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THE CONSERVATION ADVISORY GROUP

**Tuesday, 12th March, 2019 at 7.00 pm in the Room 1, Civic Centre,
Silver Street, Enfield, EN1 3XA**

Membership:

Councillors: Anne Brown, Ergin Erbil (Labour Group Whip), Guner Aydin, Charith Gunawardena and Lindsay Rawlings

D. Stacey - Bush Hill Park Conservation Area Study Group
P. Fisk - Forty Hill and Bulls Cross Study Group
J. West- The Enfield Society
C. Carter - Enfield Town Conservation Area Study Group
A. Bishop-Laggett - Federation of Enfield Residents and Allied Associations
J Dougharty - Southgate District Civic Trust
A. Newman - Clay Hill Study Group
C. Horner - Southgate Green Study Group
P. Hutchinson - Grange Park Conservation Area Study Group
N Paddon Smith - Meadway Conservation Area Study Group
I. Dar/A Dey - Lakes Estate Conservation Study Group
B. Foyle-Winchmore Hill Green & Vicars Moor Lane Conservation Area Study Group
L Temple – Hadley Wood Conservation Area Study Group

1. APOLOGIES FOR ABSENCE (IF ANY)

2. DECLARATION OF INTERESTS

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

3. MINUTES (Pages 1 - 10)

To confirm the Minutes of the Conservation Advisory Group that took place on Tuesday 19 February 2019.

4. THE GLADE, TRENT PARK

To receive a presentation on the proposals for the Glade at Trent Park.

5. CHASE SIDE MEDICAL CENTRE, ENFIELD TOWN

To receive a presentation on the proposals for Chase Side Medical Centre, Enfield Town.

6. PROPOSALS FOR 1A CONWAY ROAD

To receive a presentation on the proposals for 1A Conway Road.

7. HERITAGE BRIEFING

To be circulated separately.

8. CHAIR'S FEEDBACK FROM 26 FEBRUARY 2019 PLANNING COMMITTEE MEETING

To note that there was nothing to report as none of the applications considered had been to CAG.

9. CONSERVATION OFFICER'S FEEDBACK (Pages 11 - 28)

To receive feedback from Conservation Officers regarding the applications considered by CAG at the November meeting as attached. (B)

10. CONSERVATION AREAS, LISTED BUILDING APPLICATIONS AND APPEALS DETERMINED (Pages 29 - 30)

To receive information on conservation areas, listed building applications and appeals determined attached. (C)

11. OPEN SESSION

To enable members of the Conservation Advisory Group to bring up urgent matters not covered elsewhere on the agenda

12. CALENDAR OF MEETINGS (Pages 31 - 32)

To note the dates agreed for future meetings.

CONSERVATION ADVISORY GROUP - 19.2.2019**MINUTES OF THE MEETING OF THE CONSERVATION ADVISORY GROUP
HELD ON TUESDAY, 19 FEBRUARY 2019****COUNCILLORS****PRESENT** Lindsay Rawlings**ABSENT** Anne Brown, Ergin Erbil, Guner Aydin and Charith Gunawardena**CO-OPTED** D Stacey (Bush Hill Park Conservation Area Study Group), P. Fisk (Forty Hill and Bulls Cross Study Group), C. Carter (Enfield Town Conservation Area Study Group), A. Bishop-Laggett (Federation of Enfield Residents and Allied Associations), A. Newman (Clay Hill Study Group (part time)), P. Hutchinson (Grange Park Conservation Area Study Group), A Dey (Lakes Estate Conservation Study Group), J Dougharty (Southgate District Civic Trust), B Foyle (Winchmore Hill Green and Vicars Moor Lance Conservation Area Study Group), N Paddon-Smith (Meadway Conservation Area Study Group), D Gandhi (Southgate Green Study Group) and J West (The Enfield Society)**OFFICERS:** Bridget Pereira (Planning & Environment) and Christine White (Heritage Officer) Penelope Williams (Secretary)**Also Attending:** Malcolm Goodwin (Principal of Capel Manor College) and Agents for the Southgate Office Village and the Old Bell Public House.**1
APOLOGIES FOR ABSENCE (IF ANY)**

Apologies for absence were received from Councillors Gunawardena, Ergin Erbil and Anne Brown and from Chris Horner.

