

# Public Document Pack



## **PLANNING COMMITTEE**

Tuesday, 26th June, 2018 at 7.30 pm  
Venue: Conference Room  
Civic Centre, Silver Street,  
Enfield EN1 3XA

Contact: Jane Creer / Metin Halil  
Committee Administrator  
Direct : 020-8379-4093 / 4091  
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[metin.halil@enfield.gov.uk](mailto:metin.halil@enfield.gov.uk)  
Council website: [www.enfield.gov.uk](http://www.enfield.gov.uk)

## **MEMBERS**

Councillors : Mahmut Aksanoglu (Chair), Maria Alexandrou, Chris Bond,  
Sinan Boztas, Elif Erbil, Ahmet Hasan, Gina Needs, Sabri Ozaydin,  
Michael Rye OBE, George Savva MBE, Jim Steven and Mahtab Uddin

**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 25/06/18**

## **AGENDA – PART 1**

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

### **2. ELECTION OF VICE CHAIR**

To elect a Vice Chair for the 2018/19 Municipal year.

### **3. 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.

### **4. MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 MAY 2018 (Pages 1 - 4)**

To receive the minutes of the Planning Committee meeting held on Tuesday 1 May 2018.

**5. REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO. 18) (Pages 5 - 6)**

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

**6. 17/02566/FUL - 8 OAKWOOD PARADE, QUEEN ANNES PLACE, ENFIELD EN1 2PX (Pages 7 - 40)**

RECOMMENDATION: That the Head of Development Management / Planning Decisions Manager be authorised to grant planning permission subject to conditions

WARD: Bush Hill Park

**7. 18/00574/RE4 - FORMER GARFIELD PRIMARY SCHOOL KS2 BUILDING, RHS SPRINGFIELD, SPRINGFIELD ROAD, LONDON N11 1RR (Pages 41 - 60)**

RECOMMENDATION: Approval subject to conditions

WARD: Southgate Green

**8. PLANNING COMMITTEE DATES FOR 2018/19**

To note the dates for Planning Committee for the Municipal year:

Wednesday 11 July 2018

\*\* Tuesday 7 August 2018

Tuesday 28 August 2018

Tuesday 25 September 2018

\*\* Tuesday 9 October 2018

Tuesday 30 October 2018

\*\* Tuesday 6 November 2018

Tuesday 20 November 2018

Tuesday 18 December 2018

\*\* Tuesday 8 January 2019

Tuesday 22 January 2019

\*\* Tuesday 5 February 2019

Tuesday 26 February 2019

\*\* Tuesday 5 March 2019

Tuesday 19 March 2019

Tuesday 23 April 2019

\*\* Tuesday 7 May 2019

\*\* Provisional dates for additional Committee meetings / Planning Panels (if required).

All meetings to commence at 7:30pm unless otherwise notified.

Member Site Visits will be scheduled for 9:30am on the Saturday before the

meeting, if required.

**9. PLANNING COMMITTEE TERMS OF REFERENCE (FOR INFORMATION)**  
(Pages 61 - 62)

To note, for Members' information, the terms of reference for Planning Committee.

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

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

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## PLANNING COMMITTEE - 1.5.2018

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 1 MAY 2018**

**COUNCILLORS**

**PRESENT** Toby Simon, Dinah Barry, Nick Dines, Ahmet Hasan, Derek Levy, Anne-Marie Pearce, George Savva MBE, Jim Steven and Guney Dogan

**ABSENT** Jason Charalambous, Bernadette Lappage and Elif Erbil

**OFFICERS:** Andy Higham (Head of Development Management), Gary Murphy (Regeneration Planning), Dominic Millen (Regeneration & Environment), Kevin Tohill (Planning Decisions Manager) Metin Halil (Secretary)

**Also Attending:** Dennis Stacey (Chair of CAG) and 14 members of the public, applicant and agent representatives

**568****WELCOME AND APOLOGIES FOR ABSENCE**

Councillor Simon, Chair, welcomed all attendees and explained the order of the meeting.

Apologies for absence were received from Councillor's Lappage, J. Charalambous and E.Erbil and from Peter George (Assistant Director – Regeneration and Planning).

Apologies for lateness was received from Councillor's Savva and Dogan.

**569****DECLARATION OF INTERESTS**

There were no declarations of interest.

**570**

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 10  
APRIL 2018**

**AGREED** the minutes of the Planning Committee meeting held on Tuesday 10 April 2018 as a correct record.

PLANNING COMMITTEE - 1.5.2018

**571**

**REPORT OF THE ASSISTANT DIRECTOR, REGENERATION AND PLANNING (REPORT NO.194)**

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

**572**

**17/01864/FUL - CAPITOL HOUSE, 794 GREEN LANES, LONDON, N21 2SH**

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager, clarifying the proposal.
2. Planning officers' response to points raised including the following:
  - a. Disabled parking spaces.
  - b. Transport links in the development area.
  - c. Affordable housing shared ownership scheme and the level of service charges.
3. It was considered that the proposed development would deliver additionality and much better housing when compared to that which could have been delivered as permitted development, together with 18 much needed affordable homes.
4. Members' debate and questions responded to by officers.
5. The unanimous support of the committee for the officers' recommendation.

**AGREED** that the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission subject to conditions, completion of Section 106 Agreement and condition alterations as follows:

- A strengthened design/detailing condition in relation to elevational treatment and service charge rates.

**573**

**17/02599/FUL - 179 HERTFORD ROAD, ENFIELD, EN3 5JH**

NOTED

1. The introduction by Gary Murphy, Principal Planning Officer, clarifying the proposal.
2. Members' debate and questions responded to by officers.
3. The unanimous support of the committee for the officers' recommendation.

**PLANNING COMMITTEE - 1.5.2018**

**AGREED** that the Head of Development Management/Planning Decisions Manager be authorised to grant planning permission subject to conditions and completion of Section 106 Agreement and the following amendments and additional two conditions:

- Amend landscaping condition to specify revised screening details for the podium level to ensure no overlooking of the school.
- Amend Construction Management Plan condition (5) to require consultation with the school to the rear, regarding the schedule of works so that the school would be aware of the timing of noisy works.
- Add two additional conditions:
  1. Details of provision of yellow lines/parking restrictions along the service road.
  2. Details of wash down facility for the refuse store.

**574**

**17/05304/HOU - 6 & 8, BOURNE AVENUE, LONDON, N14 6PD**

NOTED

1. The introduction by Kevin Tohill, Planning Decisions Manager.
2. The statement of Dennis Stacey, Chair of CAG.
3. Members' debate, and questions responded to by officers.
4. Officers considered that while this would be a large addition to the properties, the views from the highway would not be significantly granted than the existing and therefore consider the openness is retained.
5. The support of the majority of the committee for the officers' recommendation: 8 votes for and 1 abstention.

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

**575**

**NEXT MEETING**

NOTED

1. The Council's calendar of meetings (2018/19) to be agreed at the Full Council meeting on the 23 May 2018.





**MUNICIPAL YEAR 2018/2019 - REPORT NO 18**

**COMMITTEE:**  
PLANNING COMMITTEE  
26.06.2018

AGENDA - PART 1	ITEM 5
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SUBJECT -

MISCELLANEOUS MATTERS

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

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

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

5.1.1 In accordance with delegated powers, 704 applications were determined between 16/04/2018 and 13/06/2018, of which 510 were granted and 194 refused.

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

### Background Papers

To be found on files indicated in Schedule.

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

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

### Background Papers

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

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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

**Date :** 26<sup>th</sup> June 2018

**Report of**

Assistant Director,  
Regeneration & Planning

**Contact Officer:**

Andy Higham  
Sharon Davidson  
Mr Ray Reilly  
Tel No: 020 8379 5237

**Ward:**

Bush Hill Park

**Ref:** 17/02566/FUL

**Category:** Full Application

**LOCATION:** 8 Oakwood Parade , Queen Annes Place, Enfield, EN1 2PX

**PROPOSAL:** Redevelopment of site and erection of a 3 storey block of 9 self contained flats comprising (7x1 bed and 2x2 bed) involving rooms in roof, associated landscaping , amenity space and parking.

**Applicant Name & Address:**

Quanta Homes Ltd  
c/o Agent

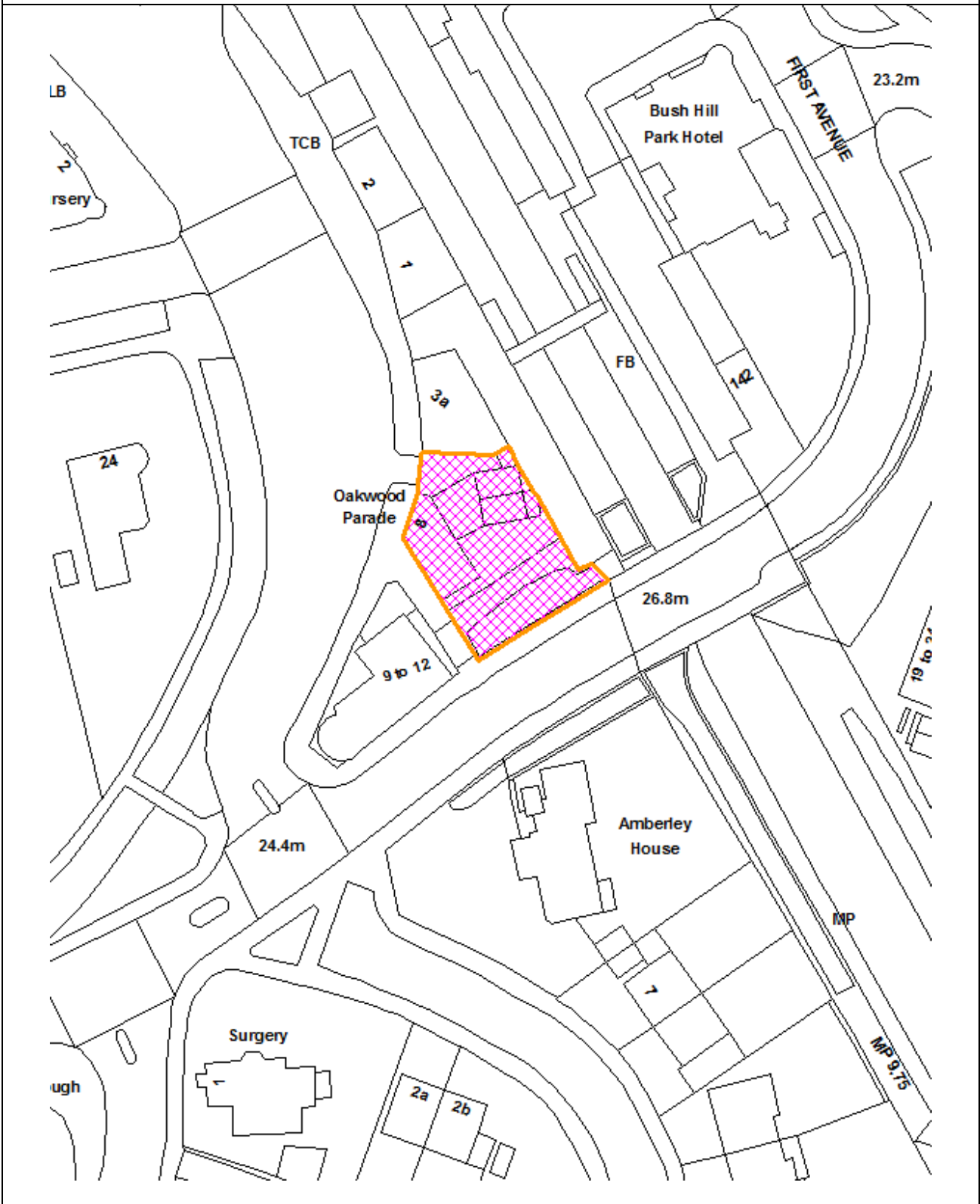
**Agent Name & Address:**

Phase 2 Planning  
250 Avenue West  
GREAT NOTLEY  
CM77 7AA

**RECOMMENDATION:** That the Head of Development Management/Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions

**Note for Members:**

Ref: 17/02566/FUL LOCATION: 8 Oakwood Parade , Queen Annes Place, Enfield, EN1 2PX



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Scale 1:750

North



### **Executive Summary for Members of the New Planning Committee**

1. This application was brought to planning committee in April 2018. At that stage members of the planning committee agreed that the principle of the development was acceptable as was its scale and density, impact onto neighbours and standard of living accommodation along with the general functionality of the site with regards parking traffic and access requirements.
2. However there were objections raised by the planning committee with regards the elevational design and appearance of the building and the planning committee recommended that the application be refused on those grounds.
3. Since this period and mindful of the extensive period of time that has been put into the scheme at pre-application and application stages, officers afforded the applicant the opportunity to attempt to resolve the matters in relation to the appearance of the scheme. These updates include alterations to the lower ground floor level introducing a rendered element to the scheme along with alterations to the windows and fenestration detail. The applicant has also worked pro-actively with the Conservation Advisory Group.
4. Officers have re-assessed the scheme and it is considered that these changes have improved the appearance of the elevations within the context of Queens Anne's Place and Park Avenue streetscenes. It is considered that the proposed development both compliments and enhances the appearance of the Conservation Area. Officers consider that the applicant has resolved the outstanding issues and approval is recommended.

## **1. Site and surroundings**

- 1.1 The application site is addressed as 8 Oakwood Place on Queens Anne's Place Enfield, EN1 2PX. At present the site is occupied by the Bush Batteries services a small car mechanics type business that services vehicles and repairs cars and there also appears to be an element for the sales of car parts and car batteries etc. From examining the proposal on site it did appear that the business was closed up. The building is single storey with a shop frontage that faces onto Queens Anne's Place but also has a frontage to the side pedestrian access path. There is a vehicular access to the side of the premises to an undercroft garage structure and a rear car parking area. The site is relatively flat when viewed from Queen Annes Place and has a reasonably sized rear yard parking area although there is a significant difference in apparent levels of the site when viewed from First Avenue with the obvious rise in the street level on First Avenue with the bridge over the railway lines.
- 1.2 The surrounding area is located in the Bush Hill Park Conservation Area and the site is situated immediately north of the rail line and Bush Hill Park Station to the south. The area is generally mixed in character and appearance. Adjacent the site is an attractive two-storey building with a flat roof that accommodates a D2 dance studio and residential accommodation overhead. To the immediate north a parade of single storey units starting with the Fitness Station building starts and carries around the bend on Queens Anne's Place where it then links into a three-storey commercial parade with commercial units on the ground floor and either offices or residential accommodation over the upper floors. To the west on the opposite side of Queens Anne's Place the parade again continues and Dryden Road is then accessed off Queens Anne's Place which is predominantly categorised by attractive two-storey houses. As stated earlier to the immediate east bounding the site are the railway lines and Bush Hill Park station with the Bush Hill Park Hotel and St Mark Parade immediately adjacent to the station
- 1.3 The site has a PTAL rating of 3, and has an area of approximately 475sqm of 0.475 ha.
- 1.4 Along with being located in the Bush Hill Park Conservation Area is the site also on a stretch of the street regarded as a local parade.

