S106a of the Town and Country Planning Act 1990 S278 of the Highways Act 1980
(l)	Environmental Impact screening and scoping opinions	Town and Country Planning (Environmental Impact Assessment) Regulations 1999 2011 (as amended)
(m)	Works to trees Works to hedgerows	S198 and 211 of the Town and Country Planning Act 1990, (Tree Preservation) Regulations 2012 The Hedgerows Regulations 1997
(n)	The making of a Tree Preservation Order	S198, 199, 201, 300 of the Town and Country Planning Act 1990, (Tree Preservation) Regulations 2012
(o)	Non Material Amendment	S96A of the Town and Country Planning Act 1990 (as amended)
(p)	Minor Material Amendment	S73 of the Town and Country Planning Act 1990 (as amended)
(q)	Hazardous Substances Consent	S6-9, 13,14,17,18 Planning (Hazardous Substances) Act 1990 S5 The Planning (Hazardous Substances) Regulations 2015
Enforcement Action: -		
(r)	Planning Contravention Notices	S171C of the Town and Country Planning Act 1990. S1 of the Planning and Compensation Act 1991.
(s)	Request for information as to the	Section 330 of the Town and Country

	interest in land	Planning Act 1990
(t)	Breach of Condition Notices	S187A of the Town and Country Planning Act 1990 S2 of the Planning and Compensation Act 1991.
(u)	Enforcement Notices	S.172 of the Town and Country Planning Act 1990.
(v)	Listed Building Enforcement Notices	S38 of the Planning (Listed Building and Conservation Areas) Act 1990
(w)	Conservation Area Enforcement Notices	S74 of the Planning (Listed Building and Conservation Areas) Act 1990
(x)	Special Enforcement Notices – Crown land	S94 of the Town and Country Planning Act 1990.
(y)	Completion Notices	S94 of the Town and Country Planning Act 1990.
(z)	Tree Notices Replacement Trees Dangerous Trees High Hedge Replacement Hedgerows	S207 of the Town and Country Planning Act 1990. S23, 24 of the Local Government (Miscellaneous Provisions) Act 1976 Part 8 of the Anti-Social Behaviour Act 2003 The Hedgerows Regulations 1997
(aa)	Notices – maintenance of land and hazardous substances	S215 of the Town and Country Planning Act 1990. S24 of the Planning (Hazardous Substances) Act 1990
(bb)	Unauthorised Placards, Posters and Advertisement Hoardings	S224, 225 of the Town and Country Planning Act 1990. S10 and S11 London Local Authorities Act 1995
(cc)	Advertisement Discontinuance	S224, 225 of the Town and Country

	Notices	Planning Act 1990.
(dd)	Stop Notices	S183 of the Town and Country Planning Act 1990.
(ee)	Temporary Stop Notices	S171E of the Town and Country Planning Act 1990.
(ff)	Injunctions	S187B and S214A of the Town and Country Planning Act 1990. S3 of the Planning and Compensation Act 1991. S94 of the Community Infrastructure Levy Regulations 2010 S44A Planning (Listed Buildings and Conservation Areas) Act 1990 S11 of the The Hedgerows Regulations 1997
(gg)	Notice of right to entry without a warrant.	S196A, S214B and S324 of the Town and Country Planning Act 1990. S88 of the Planning (Listed Building and Conservation Areas) Act 1990 SS36 and 36A of the Planning (Hazardous Substances) Act 1990 S74 of the Anti-Social Behaviour Act 2003 S109 of the Community Infrastructure Levy Regulations 2010 S12 of the Hedgerows Regulations 1997
(hh)	Right of entry under a warrant	S196B and S214C of the Town and Country Planning Act 1990. S88A of the Planning (Listed Building and Conservation Areas) Act 1990 S13 of the Hedgerows Regulations 1997
(ii)	Decisions not to take enforcement action	
(jj)	Prosecutions relating to failure to comply with the requirements of	

	any enforcement action or a breach of the law that carries criminal sanctions without the need for a notice to be served.	
(kk)	Works in default action	Under the legislation referred to in this schedule, where applicable, including S178 and S219 of the Town and Country Planning Act 1990 S42 and S74 of the Planning (Listed Building and Conservation Areas) Act 1990 S77 of the Anti-Social Behaviour Act 2003 S97 of the Town and Country Planning Act 1990 S102 of the Town and Country Planning Act 1990 S209 of the Town and Country Planning Act 1990
(ll)	Powers to execute urgent works to preserve a listed building	S54 and S55 of the Planning (Listed Building and Conservation Areas) Act 1990
(mm)	CIL Stop Notices	S89 of the Community Infrastructure Levy Regulations 2010
(nn)	Revoke, Revision and Modifications of Planning Permissions	S97 of the Town and Country Planning Act 1990 S23 of the Planning (Listed Building and Conservation Areas) Act 1990
(oo)	Discontinuance of Use or Alteration of Building or Works	S102 of the Town and Country Planning Act 1990
Development Consent Orders		
(pp)	Discharge of Requirements	Planning Act 2008

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