## **2. Proposal**

- 2.1 A number of amendments have been made to the application and the applicant now seeks planning permission for redevelopment of site and erection of a 3 storey block of 9 self-contained flats comprising (7x1 bed and 2x2 bed) involving rooms in roof, associated landscaping, amenity space and parking.
- 2.2 In physical terms a three-storey building is proposed with a part gable end and part hipped roofs with the 2<sup>nd</sup> floor (3<sup>rd</sup> storey accommodation) located within part of the roof space. Due to the difference in land levels the building would appear as 3 storeys from Queens Anne's Place but then 2 storeys when viewed from the south on First Avenue.
- 2.3 The building would also encompass the majority of the site fronting almost directly onto the Queens Anne's Place frontage and also out onto the adjacent pedestrian pathway and stairwell leading from First Avenue and it would be set back from the southern boundary line with First Avenue and the eastern boundary with the rail-line to the immediate east. 7x1 beds and 2x2 beds flats are now proposed with their own self-contained balconies and terraces as amenity space. 6 car parking spaces would be accommodated for on site for the 9 flats which would be accessed through an undercroft secured by a cast iron double gate off Queen Anne's Place. The vehicles would be

parked beneath the main part of the building and cycle parking would also be accommodated for within this main undercroft part of the building.

- 2.5 Pedestrian access to the residential flats would be direct from the street to the ground floor flat and then to the side via the communal entrance to the upper floors via a communal lobby, stairwell and lift. There is a communal refuse storage area for 15x 1100L bins on the Claremont Street frontage accessed directly from Claremont Street.

### 3. Relevant planning history

- 3.1 AD/95/0064: Installation of 2 non-illuminated post mounted company signs. (Retrospective). Granted with Conditions.
- 3.2 CAC/03/0013: Demolition of existing buildings and redevelopment of site by the erection of a 2-storey building to provide a ground floor retail unit and 4 x 1-bed flats with associated car parking at rear. (Revised scheme) - Granted with conditions.
- 3.3 CAC/03/0006: Demolition of existing buildings, erection of two storey building comprising of retail unit, 1 x one bed flat on ground floor and 3 x one bed flats at first floor level. Withdrawn
- 3.4 16/03689/PREAPP: Proposed 3-storey block of 8 residential units with private amenity space. Advice given:

Pre-Application advice given and the issues identified were:

- Little information with regards elevation given and scale of building appear too much on the plot.
- Not enough amenity space for each individual unit.
- No car parking proposed for the site would not be acceptable.
- A number of issues raised with regards to the standard of accommodation particularly with the ground floor units and the lack of privacy.
- Any future application would need to pay attention to the character and appearance of the area with regards, scale, character and physical appearance of the building.

## 4. Consultation

There were two public consultations carried out on this application, the first on the 5<sup>th</sup> of July which expired on the 26<sup>th</sup> of July. In the period since the applicant had agreed to an Extension of time on the application to resolve a number of issues that officers raised. Following this period of negotiation and amended plans been received a second public consultation was carried out on the amended scheme between 18<sup>th</sup> of January and the 1<sup>st</sup> of February. The response's to both of these public consultations from internal and external parties are outlined and summarised as below:

### 4.1 1<sup>st</sup> Consultation - 5<sup>th</sup> July to 26<sup>th</sup> of July 2017.

#### Statutory and non-statutory consultees

##### Traffic and Transportation

- 4.1.1 Traffic and Transportation raise no objections to the application on grounds of car parking and general traffic generation. The site is located in a CPZ therefore transport officers have advised that the application should be subject to a S106 Permit Free arrangement restricting future occupiers gaining parking permits. The details submitted in relation to cycle parking is insufficient and in addition further details would be required to the in relation to the proposed access and the operation of the gates. However, it is considered this could be secured via a planning condition.

##### Environmental Health

- 4.1.2 No objections subject to conditions in relation to sound insulation, contamination and the proposed flue.

##### Tree Officer

- 4.1.3 No objections subject to a condition making sure the applicant adheres to the advice in the submitted tree report.

## 4.2 Public Consultations

- 4.2.1 44 neighbouring properties were consulted. 2 Site notices were posted close to the site. The application was also advertised in the local paper.

- 4.2.2 1 Objections have been received from local resident in the area summarised as follows as below:

- Concerns about overlooking, lose of light raised from the neighbouring occupier of the Fitness Station; and
- Not enough information given on the plans.

- 4.2.3 Bush Hill Park Conservation Group: Objection summarised as follows:

- Overdevelopment of the site. Applicant has taken design reference from parade 90 metres away out of context with immediate single storey parade;
- Not demonstrated heights in relation to the surroundings correctly;
- The parade is rich in detail. Deep bracketed eaves, corbelled brickwork, bay windows, chimneys, shop fronts and the like. The proposal is a weak pastiche;
- The Group is particularly unhappy with the gaping entrance to the car park; it is ugly;
- The Group consider the proposed building will be out of keeping and appear as an isolated book end. Studying the attached photographs you can see how far away the site is from the parade. The seven



businesses plus station etc will appear squeezed between two dominant properties;

- The Group regards the proposal as overdevelopment. Nine small flats crammed into an awkwardly shaped site does not improve nor enhance the conservation area. Looking at the individual floor plans the sheer density and awkwardness of the layout is readily apparent;
- There is no amenity space whatsoever if one discounts the miniscule balconies and the two tiny communal terraces. That alone must fail planning criteria;
- In the absence of scale and dimensions it is not possible to judge whether domestic rubbish containment and its removal is adequately provisioned. There appears to be an awkward looking bin store to the left of the entrance way. On such small-scale drawings rainwater goods, meter housings, satellite provision and the like has not been shown; and
- Regarding the proposed loss of the building can the Group direct you to the appeal decision regarding 7 Queen Annes Place (15/05785/FUL). Here, regarding this single storey property (one of the seven mentioned above) the inspector refused the appeal on the grounds it would entail the loss of the original shopfront. The Group believes there is a direct correlation with this application.

### **4.3 2<sup>nd</sup> Consultation - 18th January to 1<sup>st</sup> February.**

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

##### Traffic and Transportation

4.3.1 No further comments provided.

##### Environmental Health

4.3.2 No further comments provided.

#### **4.4 Public Comments**

4.4.1 44 neighbouring properties were consulted. 2 Site notices were posted close to the site. The application was also re-advertised in the local paper.

##### 4.4.2 Bush Hill Park Conservation Group

- The Group still maintained the application was an overdevelopment of the site out of character with the immediate surroundings;
- The Group continues to see the proposed building as an isolated bookend, separated by seven low profile business premises and station, from the shopping parade it is holding up as a comparator. The overall architectural grain of the area is quite different from that proposed;
- The Group has notes that the main entrance for all the flats is off the passage way leading to the public staircase. You will observe that entrance to the upper flats require one to transverse the parking access zone before reaching the staircase;
- The amenity space is again miniscule and fragmented supplemented by scattered balconies. This is further evidence of too much development on too small a site;
- The current design has improved from the twin gabled frontage previously proposed although the group still objects on design grounds;
- Architectural license seems to have been taken regarding the garage entrance. The street elevation appears to show five bi-folding doors covering what was a gaping opening (in the previous application). This looks impractical and unworkable and hides what is a serious issue. It underscores how cramped the site is such that the car park has to be accessed through a huge opening in the key façade thus reducing the domestic ground floor footprint by half; and

- The drawings are not a factual representation of what will be seen from Oakwood Parade. Setting aside the tree, neatly positioned to obscure the nearly right angled turn to the passage, the building's width will end at the right hand side of the garage entrance. The true width, as seen from the street, will be much less. This will highlight the out of scale relationship of height to width.

#### 4.4.3 Bush Hill Park Residents Association

- Our view was that the application was unacceptable primarily because of the massing of the development. The revised plans do not change our opinion;
- We note that the amended design has changed the street scene; particularly when looking from Oakwood Parade. What has not changed is the size of the proposal;
- The building simply does not fit in with the scale of the properties that are its neighbours. The proposed building will tower over the largely single storey buildings on that side of the road. It is wrong to draw from distant buildings as a reason to justify the proposed scale;
- The proposal is overdevelopment. It is still nine tiny flats squeezed into the site. There is no real amenity space save for a ribbon of lawn. The garage entrance, accessed from Oakwood Place, is misleading. As shown it looks like five bi-folding door; that is not practical;
- The Group understands that the NPPF requires development to respect the immediate locality. Clearly, this proposal does not; and
- In summary the amended design is still unacceptable because of the development of this size on such a small site; a veritable quart into a pint pot.

## 5. **Relevant Policy**

### 5.1 London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing development
- 3.6 Children and young people's play and informal recreation facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on schemes
- 3.13 Affordable housing thresholds
- 4.1 Developing London's economy
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.8 Innovative energy technologies
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self sufficiency
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
- 6.3 Assessing the effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road network capacity
- 6.13 Parking
- 7.1 Building London's neighbours and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime

- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage Assets and archaeology
- 7.19 Biodiversity and access to nature

## 5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP3 Affordable housing
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting particular housing needs
- CP8 Education
- CP9 Supporting community cohesion
- CP16 Taking part in economic success and improving skills
- 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
- CP28 Managing flood risk through development
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage
- CP32: Pollution
- CP36 Biodiversity
- CP46 Infrastructure Contribution

## 5.3 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
- DMD17 Protection of community facilities
- DMD37 Achieving High Quality and Design-Led Development
- DMD44 Conserving and enhancing heritage assets
- DMD47 New Roads, Access and Servicing
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessment Methods
- DMD51 Energy Efficiency Standards
- DMD64 Pollution Control and Assessment
- DMD68 Noise
- DMD69 Light Pollution
- DMD78 Nature Conservation

## 5.4 Other Relevant Policy

- National Planning Policy Framework

## 5.5 Other Material Considerations

- The Mayors Housing SPG (2012)
- Section 106 Supplementary Planning Document (Nov.2015)
- Enfield Strategic Housing Market Assessment (2010)

## 6. **Analysis**

6.1 The main issues for consideration regarding this application are as follows:

- Principle of the Development;

- Scale and Density;
- Design and Impact on the Character of the Surrounding Area;
- Impact on the setting of the heritage assets;
- Neighbouring Amenity;
- Standard of Accommodation and Proposed Mix of Units;
- Private Amenity provisions;
- Traffic, Parking and Servicing Issues;
- Affordable Housing and other S106 Contributions;
- Sustainability; and
- Tree Issues.

## 6.2 Principle of the Development

- 6.2.1 The proposal would be compatible with Policies 3.3 and 3.4 of the London Plan and Core Policy 2 of the Local Development Framework 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.
- 6.2.2 There is a significant need for additional housing in the borough and in this case this application is considered to be an efficient use of the site, proposing a mixed of smaller size 1 and 2 bed compliant flats on a relatively constrained site but also within what must be regarded as a relatively sustainable location directly opposite Bush Hill Park station along with being adjacent to a number of bus routes. Therefore, from a broader planning perspective these are the types of principal locations where such residential developments should be encouraged.

### Loss of the Commercial Use on the site

- 6.2.3 Throughout the process of the application and through discussion with the applicant, officers have requested that there should be retention of a commercial style unit on the ground floor. With regards to this Local parade policy DMD28 is the most relevant where it encourages the retention of specifically A1 uses and their associated commercial frontages. The applicant has submitted evidence to corroborate that the current business on the site has been closed and has been struggling financially. In addition to this it has been made clear to officers that the use on the site is not actually A1, its actually a sui generis garage use therefore the specific wording of policy DMD28 could not be enforced in this case. In addition to this the applicant has submitted a supporting letter from a commercial agent in the area that states the potential for alternative uses of the site the condition of buildings, the limitation of the site servicing areas, limitations of onsite parking and the size of the site would render the buildings/site unattractive to other commercial users, retail operators or any vehicle based uses. The letter confirms the abundance of other available commercial buildings and sites locally, which would be more costs effective and attractive to commercial operators seeking space within the Borough.
- 6.2.4 All this information has been taken into consideration and on balance officers do not consider that there would be strong enough grounds to refuse the application on grounds of the loss of the current commercial use on the site taking into account the benefits proposed of the scheme for the net gain in housing on a sustainably located site next to the train station.
- 6.2.5 From a conservation perspective, earlier iterations have been submitted showing a commercial frontage for the ground floor flat to try to match in with the parade but with the ground floor use being a residential flat. Officers have assessed this and on balance and have advised that if the scheme is to be supported as solely residential then visually it should appear as so. Officers have advised the applicant to take reference to the most attractive buildings in the parade and in this case specifically the red brick building next door. Overall it was considered that a commercial frontage would appear fake and

pastiche within a solely residential scheme. In addition, officers have assessed the proposal on site and ultimately do not consider that the appearance of the current frontage and that of the immediate neighbouring differentiating frontages area of a sufficient design appearance worth replicating.

- 6.2.6 These design issues will be referred to later in the report, but from the perspective of the principle of the development the proposal should be supported.

### 6.3 Density

- 6.3.1 Density assessments must acknowledge guidance outlined in the NPPF and particularly the London Plan, which encourage greater flexibility in the application of policies to promote higher densities, although they must also be appropriate for the area.

- 6.3.2 Policy 3.4 (Table 3.2) of the London Plan sets standards for appropriate density levels with regards to location, existing building form, massing, and having regard to the PTAL (Public Transport Accessibility Level) score. The site has a site specific PTAL rating of 3 and is located in what could be regarded as a mixed suburban to urban type location specifically with the existence of the train stations and the immediacy of the commercial parades in the area and the existence of 3 storey buildings in the immediate and outlying area. The guidance in (Table 3.2) of the London Plan would suggest a density of between 150 - 450 hr/ha may be acceptable. The amended scheme proposes 9 units (7x1 beds and 2x2 beds) and 20 habitable rooms which would give a density of approximately 434 hr/ha. This is within, albeit at the higher end of the recommended range of the urban threshold.

- 6.3.3 However, it must be noted that this method of calculating density is not the sole basis of any assessment to determine if the quantum of development is acceptable on the site. Consideration must also be given to the scale of building, its relationship with the neighbouring development and the pattern and scale of development in the local area, the standard and quality of accommodation proposed and the impact on neighbouring amenity. In this instance, consideration also needs to be given to the impact of the development on the setting of the Bush Hill Park Conservation Areas.

### 6.4 Scale, Design, and Impact on the Surrounding Conservation Area

- 6.4.1 Good design is central to the objectives of the London Plan in particular policies 7.1 - 7.6. Policies CP4 (Housing Quality) and CP 30 Maintaining & Improving the Quality of the Built Environment are also relevant as well as Policy 37 of the Development Management Document. In addition, the National Planning Policy Framework (NPPF) paragraph 56 attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- 6.4.2 DMD 44 states that applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused. In addition, the design, materials and detailing of development affecting heritage assets or their setting should preserve the asset in a manner appropriate to its significance. The DMD carries on to state that development affecting listed and locally listed buildings and buildings identified as making a positive contribution to the character of the area, and buildings affecting their setting, should normally use appropriate traditional historic materials and detailing. Mass-produced modern materials, such as uPVC and concrete roof tiles, will not normally be appropriate within the Conservation Area.”

- 6.4.3 It should be noted that there has been significant discussion with officers with regards this development at both pre-application stages where a number of



designs and options were referred to, which has now carried on and further evolved under this current live application. Due regards has been given to the fact of the objections that have been received from the local residents association and Bush Hill Conservation Group. However, on balance of all material considerations officers are now satisfied that a stage has been reached where the current scheme should be supported.

- 6.4.4 It is acknowledged that the site is within the Conservation Area and is also a relatively key and noticeable site both on the approach south on Queen Anne's Place and also on the approach in either direction to and from the bridge on First Avenue. Due regards has also been given to the fact that the buildings immediately to the north from the Fitness station to the end of that adjoining section of the parade are only single storey in height. In addition, due regard has been given to the immediate neighbouring 2 storey red brick building. Whilst this proposed building would be noticeably higher than both adjoining neighbours having assessed this proposal on site officers are satisfied that the proposal due to the significant arrangement of amendments and significant reduction in overall height no longer causes such harm to the Conservation Area to warrant refusal taking into account the benefits the scheme proposes and the net gain in housing.
- 6.4.5 Whilst it is acknowledged that there is only a single storey parade of units to the north, it is not considered that the proposed site needs to be hindered by the fact this is in place. In many ways upon viewing this section of the parade, this area is largely underdeveloped in comparison to the stronger 3 storey frontages further north on the parade. It is considered that this proposal can act as a catalyst for development along this section of the parade where generally higher buildings of greater density could be accommodated for especially so close to the railway line. The applicant has paid reference to the architectural detailing of the neighbouring two storey building adjacent, however having viewed this building on site through the assessment of the application it actually appears bare and unfinished principally with the lack of a hipped roof in a similar manner to that proposed on this application and the general prevailing character of the area. Were an application to ever come forward to install a hipped roof on this building to match others in the area it would likely to be looked upon favourably by officers. In addition, whilst it is acknowledged that the single storey buildings to the north are in place, they are located on much thinner plots and are generally of varied appearance and architectural quality. Whilst the main 3 storey building on Queens Anne's Place are separated further north of the site, from the outset officers have advised the applicant to pay more reference to these buildings than those immediately adjacent especially the single storey commercial buildings. The applicant's scheme has referred to and used a varied mix of architectural elements on the neighbouring building principally the immediate two storey red brick building next door, the Listed Building on the corner of Dryden Road and the best elements from the 3 storey commercial parade to the north.
- 6.4.6 All of these elements combined have allowed the scheme to evolve and whilst due regard is given to the fact that whilst it is immediately higher than the neighbouring buildings, officers are satisfied that from a design perspective and its architectural appearance that it is suitable on the site subject to further scrutiny of the materials and specific detailing by planning conditions. The overall design appearance of the building is considered acceptable and it is considered that the use of differing materials to break up the elevations with red brick, hanging tiles, timber windows and the detailing around the windows along with slates on the roof will allow the scheme to sit acceptably within the context of the site and the conservation area as a whole.
- 6.4.7 In addition, on the First Avenue streetscene, it is also considered that the scheme will bring more visual interest to this section of the street along by developing a relatively dead frontage along with bringing an element of visual interest and natural visual progression and increase in building height especially on the approach to the railway bridge in a southerly direction on First Avenue.

6.4.8 In conclusion the design, scale, character and impact on the character of the conservation area associated with this proposed development is considered acceptable. It would integrate acceptably into both adjacent streetscene and the surrounding area and provide for a viable development on the site creating a net gain in housing in a sustainable location. As such the proposal is considered to be acceptable having regard to policies DMD 6, 8, 37 and 44, CP30 and CP32 of the Core Strategy and London Plan policies 7.4, 7.6 and 7.8 of the London Plan.

#### 6.5 Neighbouring Amenity

6.5.1 From the perspective of neighbouring amenity, it is considered the proposal is also acceptable. The immediate neighbouring buildings have blank flank walls with no windows in the side elevations that the proposed building development could impact upon. Whilst due regard has been given to the fact that concerns have been raised from the neighbouring occupier in the gym building adjacent there are no windows in the side elevation that could be affected. In addition to this the part of the scheme on that elevation proposes no windows directly facing the neighbouring parade does not propose any windows, therefore future development on that site were it to come forward would not be impacted upon by the proposed scheme.

6.5.2 In conclusion all factors considered the proposal has an acceptable impact in terms of neighbouring amenity to both immediate neighbouring properties and all other buildings are sufficiently separated from the site to not be affected.

#### 6.6 Standard of Accommodation, Private Amenity and Unit Mix

##### *Standard of Accommodation*

6.6.1 The application proposes 7x1 bed, 2x2 bed 9 residential units in total.

6.6.2 Policy 3.5 of the London Plan specifies that 1 bed flats should have a minimum floor area of 50sqm, 2 bed flats should have a minimum internal floor area of 61 square metres, with 2 bed 4 persons at 70sqm.

6.6.3 All units have been measured and verified and are above the required London Plan standards for the respective units. From assessing the plans all units would have useable and accessible layouts and all room sizes are acceptable with specific regards to living/diners and single and double bedrooms. Amended plans have been submitted with the application and all units would be dual aspect as a result with no sole north facing flats. All flats would be readily accessible via the communal pedestrian entrance, stairwell and lift. Whilst the communal entrance would be accessible through the undercroft car park area which is not an ideal situation, Flat 1 has to be located on the opposite side of the building to ensure that there is an area of defensible space to the front of its windows and door for security reasons. It is not considered this unorthodox access is sufficient enough reason to penalise the application and a condition will be imposed requesting details of lighting to ensure that this area is adequately lit. All the flats and rooms proposed would generally have good forms of outlook from their respective rooms.

6.6.4 It is noted that there is no communal amenity space due to the overall plot coverage and the constraints of the site, however each of the flats is accommodated with its own self-contained balcony that would accommodate a usable level of amenity space for the each flat respectively. These balconies are in accordance with the minimum requirements for at least a 6m balcony or terrace space as outlined in the London Plan and also outlined with the councils own policy relevant policy DMD 9.

##### *Housing Mix*

- 6.6.5 DMD 3 and Policy 5 of the Core Strategy seeks new development to incorporate a mix of dwelling types and sizes to meet housing needs in the Borough with family sized accommodation (3 bed or larger) is the greatest area of need.
- 6.6.6 The Council's dwelling mix ratios are as follows:
- 1 and 2-person flats - 20%
  - 2 bed flats - 15%
  - 3 bed houses - 45%
  - 4 + bed houses - 20%
- 6.6.7 It is fully acknowledged that the proposal is not fully compliant with this policy, however the scheme has evolved over a number of months to get to this stage. Originally much larger two bedrooms units and a Number of 3 bedroom units were proposed, however their scale and size simply made the building too large bulky and dominant on the site. In addition to this, originally there were 3 flats proposed on the ground floor, however there was a requirement for car parking on the site and also a number of the flats originally proposed were directly up against the public highway frontage and had no form of defensible space. Along with the reduction of the scale of the building officers did not consider that 3-bedroom flats over the upper floors with only small balcony spaces as amenity would provide for good standard of living accommodation for family units. As such whilst not specifically policy complaint officers have advised, taking into account the constraints of the site, but also its location near the rail line and the access to public transport and principally the Bush Hill Park station that smaller units in this instance would be more suitably opposed to family units.
- 6.6.8 Taking all of this into account it is considered there are mitigating circumstances in this instance to overcome this policy requirement for a higher proportion of family units.
- 6.6.9 In conclusion the proposed mix of units and overall standard of accommodation is considered acceptable.
- 6.7 Traffic and Transportation Issues
- 6.7.1 With regards to the highways issues in relation to the application the councils Traffic and Transportation department have commented on the application. In general, there have been no objections raised in relation to the application.
- 6.7.2 Pedestrian access between the main entrance to the flats, the street, cycle parking and bin stores should be clarified as it appears to be shared with vehicles. With the scale of the proposals a separate and lit pedestrian footpath/route, measuring between 1.2-1.5m in width, should be provided to meet the requirements of the London Plan Policy 6.10 Walking and Enfield DMD 47 which states that: "All developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities." It is considered the finalised details of this pedestrian entrance the details of lighting should be secured by a planning condition.
- 6.7.3 There have been no objections raised to the application on grounds of traffic generation or parking. It is not considered that the scale of the scheme and the sites good accessibility would create a level of traffic activity that would warrant refusal. In addition, transport officers have advised that the 6 parking spaces proposed for the 9 flats along with the results of the applicants parking surveys shows that there is overspill parking availability in area. Whilst the CPZ is only for one hour per day Traffic and Transport Officers have requested that the development should it be approved should be subject to a s106 Permit Free Arrangement. Traffic and Transportation Officers have also requested that a sustainable transport contribution, however tariff style



contributions are no longer permitted by government policy legislation for minor schemes of this scale.

- 6.7.4 At this stage there are insufficient details with regards to cycle parking, however there is space in the undercroft area for further cycle parking and this can be secured by a planning condition.
- 6.7.5 There have been no comments provided on the amended access point to the site for vehicles via the proposed undercroft and new vehicular access to the site. This would be located on the corner of the site, however from viewing it on site, it appears this would be located at a safe point where there would be good pedestrian visibility of passing pedestrians on street. The access is proposed to be secured with a new double height metal railing gate. Details of this will be secured via condition but the applicant has suggested that this gate would be remotely controlled by resident's key fobs with the gate opening internally. This is a reasonably quiet section of the street from the perspective of traffic and this arrangement is considered acceptable subject to conditions and details of the proposed gate. A new crossover would need to be created along with the need to move the current streetlight and the stopping up of the existing crossover. These items are all considered acceptable and there is also the potential to create a further 2 parking bays on street running perpendicular to the footpath as a result of closing up the existing crossover. The principle of all these highways amendments are considered acceptable and will be addressed via one highways related access condition.
- 6.7.6 Subject to all the conditions outlined in this report it is considered that the application is acceptable from a highways perspective.

## 6.8 s106 Contributions

### *Affordable Housing*

- 6.8.1 The Council's local planning policy, as detailed in the S106 SPD (adopted November 2011) and policy DMD 2 of the Development Management Document (adopted 19th November 2014) requires contributions for Affordable Housing from all schemes of one unit upwards. The S106 SPD also requires contributions towards education on all developments, including those for a single dwelling, which increase pressure on school places.
- 6.8.2 On 11 May 2016, the Government won its appeal in the Court of Appeal against the High Court's quashing of the Written Ministerial Statement dated 28 November 2014. The Written Ministerial Statement exempted small scale development of 10 units (or less) from providing affordable housing and other 'tariff based' contributions under Section 106. Following the publication of the Court of Appeal judgement, Paragraph 31 of the National Planning Policy Guidance (NPPG) was reinstated.
- 6.8.3 This means that the change to national planning policy which initially came into force on 28 November 2014 now applies. Affordable housing (and other tariff-based contributions, such as those for education) are not payable on schemes where development delivers no more than 10 units and the site has a maximum gross floorspace of 1,000 square metres.
- 6.8.4 The Council has received legal advice and considered recent Planning Inspectorate decisions on appeal on this matter. It has concluded that, in general, it would be unwise to determine that DMD/S106 SPD policy would prevail above the national guidance in this regard. On this basis, the Council will no longer pursue S106 contributions for education or affordable housing on small sites. This matter, and its impact, will be re-evaluated in the review of the Local Plan.
- 6.8.5 In the light of the Court of Appeal decision and reinstatement of paragraph 31 of the NPPG, affordable housing contributions will no longer be sought for

developments of 10 units or less provided the combined gross floor area does not exceed 1,000 square metres.

- 6.8.6 The development proposed comprises 9 units with a floor area of 655 sq m and therefore no contribution is sought.

*Other S106 Contributions/ Head of Terms*

- 6.8.7 The following transport contributions will be required as part of the development:

- Restriction from occupiers of the development obtaining car parking permits in the surrounding CPZ.

6.9 Sustainable Design and Construction

*Lifetime Homes*

- 6.9.1 The London Plan and Core Strategy confirm that all new housing is to be built to Lifetime Homes' standards. This is to enable a cost-effective way of providing adaptable homes that are able to be adapted to meet changing needs.

- 6.9.2 The scheme appears to meet as much as possible the 16 criteria for Lifetime Homes. However, confirmation of this should be secured by condition.

*Energy / Energy efficiency*

- 6.9.3 The London Plan adopts a presumption that all developments will meet carbon dioxide emission reductions that will improve upon 2010 Building Regulations, leading to zero carbon residential buildings from 2016. Policy 5.2 establishes a target for 2010-2013 to be a 25% improvement over Part L of current Building Regulations. 'Zero carbon' homes are homes forming part of major development applications where the residential element of the application achieves at least a 35 per cent reduction in regulated carbon dioxide emissions (beyond Part L 2013) on-site (in line with policy 5.2B). The remaining regulated carbon dioxide emissions, to 100 per cent, are to be offset through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere (in line with policy 5.2 E).

- 6.9.4 In line with the implementation date for previous increases in the London Plan carbon dioxide targets and improvements to Part L of the Building Regulations, 'zero carbon' housing was implemented from 1st October 2016. The subject scheme was submitted after this deadline and hence is subject to the provisions of this Policy.

- 6.9.5 The applicant has submitted an Energy Statement which confirms that a 25% improvement over Part L of current building regulations will be achieved. This is considered acceptable and compliant.

6.10 Mayors CIL

- 6.11.1 The size of the proposed development would be liable to a Community Infrastructure Levy contribution as the size exceeds 100 sq.m. The net gain of the new created floor area is 467 sq.m, inclusive of the 9 units and the communal staircase area.

- 6.11.2 This would result in a Mayoral CIL contribution of 467 sq.m x £20 = £9,340 x 313/223 (BCIS CIL Index Formula) = **£13,109.50**.

- 6.11.3 This would result in a Borough CIL contribution of 467 sq.m x £120 = £56,040 x 313/274 (BCIS CIL Index Formula) = **£64,016.49**.

## **7. Conclusion**

- 7.1 In conclusion, it is considered that this development proposal is acceptable. It would have an acceptable impact to the character and appearance of the site and surrounding Conservation Area. It will provide for 9 additional residential units as a whole in a relatively accessible and sustainably located part of the borough close to a station and other public transport modes
- 7.2 It is considered that its scale, bulk and design appearance is acceptable and complements the Conservation Area and the proposed development would also have an acceptable impact onto adjoining neighbour's amenities.
- 7.3 It is considered that on balance of all considerations the proposal development would not create an unacceptable impact to highway function and safety that warrants refusal.
- 7.4 In conclusion there are no justifiable reasons to refuse the application. Subject to the conditions outlined as below and the completion of the S106 Legal Agreement it is recommended that planning permission is granted.

## **8. Recommendation**

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

1. C51 Time Limited Permission- 3 years.
2. C60 Approved Plans
3. C07 Details of Materials

The development excluding demolition and groundwork shall not commence until details of the external finishing materials including the brick and cladding materials and details of the, windows, balconies and winter gardens to be used have been submitted to and approved in writing by the Local Planning Authority. This should include specific details including 1:20 details (with 1:5 sections) of windows, doors and balconies. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

4. C09 Details of Hard Surfacing

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

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

5. Details of Access and Highways Works

The development shall not commence until details of the necessary highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be the following:

1. Details of the Stopping up of the Existing Crossover and Associated alterations to the public highway including details of the provision of 2 new on street parking spaces on street as a result of closing this existing crossover.

2. Details of the New crossover/ vehicle access to the site and details for the relocation of the street light.
3. Details of the Mechanism of the New Access gate opening inwards to ensure that it will be safe and create no impact to highway function and safety.

They should be carried out in accordance with the approved details before development is occupied or the use commences and the applicant/ developer will have to pay for these costs including any costs associated with amending and consulting upon Traffic Regulation Orders.

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

6. C17 Details of Landscaping

The development excluding demolition and groundwork shall not commence until details of trees, shrubs and grass to be planted on the site have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

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

7. C19 Details of Refuse Storage & Recycling Facilities

The development excluding demolition and groundwork 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.

8. C59 Cycle parking spaces

The development excluding demolition and groundwork 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. This shall include details of cycle storage where possible within the private garden areas on the ground floor in addition to an additional cycle parking storage to the front communal area. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

9. Construction Methodology

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

- a. arrangements for wheel cleaning;
- b. arrangements for the storage of materials;
- c. hours of work;
- d. arrangements for the securing of the site during construction;

- e. the arrangement for the parking of contractors' vehicles clear of the highway;
- f. The siting and design of any ancillary structures; and
- g. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

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

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

10. External Lighting

The development excluding groundwork and demolition shall not commence until details of any external lighting proposed have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

11. Lifetime Homes Standards

All the units shall comply with Lifetime Home standards in accordance with details to be submitted to and approved in writing by the LPA. The development shall be carried out strictly in accordance with the details approved and shall be maintained thereafter.

Reason: To ensure that the development allows for future adaptability of the home to meet with the needs of future residents over their life time in accordance with Policy CP4 of the Core Strategy and Policy 3.5 of the London Plan 2011.

12. Energy Statement

The development shall be carried out in accordance with the Energy Statement prepared by DAP Architecture.

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

13. EPC's

Following practical completion of works a final Energy Performance Certificates shall be submitted to an approved in writing by the Local Planning Authority prior to occupation of the development.

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

14. Contamination

The development shall not commence until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance



with the approved scheme and the Local Planning Authority provided with a written warranty by the appointed specialist to confirm implementation prior to the commencement of development.

Reason: To protect public health from contamination.

15. Sound Insulation

The development shall be constructed/adapted so as to provide sufficient air-borne and structure-borne sound insulation against externally generated noise and vibration. This sound insulation shall ensure that the level of noise generated from external sources shall be no higher than 35 dB(A) from 7am – 11pm in bedrooms, living rooms and dining rooms and 30 dB(A) in bedrooms from 11pm – 7am measured as a LAeq,T. The LAF Max shall not exceed 45dB in bedrooms 11pm – 7am. A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development taking place. The scheme of mitigation shall include mechanical ventilation where the internal noise levels exceed those stated in BS8233: 2014 with the windows open. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied/the use commences.

Reason: To protect future occupants from noise and disturbance.

16. Electric Vehicle Charging Points

Prior to occupation, details of electric vehicular charging points (EVCPs) including siting shall be provided in accordance with London Plan standards (minimum 20% of spaces to be provided with electric charging points and a further 20% passive provision for electric vehicles in the future) shall be submitted to and approved in writing by the Local Planning Authority. All electric charging points shall be installed in accordance with the approved details prior to first occupation of the development and permanently retained.

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

17. Sustainable Urban Drainage Systems

Prior to commencement of the development a sustainable urban drainage strategy shall be submitted. This should include:

- A plan of the existing site
- A topographical plan of the area
- 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.
- The proposed storage volume.
- Information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- Geological information including borehole logs, depth to water table and/or infiltration test results.
- Details of overland flow routes for exceedance events.
- A management plan for future maintenance.

Reason: In the interest of Sustainable Urban Drainage measures and to reduce the potential of flooding associated with the development.

# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL SCHEME: 9NO. APARTMENTS.



FRONT ELEVATION



REAR ELEVATION

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SIDE ELEVATION



SIDE ELEVATION

**PROJECT**  
RESIDENTIAL DEVELOPMENT

**DRAWING**  
AS PROPOSED ELEVATIONS

**CLIENT**  
QUANTA HOMES LTD.

**ADDRESS**  
8 OAKWOOD PARADE  
QUEEN ANNE'S PLACE  
ENFIELD, LONDON  
EN1 2PX

**DATE**  
20.02.2018

**SCALE**  
1:100 @ A2

**DRAWN BY**  
JVS

**CHECKED BY**  
A2

**PROJECT NO.**  
JB

**ISSUE STATUS**  
RIBA STAGE 3: PLANNING

**3 + 5 Hogarth Approach**  
Chislehurst  
London  
E16 4LW  
t: (02044) 354 9007  
www.daparchitecture.co.uk

**404.205.08**

REVISION

# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL SCHEME: 9NO. APARTMENTS.



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REV.	DESCRIPTION	DATE
PROJECT		
RESIDENTIAL DEVELOPMENT		
DRAWING		
AS PROPOSED		
SITE + FIRST FLOOR PLAN		
CLIENT		
QUANTA HOMES LTD		
ADDRESS		
8 OAKWOOD PARADE		
QUEEN ANNE'S PLACE		
ENFIELD, LONDON		
EN1 2PX		
DATE	SCALE	DRAWN BY
18.12.2017	1:100 @A2	JB
PROJECT No.	DWG No.	CHECKED BY
404.201.05		JB
REVISION		
ISSUE STATUS		
RIBA STAGE 3: PLANNING		
a. 3 + 5 Hospital Approach		
The Millers		
Chelmsford		
ESSEX, CM1 7FA		
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w. www.daparchitecture.co.uk		
LONDON		
BIRMINGHAM		



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RESIDENTIAL SCHEME: 9NO. APARTMENTS.



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9 to 12

RAILWAY LINE

QUEEN ANNE'S PLACE

3a

REV.	DESCRIPTION	DATE

**ARCHITECTURE LTD**

RESIDENTIAL DEVELOPMENT

PROJECT

AS PROPOSED	DRAWING
SITE + GROUND FLOOR PLAN	DRAWING
QUANTA HOMES LTD	CLIENT
8 OAKWOOD PARADE QUEEN ANNE'S PLACE ENFIELD, LONDON EN1 2PX	ADDRESS

DATE	SCALE	DRAWN BY	CHECKED BY
18.12.2017	1:100 @A2	JB	JB
PROJECT No.	DWG No.	REVISION	

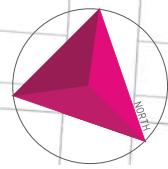
## 404.200.05

ISSUE STATUS

RIBA STAGE 3: PLANNING

a. 3 + 5 Hospital Approach  
The Millers  
Chelmsford  
ESSEX, CM1 7FA  
0204 517 7777  
t. (0844) 854 9007  
w. www.daparchitecture.co.uk

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LONDON
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# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL SCHEME: 9NO. APARTMENTS.



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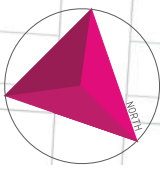
9 to 12

QUEEN ANNE'S PLACE

3a

RAILWAY LINE

REV.	DESCRIPTION	DATE	
<b>ARCHITECTURE LTD</b> RESIDENTIAL DEVELOPMENT			
PROJECT: RESIDENTIAL DEVELOPMENT DRAWING: AS PROPOSED SITE + SECOND FLOOR PLAN			
CLIENT: QUANTA HOMES LTD			
ADDRESS: 8 OAKWOOD PARADE QUEEN ANNE'S PLACE ENFIELD, LONDON EN1 2PX			
DATE	SCALE	DRAWN BY	CHECKED BY
03.01.2018	1:100 @A2	JRB	JB
PROJECT No.	DWG No.	REVISION	
<b>404.202.06</b>			ISSUE STATUS
RIBA STAGE 3: PLANNING			a. 3 + 5 Hospital Approach The Millers Chelmsford ESSEX, CM1 7FA t. 0206 250 000 e. info@daparchitecture.co.uk w. www.daparchitecture.co.uk
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# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL SCHEME: 9NO. APARTMENTS.



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9 to 12

QUEEN ANNE'S PLACE

3a

RAILWAY LINE



ARCHITECTURE LTD

PROJECT  
RESIDENTIAL DEVELOPMENT

DRAWING  
AS PROPOSED

CLIENT  
SITE + SECOND FLOOR PLAN

QUANTA HOMES LTD

ADDRESS  
8 OAKWOOD PARADE  
QUEEN ANNE'S PLACE  
ENFIELD, LONDON  
EN1 2PX

DATE  
03.01.2018

SCALE  
1:100 @A2

DRAWN BY  
JRB

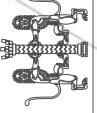
CHECKED BY  
JB

REVISION

DWG No  
404.202.06

ISSUE STATUS  
RIBA STAGE 3: PLANNING

a. 3 + 5 Hospital Approach  
The Millers  
Chelmsford  
ESSEX, CM1 7FA  
0206 777 777  
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CHELMSFORD LONDON BIRMINGHAM



AS PROPOSED: SITE + SECOND FLOOR PLAN



# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL SCHEME: 9NO. APARTMENTS.



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NEIGHBOURING DEVELOPMENT:  
3A OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

RESIDENTIAL DEVELOPMENT:  
8 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

PUBLIC FOOTPATH

NEIGHBOURING DEVELOPMENT:  
9-12 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

AS PROPOSED: STREET-SCENE AA: Along Queen Anne's Parade



NEIGHBOURING DEVELOPMENT:  
9-12 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

PUBLIC FOOTPATH

RESIDENTIAL DEVELOPMENT:  
8 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

REV.	DESCRIPTION	DATE



ARCHITECTURE LTD

PROJECT  
RESIDENTIAL DEVELOPMENT

DRAWING  
AS PROPOSED  
STREET-SCENES

CLIENT  
QUANTA HOMES LTD

ADDRESS  
8 OAKWOOD PARADE  
QUEEN ANNE'S PLACE  
ENFIELD, LONDON  
EN1 2PX

DATE  
20.02.2018

SCALE  
1:100

DRAWN BY  
@A2

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JVS

PROJECT No.

DWG No.

REVISION  
JOB

**404.203.08**

ISSUE STATUS

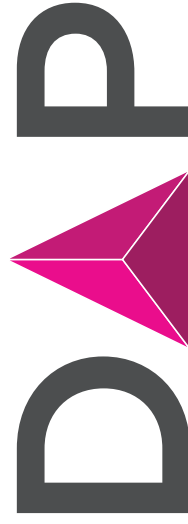
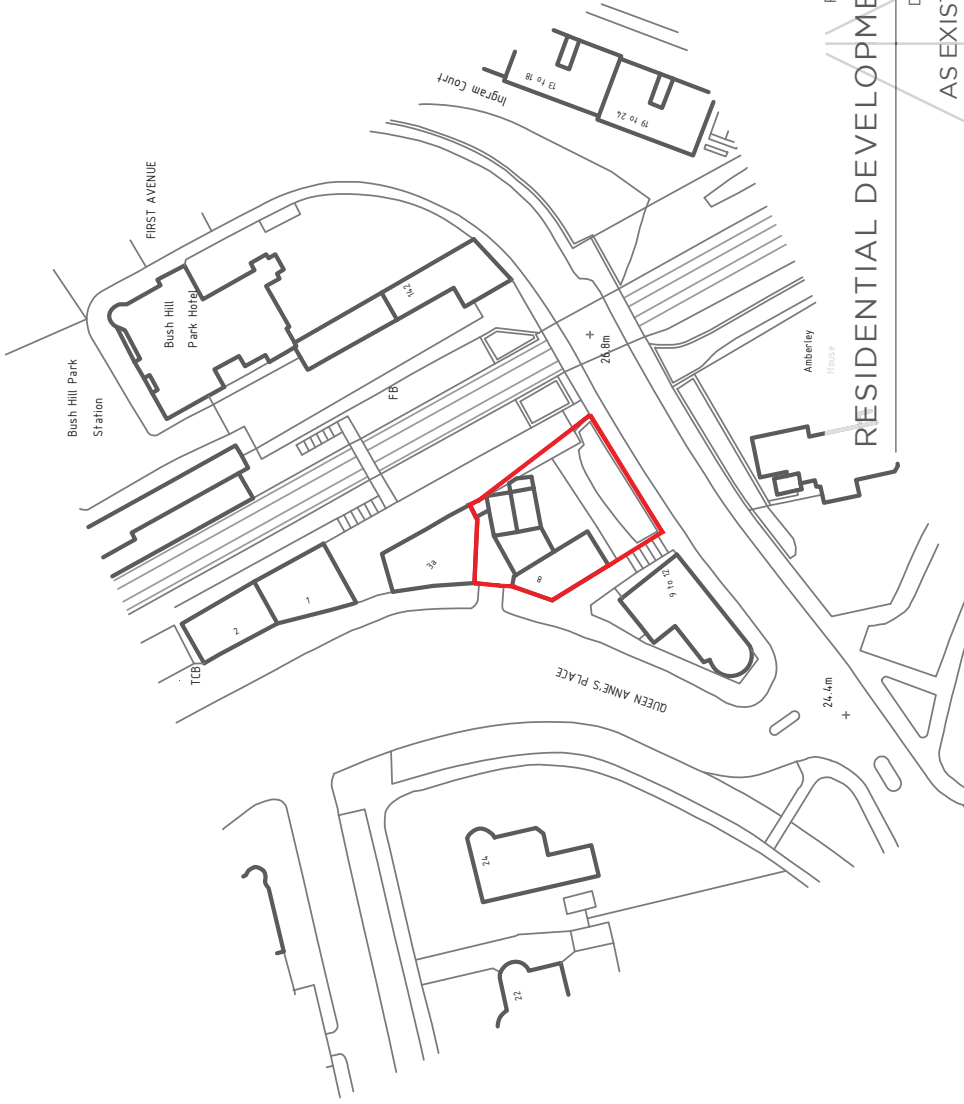
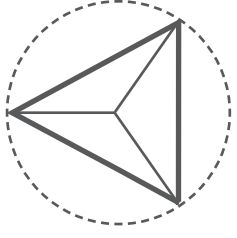
RIBA STAGE 3: PLANNING



CHELMSFORD LONDON BIRMINGHAM

AS PROPOSED: STREET-SCENE BB: Along First Avenue

# OAKWOOD PARADE, ENFIELD



ARCHITECTURE LTD  
 PROJECT NO. DWG NO. REVISION.

404.000.02

ISSUE STATUS  
 EXISTING

e studio@daparchitecture.co.uk t (0844) 854 9007  
 www.daparchitecture.co.uk  
 LONDON BIRMINGHAM ESSEX

PROJECT  
 RESIDENTIAL DEVELOPMENT

DRAWING  
 AS EXISTING  
 SITE LOCATION PLAN

CLIENT  
 QUANTA HOMES

ADDRESS  
 3-8 OAKWOOD PARADE  
 QUEEN ANNES PLACE  
 ENFIELD  
 EN1 2PX

DATE: 21.11.2014 SCALE: 1:1250 @ A4 DRAWN: LC CHECK: DAP

SCALE BAR 1:1250





# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL-USE SCHEME

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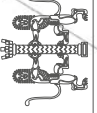
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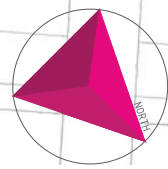
REV.	DESCRIPTION.	DATE

PROJECT	RESIDENTIAL DEVELOPMENT
DRAWING	AS PROPOSED
SITE + GROUND FLOOR PLAN	
CLIENT	QUANTA HOMES LTD
ADDRESS	8 OAKWOOD PARADE QUEEN ANNE'S PLACE ENFIELD, LONDON EN1 2PX
DATE	08.05.2018 11:00 @A2
SCALE	1:100
DRAWN BY	JB
CHECKED BY	JB
PROJECT No.	404.200.06
DWG No.	
REVISION	

ISSUE STATUS	RIBA STAGE 3: PLANNING
a.	3 + 5 Hospital Approach The Millers Chelmsford ESSEX. CM1 7FA 01274 834444 t. (09844) 854 9007 w. www.daparchitecture.co.uk



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AS PROPOSED: SITE + GROUND FLOOR PLAN





# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL SCHEME: 9NO. APARTMENTS.



**GENERAL NOTES**

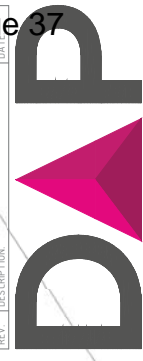
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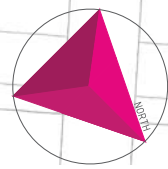
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REV.	DESCRIPTION.	DATE
PROJECT		
RESIDENTIAL DEVELOPMENT		
DRAWING		
AS PROPOSED		
SITE + SECOND FLOOR PLAN		
CLIENT		
QUANTA HOMES LTD		
ADDRESS		
8 OAKWOOD PARADE		
QUEEN ANNE'S PLACE		
ENFIELD, LONDON		
EN1 2PX		
DATE	SCALE	DRAWN BY
08.05.2018	1:100 @A2	JRB
PROJECT No.	DWG No.	CHECKED BY
		JB
REVISION		
404.202.07		
ISSUE STATUS		
RIBA STAGE 3: PLANNING		
a. 3 + 5 Hospital Approach		
The Millers		
Chelmsford		
ESSEX, CM1 7FA		
t. 0203 254 2545		
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f. (0844) 854 9007		
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AS PROPOSED: SITE + SECOND FLOOR PLAN

# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL SCHEME: 9NO. APARTMENTS.



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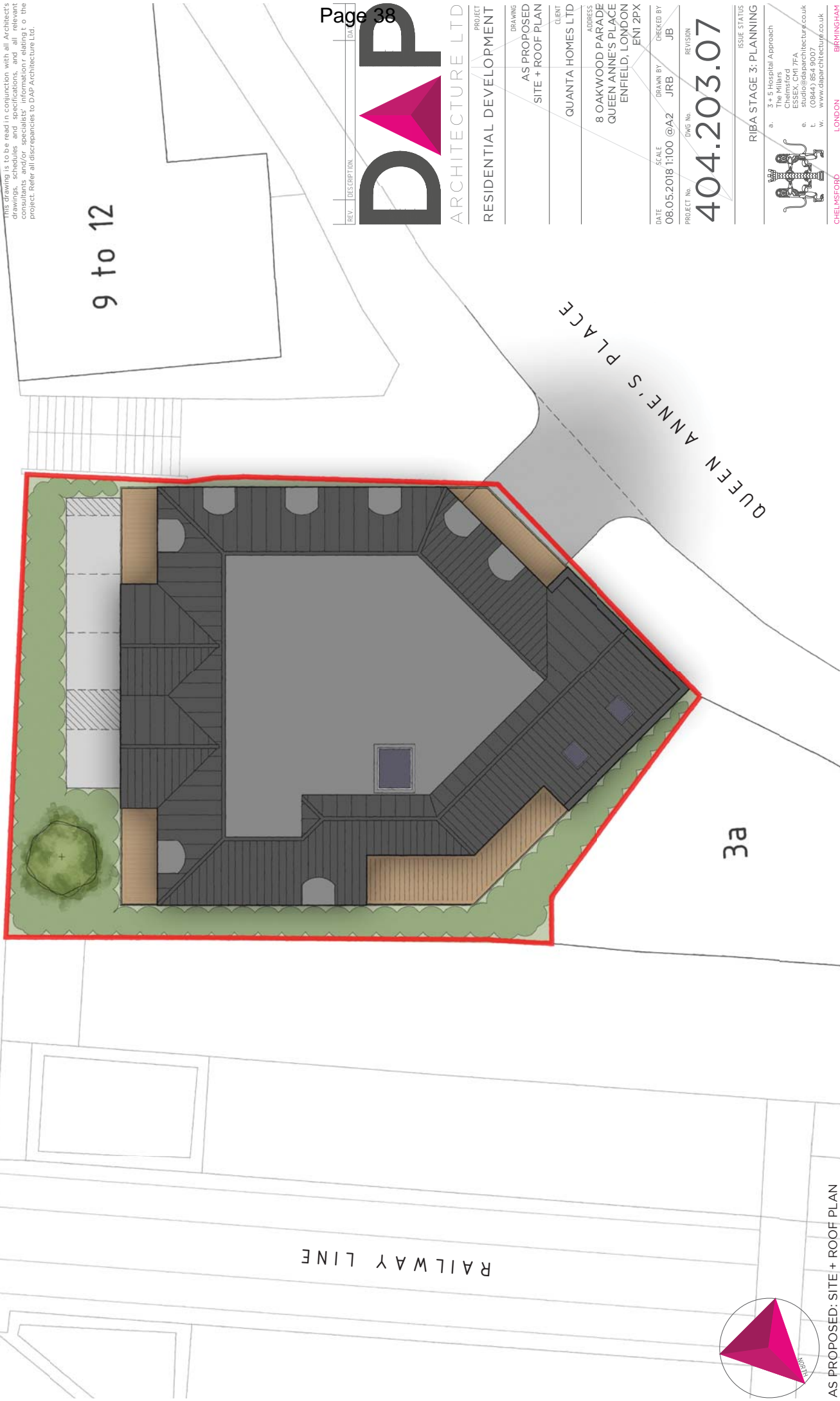
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9 to 12

QUEEN ANNE'S PLACE

3a

RAILWAY LINE

REV.	DESCRIPTION.	DATE
		08.05.2018 11:00 @A2

**ARCHITECTURE LTD**

RESIDENTIAL DEVELOPMENT

PROJECT	AS PROPOSED
DRAWING	SITE + ROOF PLAN
CLIENT	QUANTA HOMES LTD
ADDRESS	8 OAKWOOD PARADE QUEEN ANNE'S PLACE ENFIELD, LONDON EN1 2PX

DATE	SCALE	DRAWN BY	CHECKED BY
08.05.2018 11:00 @A2	JRB	JRB	JB

PROJECT No. **404.203.07**

DWG No. \_\_\_\_\_

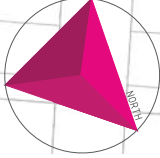
REVISION \_\_\_\_\_

ISSUE STATUS

**RIBA STAGE 3: PLANNING**

a. 3 + 5 Hospital Approach  
The Millers  
Chelmsford  
ESSEX, CM1 7FA  
t. 0203 777 7777  
e. info@daparchitecture.co.uk  
w. www.daparchitecture.co.uk

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NEIGHBOURING DEVELOPMENT:  
3A OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

RESIDENTIAL DEVELOPMENT:  
8 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

PUBLIC FOOTPATH

NEIGHBOURING DEVELOPMENT:  
9-12 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

AS PROPOSED: STREET-SCENE AA: Along Queen Anne's Parade



NEIGHBOURING DEVELOPMENT:  
9-12 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

RESIDENTIAL DEVELOPMENT:  
8 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

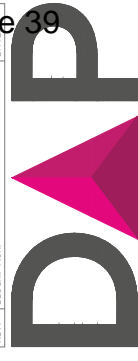
PUBLIC FOOTPATH

RESIDENTIAL DEVELOPMENT:  
9-12 OAKWOOD PARADE, QUEEN ANNE'S PLACE, ENFIELD

REV.	DESCRIPTION.	DATE	SCALE	DRAWN BY	CHECKED BY
		04.05.18	1:100 @A2	JB	JB

**404.204.10**

PROJECT No. DWG No. REVISION



PROJECT  
RESIDENTIAL DEVELOPMENT

DRAWING  
AS PROPOSED STREET-SCENES

CLIENT  
QUANTA HOMES LTD

ADDRESS  
8 OAKWOOD PARADE  
QUEEN ANNE'S PLACE  
ENFIELD, LONDON  
EN1 2PX

ISSUE STATUS  
RIBA STAGE 3: PLANNING

a. The Millers  
Chelmsford  
ESSEX, CM1 7FA  
t. 01279 434343  
f. (0844) 854 9007  
w. www.daparchitecture.co.uk

CHELMSFORD LONDON BIRMINGHAM

AS PROPOSED: STREET-SCENE BB: Along First Avenue

# OAKWOOD PARADE, ENFIELD.

RESIDENTIAL SCHEME: 9NO. APARTMENTS.



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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

**PROJECT**  
 RESIDENTIAL DEVELOPMENT  
**AS PROPOSED ELEVATIONS**

**CLIENT**  
 QUANTA HOMES LTD.  
 8 OAKWOOD PARADE  
 QUEEN ANNE'S PLACE  
 ENFIELD, LONDON  
 EN1 2PX

**ARCHITECT**  
 DAP ARCHITECTURE LTD.  
 3-5 Hospital Approach  
 Chesham Road  
 Enfield, London  
 EN1 2JL  
 t: (0844) 854 9007  
 w: www.daparchitecture.co.uk

**DATE**  
 08.05.18

**SCALE**  
 1:100 @ A2

**DRAWN BY**  
 JB

**CHECKED BY**  
 JB

**PROJECT NO.**  
 JB

**REVISION**

**ISSUE STATUS**  
 RIBA STAGE 3: PLANNING

**404.205.11**

**DAP**  
 ARCHITECTURE LTD.

CHELMSFORD LONDON BIRMINGHAM

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

**Date:** 26 June 2018

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

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Husnain Mazhar  
Tel No: 0208 379 2670

**Ward:** Southgate Green

**Ref:** 18/00574/RE4

**Category:** LBE - Dev by LA

**LOCATION:** Former Garfield Primary School KS2 Building, RHS Springfield, Springfield Road, London, N11 1RR

**PROPOSAL:** Re-configuration and refurbishment of existing building to provide a SEN (Special Educational Needs) unit together with new pedestrian/vehicular entrance, fencing, and associated park parking and landscaping.

**Applicant Name & Address:**

London Borough of Enfield  
Civic Centre  
Silver Street  
Enfield, EN1 3ES

**Agent Name & Address:**

Mr Richard Bryant,  
BHP Architects,  
Nicholar House,  
River Front,  
Enfield, EN1 3TF

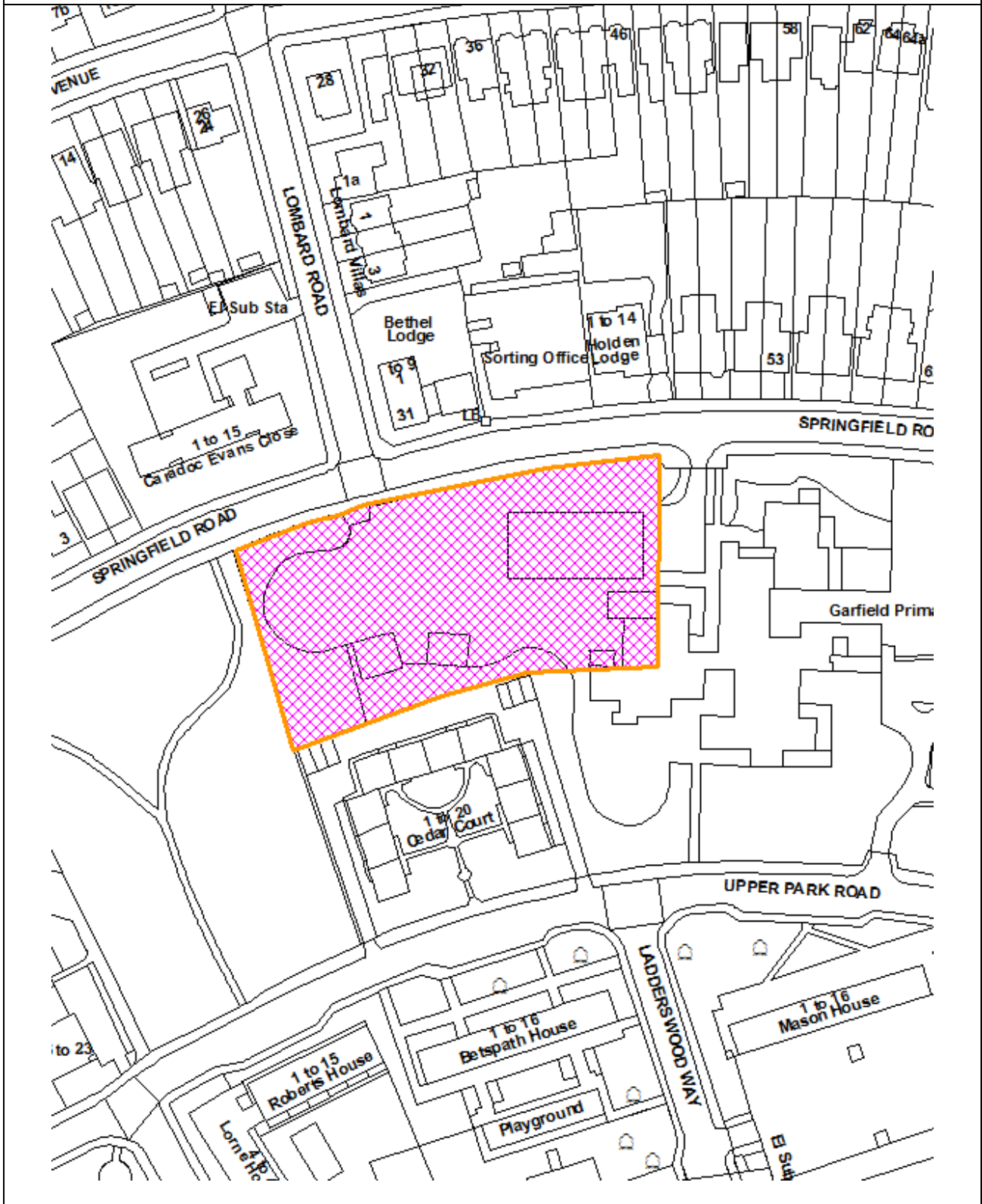
**RECOMMENDATION:** That the application be **APPROVED** subject to conditions

**Note for Members:** A proposal of this nature would normally be considered under delegated authority because the scope of the development would have the potential to fall under the delegated powers of authority.

A council department is acting as the agent for this application, meaning that in the interests of transparency, the application has been referred to Committee for decision.



Ref: 18/00574/RE4 LOCATION: Former Garfield Primary Sch KS2 Building, RHS Springfield ,



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Scale 1:1250

North



**1. Site and Surroundings**

- 1.1 The subject site is located south of Springfield Road. It is the former Garfield KS2 Building adjacent to the existing 3FE Garfield Primary School and has a total site area of approximately 0.44HA. The site is also bordered by residential flats and a public car park to the west.
- 1.2 There is an existing vehicular access from Springfield Road but there is no pedestrian access to the site.
- 1.3 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 reconfiguration and refurbishment of the existing former Garfield KS2 Building to provide a Special Education Needs (SEN) unit for pupils with autism. The remodelling and refurbishment works would be internal only and the elevations are to remain as existing.
- 2.2 The external works would involve:
  - 2.2.1 *The removal of the 2 existing temporary classroom buildings and the existing metal storage container.*
  - 2.2.2 *The removal of 3 Category C trees.*
  - 2.2.3 *A new pedestrian entrance from Springfield Road to access the School's main entrance.*
  - 2.2.4 *A new vehicular drop off/pick up and staff car parking area accessed via the existing vehicular entrance from Springfield Road.*
  - 2.2.5 *The staff car parking to compromise 6 car parking spaces and 1 disabled car parking space.*
  - 2.2.6 *Fencing to segregate vehicular and pedestrian/pupil areas.*
  - 2.2.7 *Development of the remaining external area to provide both hard and soft landscaped pupil play areas, including the provision of sun shades.*

**3. Relevant planning decisions**

- 3.1 There are no known relevant planning decisions relating to this building of the Former Garfield Primary School KS2 Building.

**4. Consultations**

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

Tree Officer

4.1.1 No objections.

SuDS

4.1.2 Originally raised an objection to the scheme for the following reasons:

- No source control SuDS measures;
- No demonstration on how SuDS will be maximised; and
- Discharge into a combined sewer.

4.1.3 An updated FRA/ drainage document has been requested that would seek to address the above concerns raised. Subject to receipt of this information, a SuDS strategy condition would be required. Members will be provided with an update at the meeting.

Transportation

4.1.4 No objections subject to conditions.

Environmental Health

4.1.5 No objections.

**4.2 Public response**

4.2.1 Letters were sent to sixty (60) adjoining and surrounding properties. Re-consultation letters were sent out with the amended description of the application site. No replies were received.

**5. Relevant Policies**

London Plan

Policy 3.16	Social infrastructure
Policy 3.18	Education facilities
Policy 5.1	Climate change mitigation
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture

Core Strategy



- CP8 Education
- CP9 Supporting community cohesion
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage & sewerage infrastructure
- CP30 Maintaining and improving the quality of the built and open environment

Submission Version DMD

- DMD16 Provision of New Community Facilities
- DMD17 Protection of Community Facilities
- DMD35 Achieving high quality and design led development
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD 47 Access, New Roads and Servicing
- DMD 50 Environmental Assessment Methods
- DMD 51 Energy Efficiency Standards
- DMD 59 Avoiding and Reducing Flood Risk
- DMD 61 Managing Surface Water
- DMD 65 Air Quality
- DMD 68 Noise
- DMD 69 Light pollution
- DMD 71 Protection and Enhancement of Open Space
- DMD 80 Trees on Development Sites
- DMD 81 Landscaping

Other relevant policy/guidance

- NPPF
- NPPG
- Enfield Characterisation Study

**Analysis**

6. Principle

- 6.1 Policy DMD16 of the Development Management Document states that new community facilities will be supported borough-wide and may be required as part of development within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities. To achieve the Council's commitment to make Enfield a healthy, prosperous and cohesive community, there must be accessible local services that meet community needs and support well-being.
- 6.2 The proposed remodelling and the refurbishment of the former KS2 Building to establish a SEN Unit for pupils with autism would improve teaching space quality. Improved teaching space quality is a requirement of Education Standards set by the National Government. Meeting this need is a recognised consideration and

there is currently a presumption in favour of allowing such development unless material circumstances dictate otherwise. Further, this is an existing educational site and therefore there is no objection in principle to the provision of additional or reconfiguration of the existing buildings on the site for education.

- 6.3 The proposed refurbishment would fit in the fabric of the built development. The associated refurbishment works would enhance the surrounding environment to complement the proposed SEN Unit. The scheme has been identified as resulting in additional benefits to local residents and the environment through the creation of enhanced amenity features and improved educational facilities for children with special educational needs.

7. Impact on Character of Surrounding Area and Landscaping

- 7.1 DMD 37 of the Development Management Document seeks to resist development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, unless they capitalise on the opportunities available for improving an area in accordance with the required objectives of urban design and create safe and secure places and comply with the principles of Secured by Design. The proposed works are to upgrade the conditions, and undertake maintenance of the existing building, to create an improved and enhanced community facility in the form of a SEN. The area of the subject site is afforded no special protection, and as such, the proposed works would not have a negative impact on the character of the surrounding area.

8. Impact on Neighbouring Properties

- 8.1 Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings and that they improve the environment in terms of residential amenity. Due to the level of distancing between the development and nearby residential properties, it is considered that the proposal would not result in any demonstrable harm to neighbouring residential amenity.

9. Traffic and Transport

- 9.1 Traffic & Transportation raised no objection to the scheme subject to conditions. These conditions are listed below in the report. It was concluded that the proposed development makes appropriate provision for access and parking having regard to DMD Policies 16, 45 and 47 and The London Plan Policy 6.13.

10. Environmental Health

- 10.1 Environmental Health did not object to the proposal stating that there is unlikely to be a negative environmental impact. In particular, there are no concerns regarding air quality, noise or contaminated land.

11. SuDS

11.1 Policy DMD59 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close as to its source as possible and follow the drainage hierarchy in the London Plan. A drainage strategy has been submitted however it is not clear why the proposed SuDS measures have selected with respect to the London Plan Drainage Hierarchy. There are no source control SuDS measures and the proposal does not demonstrate how SuDS will be used and maximised on site to provide storage for surface water generated on site. The strategy also mentions the discharge of the surface water into the combined sewer which would not be in line with the Policy DMD59 of the Development Management Document.

11.2 An updated FRA/ drainage document has been requested that would seek to address the above concerns raised. Subject to receipt of this information, a SuDS strategy condition would be required. Members will be provided with an update at the meeting.

## 12. Trees

12.1 There are three trees within the development site. Council's Tree Officer has reviewed the information supplied with the scheme and has considered this satisfactory and has raised no objections. As such, this aspect of the scheme is considered acceptable.

## 13. **Recommendation**

13.1 Having regard to the above assessment, it is recommended that in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be granted subject to the following conditions:

### 1. Time Limited Permission

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

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:

1. 753-303-A - Existing South & East Elevation
2. 753-304-A - Existing North and West Elevation
3. 753-302-A - Existing First Floor Plan
4. 753-301-A - Existing Ground Floor Plan
5. 753-322-A - Proposed First Floor Plan
6. 753-321-A - Proposed Ground Floor Plan

7. 753-105-A - Proposed Layout
8. 753-103-A - Tree Removal, Constraints & Demolition Plan
9. 753-001-A - Location Plan
10. 753-101-A - Existing Site Plan
11. 712\_PL\_001 - Landscape Masterplan (Rev P01)

Supporting Information

12. Design and Access Statement
13. Site Noise Survey
14. Ecological Appraisal
15. Drainage Strategy (Ref: 170782/AS) (Revised)
16. Tree Survey
17. Transport Assessment

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

3. SuDS Drainage Plan

The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 100-year storm event allowing for climate change. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

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

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

4. Cycle Parking

The development shall not be brought into use until the means of access to the development, including the provision of the 'Keep Clear' markings and associated signage, have been implemented and approved in writing by the Local Planning Authority. Please see associated informative for further information.

Reason: To ensure that that the development complies highway safety regulations.

5. Details of Development (access)

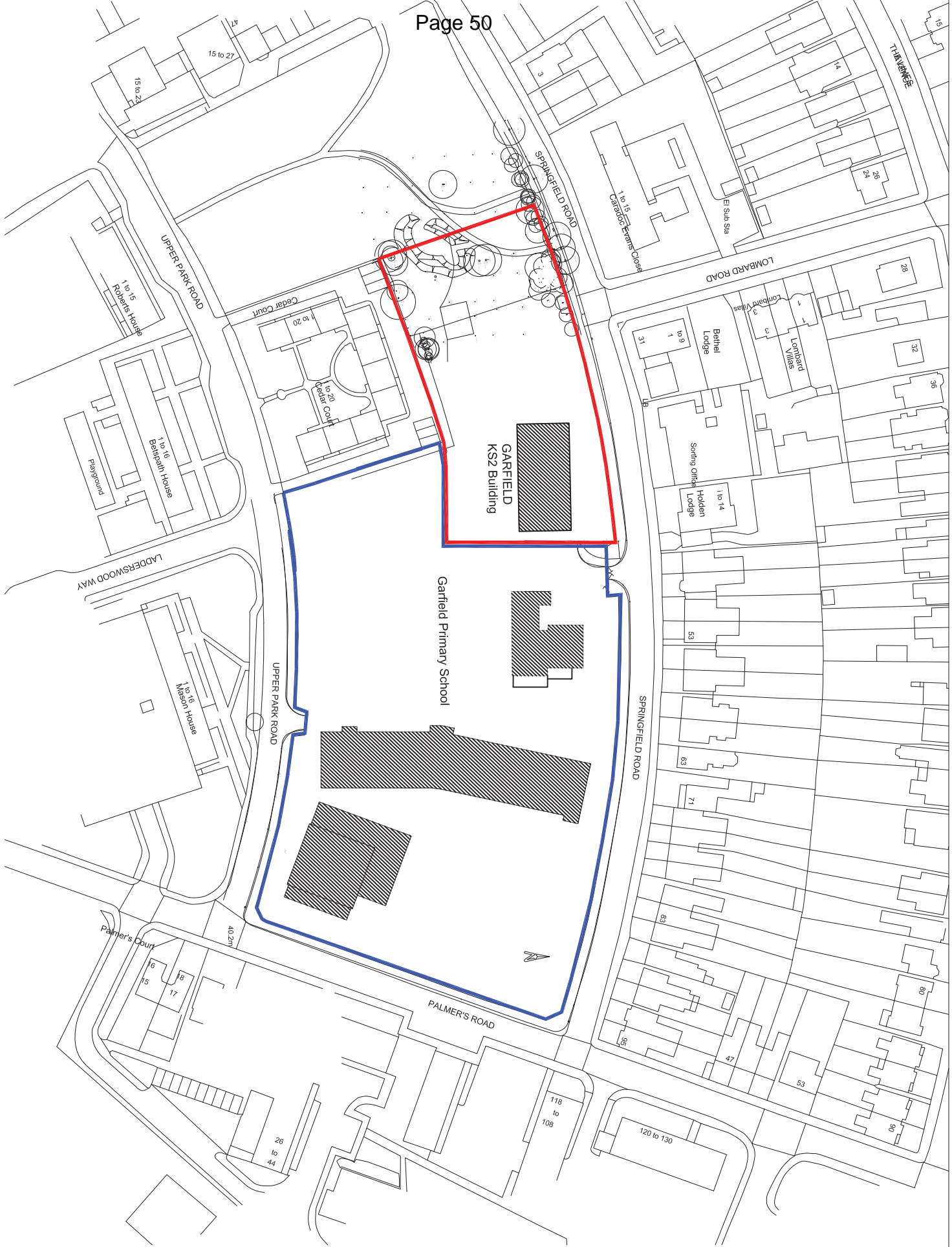
The development shall not commence until details of the siting, number and design of NINE SECURE AND COVERED cycle marking spaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied.

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

Informative

1. Transport informative

All works to the highway i.e. the provision of the waiting restrictions and the signage, will need to be undertaken by the Council's Traffic & Transportation team at the applicant's expense. They should be contacted on 020 8379 2211 or [traffic@enfield.gov.uk](mailto:traffic@enfield.gov.uk) quoting the planning reference number, as soon as possible so that the required works can be programmed.



Notes:  
1:100 dimensions are to be scaled from this drawing

A. 01.18 Planning Application  
 Rev. Date Description Name

**bhp architects**  
 Architects and Interior Designers  
 11th Floor, 110 Abchurch Lane, London EC4N 3DF  
 Tel: 020 7424 2000 Fax: 020 7424 2001 Email: info@bhparchitects.com

RHS SPRINGFIELD  
 SPRINGFIELD ROAD  
 LONDON  
 N11 1RH

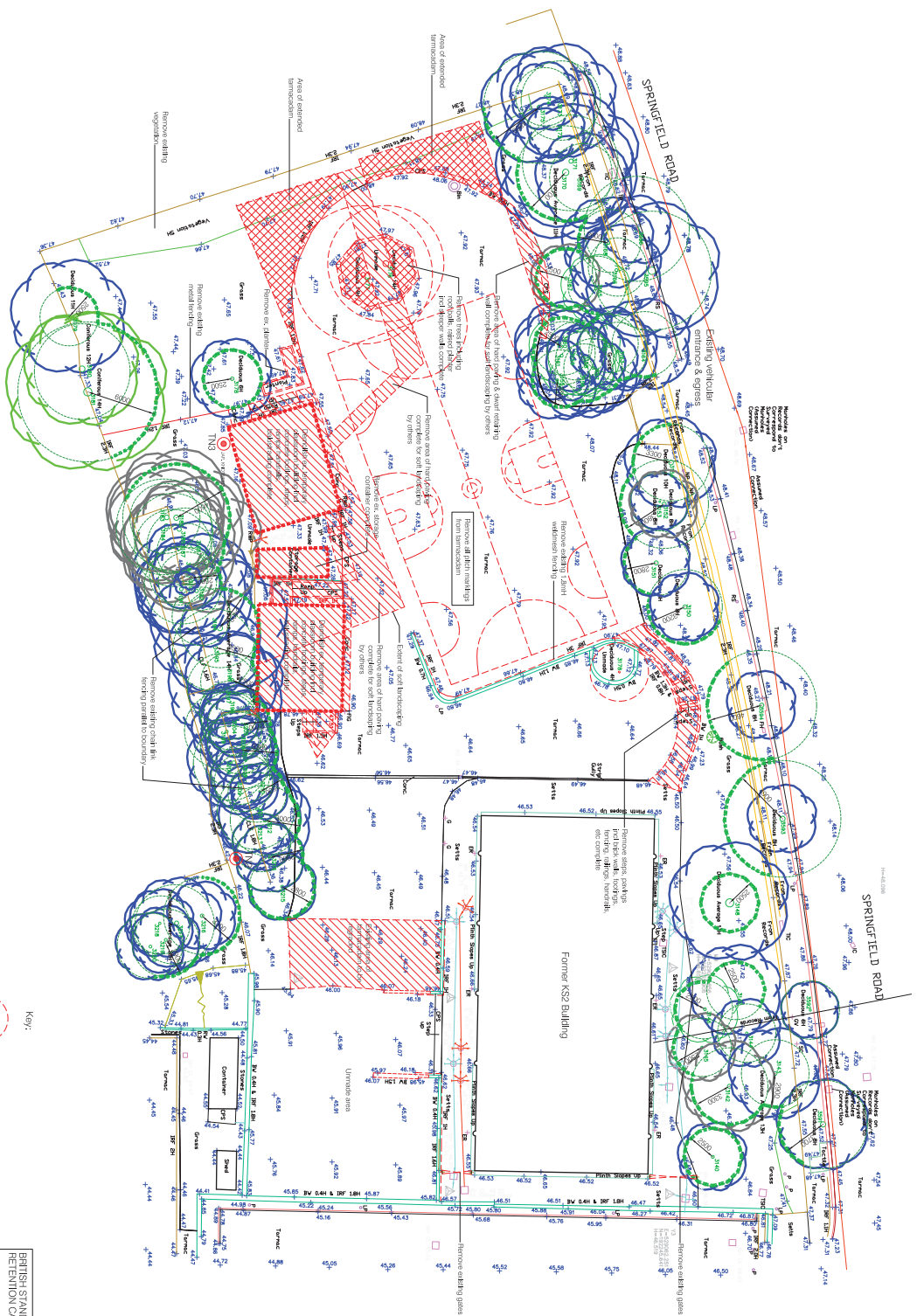
drawn: EJV  
 date: 14/1/2017  
 scale: @ A3  
 1:1000 approx.

LOCATION PLAN

753	001	A
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Key:

	Trees to be removed (within their root protection zones)
	Demolition
	As proposed removal locations (see Note 7)
	Root Protection Area

BRITISH STANDARD BS5822:2012: 4.5	
N.B. These categories do not necessarily represent the retention categories in the relevant planning report.	
	CATEGORY A - RETENTION MOST DESIRABLE
	CATEGORY B - RETENTION DESIRABLE
	CATEGORY C - TREES WHICH COULD BE RETAINED
	CATEGORY D - UNSUITABLE FOR RETENTION
	ROOT PROTECTION AREA

Notes:

- No dimensions are to be scaled from this drawing.
- This drawing to be read in conjunction with drawing no 753/103.
- This drawing to be read in conjunction with the Landscape Architects drawings and specifications.
- All disturbed surfaces to be treated with materials to match existing.
- The drawing to be read in conjunction with Arboriculturalists Report.
- Protective Barrier Fence installed in accordance with BS5837 to perimeter of the Tree Root Protection Zone to prevent damage by:
  - Vehicle movements across the ground adjacent to the trees in order to protect the soil from the possibility of compaction.
  - The usage of the space adjacent to the trees in order to store materials that may, directly or indirectly, cause the trees some harm.
  - The ground adjacent to the trees from being used for service or utility routes, the digging of which would cause effect damage to existing tree routes.
  - The trees stems and crowns from the potential risk of mechanical damage from site traffic or vehicles or plant engaged in demolition or construction works or deliveries to the work site.
  - Turf Trail by Agnora or similar will be used to protect tree roots should temporary access be needed to TPR zones.
- Should any work be necessary within the Tree Root Protection zone, then a no dig solution is to be used. Should this not be possible then an alternative solution is to be agreed with the Planning Tree Officer.
- Trees removed:
  - Three Category C (Grey)
  - Japanese Knotweed Clumps TN2 & 3:
- Refer to the Thornton Habitat Japanese Knotweed Remediation Strategy Report, for TN2 & 3.
- Where the claims are not removed, undertaken the treatment will continue for 4 years minimum.
- Final Inspector anticipated completion Autumn 2021.



NATURAL STUDIO THE FORD CHINA BUSINESS ENVIRONMENTAL REPORT  
 RUS SPAINFIELD  
 SPRINGFIELD ROAD  
 LONDON N11

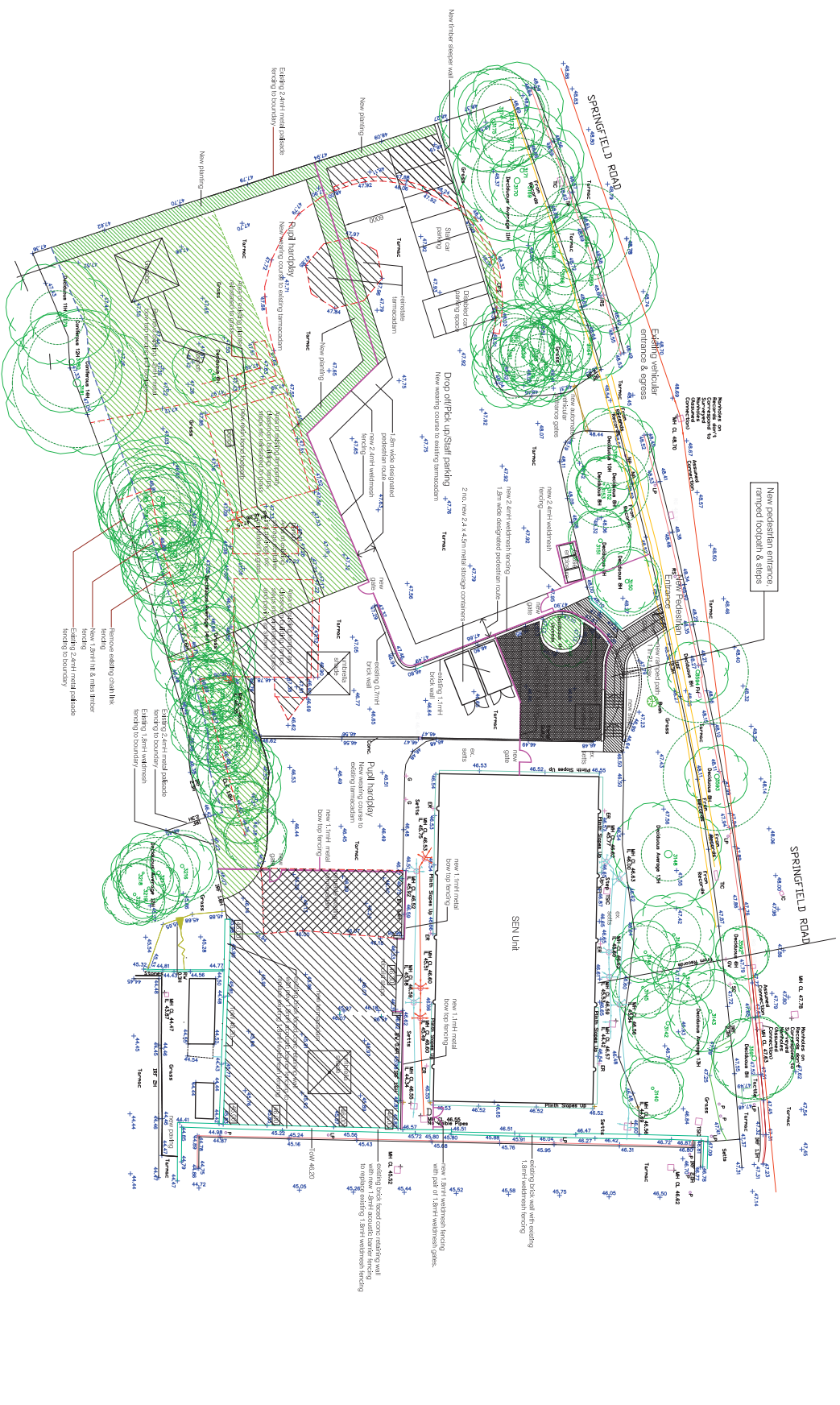
Client: F.W.  
 Date: August 2017

Ref: R1867936/103  
 Scale: 1/2500

TREE REMOVAL CONSTRAINTS AND DEMOLITION PLAN

753	103	A
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Notes: 1: No dimensions are to be scaled from this drawing

- New unarmoured parking
- Repaved existing tarmac/driveway
- New bitex pavings
- Soft landscaping area
- New parking
- 1.5m high & 6mm timber fencing with access gates
- Existing tree
- Tree roof protector area

Rev.	Date	Description	Name
A	01.18.18	Planning application	

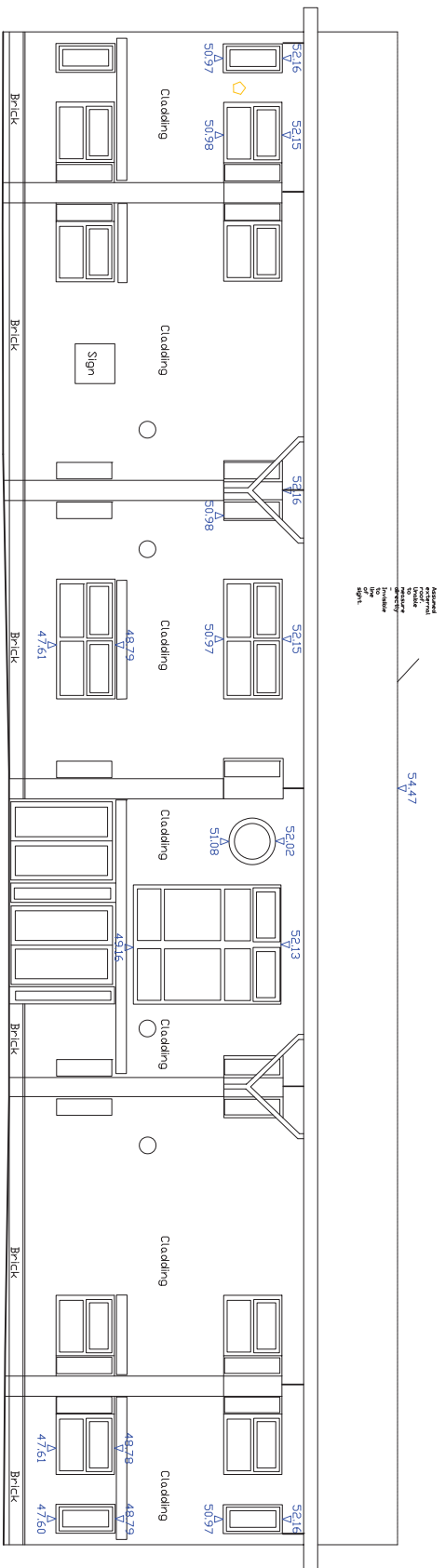
	11 KINGS SQUARE THE FRONT ENFIELD BUSINESS CENTRE ENFIELD, LONDON EN7 2JU	
	11-13, THE SQUARE, 2ND FLOOR, ENFIELD, LONDON EN7 2JU	
Client	FLW	R1367735/105
Date	August 2017	SCM/30/AT 12:00

PROPOSED SITE LAYOUT

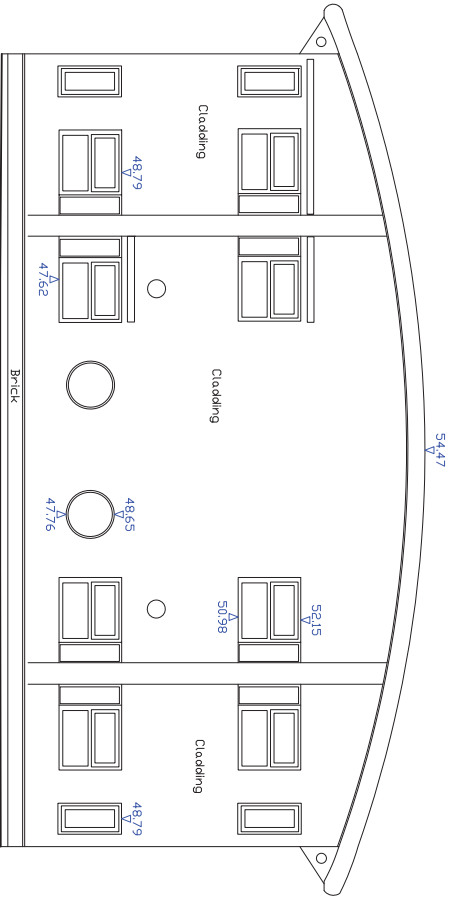
753	105	A
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EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

Notes:  
1: No dimensions are to be scaled from this drawing

No.	Date	Description	Name
A	01.18	Planning application	

**bhp architects**  
 Natalie Stoker-Beal Project Director  
 1, The Old Coach House, 14-16 Old Street, London EC1A 1DU  
 Tel: +44 (0) 20 7626 8000 | Fax: +44 (0) 20 7626 8000 | www.bhparchitects.com

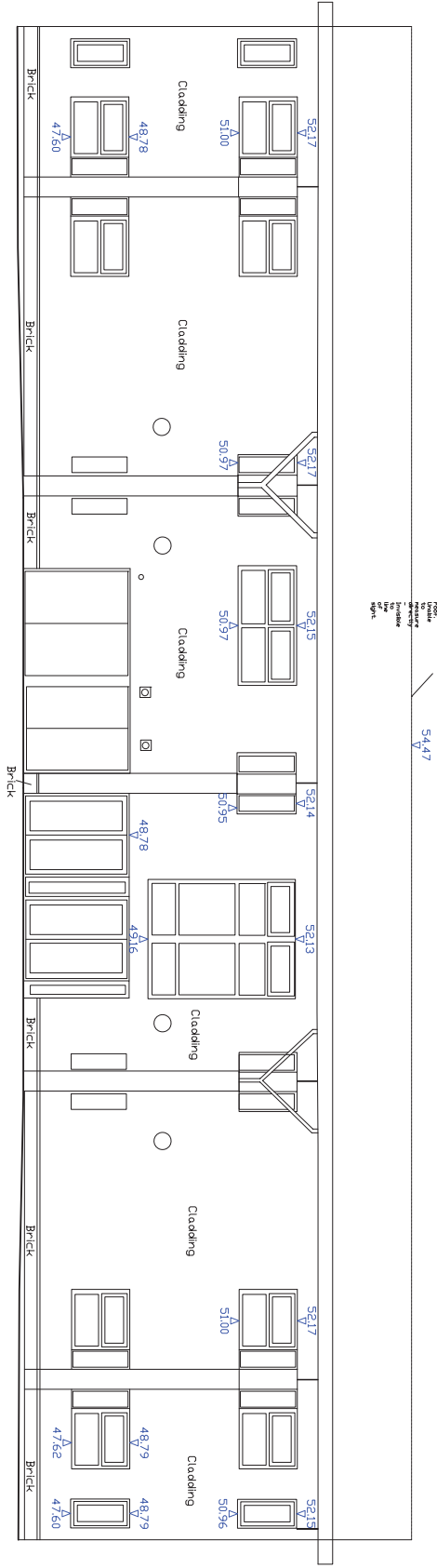
**LONDON BOROUGH OF ENFIELD**  
 RHS SPRINGFIELD  
 SPRINGFIELD ROAD  
 LONDON N11

Drawn	FLW	TR	15.08.2017
Scale	1:500	Scale	1:500

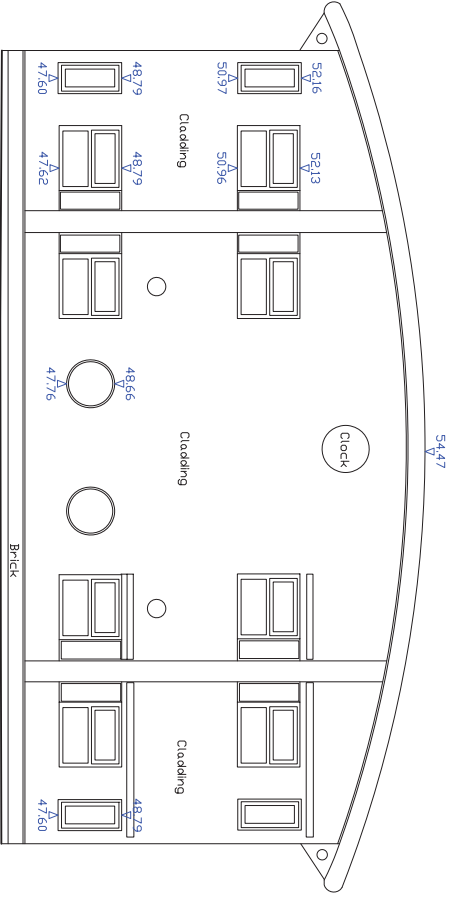
EXISTING SOUTH & EAST ELEVATION

753	303	A
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Approved  
 Proposed  
 Refuse  
 To  
 Be  
 Demolished  
 To  
 Be  
 Retained  
 To  
 Be  
 Replaced  
 To  
 Be  
 Repaired



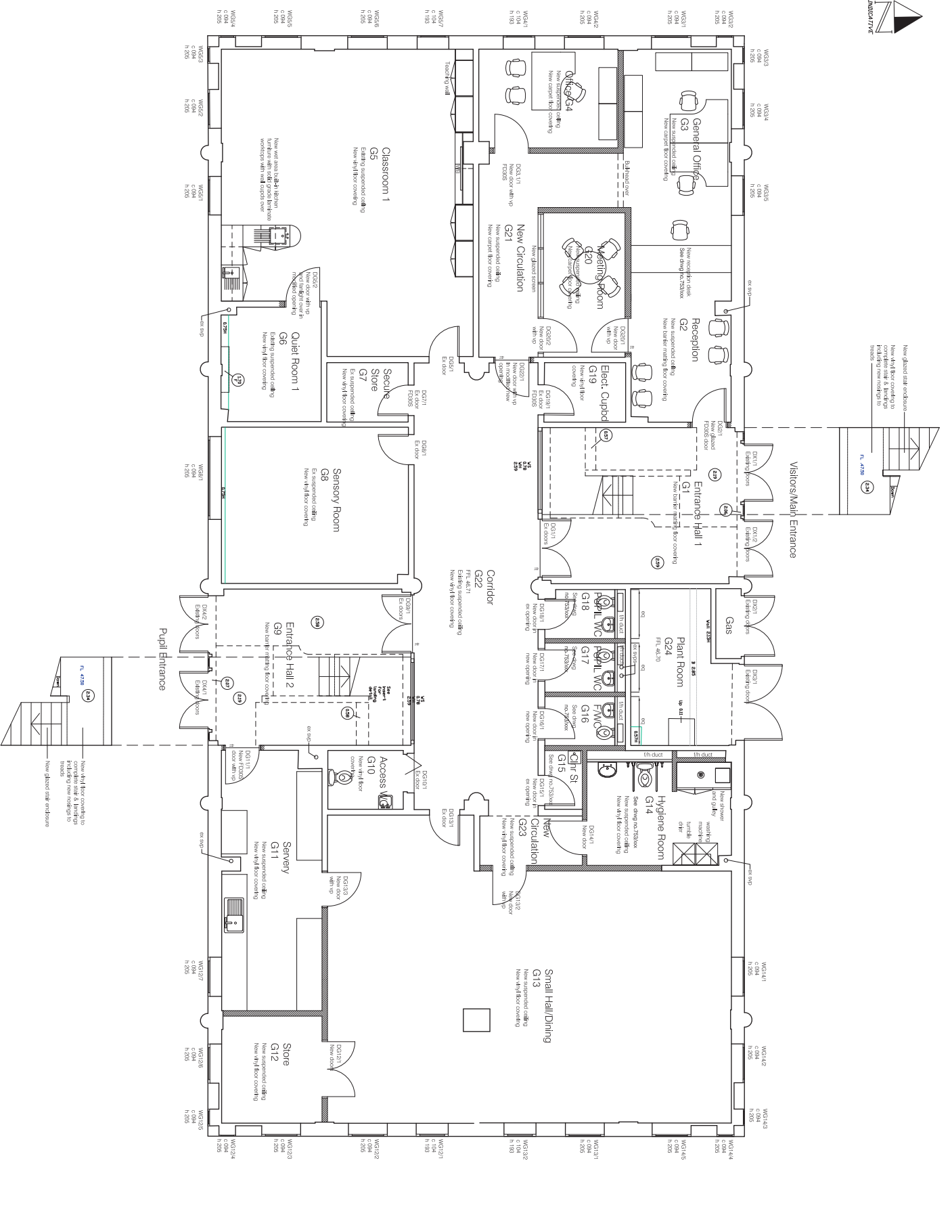
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

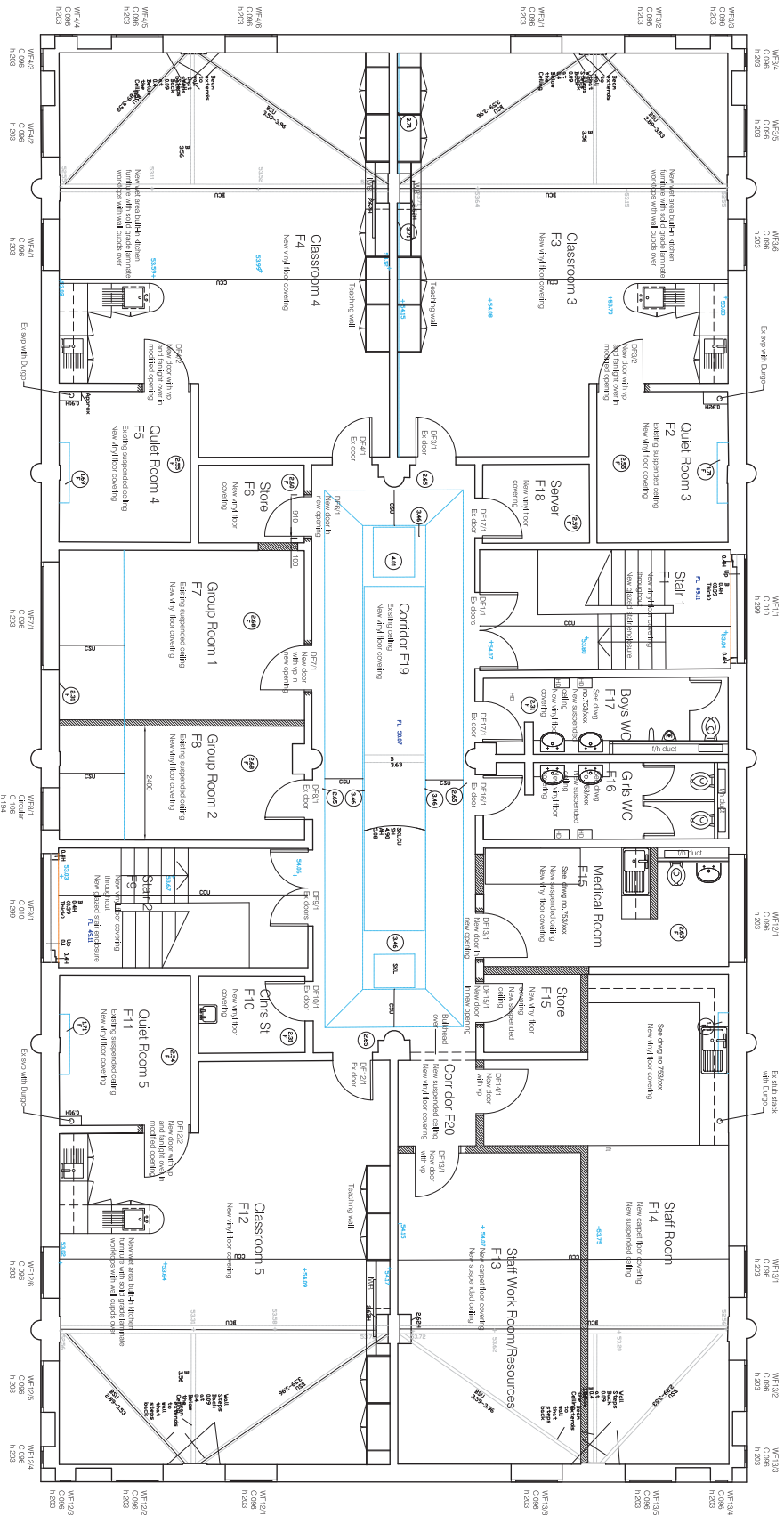
Notes:  
 1. No dimensions are to be scaled from this drawing

<p>Project: 01_18_Parking application</p> <p>Rev: 01</p> <p>Date: 14/09/2017</p> <p>Description: 01_18_Parking application</p> <p>Name: [Redacted]</p>	<p><b>bhp architects</b></p> <p>187-189 Tottenham Court Road, 5th Floor, London W1P 0LP</p> <p>London Borough of Enfield              Rm5 Springfield              Springfield Road              London N11</p> <p>020 7533 3004              020 7533 3004              info@bhparchitects.com</p>
<p>Client: [Redacted]</p> <p>Project: [Redacted]</p> <p>Phase: [Redacted]</p> <p>Date: 14/09/2017</p>	<p>Scale: 1:100</p> <p>Sheet: 304 of 304</p>



Notes:  
1: No dimensions are to be scaled from this drawing

<p><b>bhp architects</b></p> <p>UNIT 18, RIVERSIDE CENTRE          11-15, WATERLOO PLACE, LONDON W1R 3EJ          T: +44 (0)20 7293 8000 F: +44 (0)20 7293 8008  <a href="http://www.bhparchitects.com">www.bhparchitects.com</a></p>		
Client:	FLW	181867592831
Date:	15/08/2017	1530
<p>LONDON BOROUGH OF ENFIELD          RUS SPRINGFIELD          SPRINGFIELD ROAD          LONDON N11</p>		
<p>PROPOSED GROUND FLOOR PLAN</p>		
753	321	A



Notes:  
1. No dimensions are to be scaled from this drawing

Drawn	FLW	14/06/2017	Checked	FLW	15/06/2017
<p><b>bhp architects</b></p> <p>INDICATIVE FIRST FLOOR PLAN                  R18 SPRINGFIELD ROAD                  LONDON N11</p>					
<p>PROPOSED FIRST FLOOR PLAN</p>					
Drawn	FLW	14/06/2017	Checked	FLW	15/06/2017
<p>753                      322                      A</p>					



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## Planning Committee

### MEMBERSHIP

12 members of the Council who shall not be Cabinet members nor members of the Conservation Advisory Group or of the Green Belt Forum.

(Updated Council 11/06/14)

### TERMS OF REFERENCE

- (i) The determination of all types of application for development and the use of land submitted under the Town and Country Planning Act 1990 and associated legislation and consents required under associated legislation including Conservation Area Consents, Listed Building Consents and Advertisement Consents;
- (ii) The authorisation of enforcement action in respect of any breach of control under the Town and Country Planning Act or associated legislation;
- (iii) The authority to refer to the Council for decision any matter falling in a. above if felt necessary and to make recommendations to the Council in respect of such matters;
- (iv) The authority to convene Planning Panels in accordance with the terms agreed by Planning Committee on 19.1.99 or any amendment to the terms agreed by resolution of the Committee;
- (v) The authority to convene member site visits in respect of any matter falling in a. or b. in accordance with the Code of Conduct agreed by Planning Committee on 20.1.01 or any amendment to the Code of Practice agreed by resolution of the Committee; and
- (vi) All other functions set out in Part A and Part I (paragraphs 1-12) of Schedule 1 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 where applicable.

**Planning Panels** (set up as and when required by the Planning Committee)

### MEMBERSHIP

Up to 7 Members of the Planning Committee. The Chair of the Panel to be rotational between political groups

### PURPOSE

A non-executive body established to provide an opportunity for:

- (i) the applicant to explain the proposals and to clarify queries arising;
- (ii) local residents and organisations to put forward their views at an earlier stage on significant planning applications and issues to officers and representatives of the Planning Committee; and
- (iii) officers and members to listen to the ideas and issues raised and concerns expressed prior to consideration at a subsequent Planning Committee.

The Panel proceedings to be noted and fed back to Committee. The Panels do not have any decision-making powers.

#### **TERMS OF REFERENCE**

- (i) To hear proposals from the applicant, agent or other representative on planning applications or issues referred.
- (ii) To hear representations from interested individuals and groups, and appropriate Ward Councillors on planning applications or issues referred.
- (iii) To hear representations from external and internal agencies and consultees as necessary on planning applications or issues referred.
- (iv) To feed back issues raised at the Panel to:
  - 1) The Chair of Planning Committee and Assistant Director (Regeneration and Planning); and
  - 2) Planning Committee.