**2
DECLARATION OF INTERESTS**

There were no declarations of interest.

**3
MINUTES**

The minutes of the meeting held on 15 January 2019 were agreed as a correct record with the following note:

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Representatives from the Old Bell Public House had challenged the statement in the minutes that CAG had objected to the development. (Item 5)

CAG had expressed concern about the lack of information about the development including about how the new building would fit into the general street scape. Their objection would remain until the grounds for concern were satisfied. CAG also thought that there was no case to demolish the building.

The loss of the public house had not yet been accepted by the Council.

4

CAPEL MANOR MASTER PLAN

Malcolm Goodwin, Principal of Capel Manor College, gave a presentation on a new masterplan for the college campus in Enfield.

During the presentation, he highlighted the following:

- Capel Manor is the only specialist land based and environmental college in London. It has a student population of 3,500 with 300 staff and a turnover of £13.5m. It has 5 campuses across London, but Enfield's is the biggest.
- The masterplan was long term, covering a ten-year period.
- The college was conscious of their historic landscape, but also of the diverse needs of their many students.
- Half of the college funding came from the government and the rest from other income streams.
- There was a need to reinvest in new facilities for both students and for garden visitors, who also brought in income.
- The three main aims of the plan were to increase support for students, to diversify income streams and for the college to be greener and more sustainable.
- A key issue was safeguarding and to improve this there was a need to strengthen the security of the perimeter fences. More secure fencing would also enable the college to open up the grounds, not only improving views across the campus, but also creating an opportunity to graze rare breed sheep.
- A new separate visitor entrance was planned – separating the students and the public - with a larger car park area. This would be surfaced with permeable drainage materials and would free up an existing car park, in the centre, for more gardens.

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- There were plans for a new visitor centre, designed by a well-known architect, in the classical vernacular style referencing the landscape and the other buildings on the estate. The visitor centre building would house a shop, restaurants and information on the history of the estate. The college was hoping to raise funds separately for this.
- The student population had grown and there was a need for more student facilities. Proposals included two new learning hubs with classroom and laboratory space. Early designs had been prepared with references to the clad barns and the Duchess of Devonshire building. A small stand-alone classroom with office were also proposed for foundation students. And there were plans to replace a poly tunnel with a glass house.
- In a far corner, known as Gilmour, close to the M25, there were plans to create a recycling area so that the college could recycle all their own green and animal waste on site. This would be more environmentally friendly and would reduce journeys arising from waste disposal.
- There were also plans for two small houses to enable gardeners/technicians to live on site.

Comments and Queries from CAG members:

1. Members were informed that the Tottenham Hotspur compost facility was not currently being used. A new on-site recycling facility would be more sustainable and would reduce most off-site waste journeys.
2. Concern about the lack of heritage design and access statements which would normally be required for the setting of a listed building.
3. Concern about the lack of detail and the blocky design for the student and learning hub building and the impact this could have on the historic buildings and views across the site. It was felt that the new building needed to be seen in the context of the existing buildings. More design development was needed. The designs as currently proposed were too industrial and unacceptable to CAG.
4. The recycling area would be sited in the least attractive part of the site, near the M25, but some felt it could still have a negative impact on the historic setting of the listed buildings.
5. Support for the idea of a plan rather than piecemeal developments.
6. In response to a question on order of priorities, the first priority would be the outer perimeter fence. The recycling centre would be created as soon as possible. It would probably take 2 years to raise funds for the visitor centre which would be needed to free up space for the other proposals including the foundation block which would be built before the other new student facilities.

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7. Members approved the outline design of a new visitor entrance and liked the positioning of the building, but felt it was difficult to comment on the whole without more drawings setting the building in context.
8. Some concern about the proposals for residential properties on the site.

The group were generally approving of the direction of the master plan but had some concerns particularly about the design of the learning hub buildings and felt that more detail was needed before they could comment more fully.

**5
PROPOSALS FOR 1A CONWAY ROAD**

This item was withdrawn and would be brought back to a future meeting.

**6
SOUTHGATE OFFICE VILLAGE**

The agents for the developer gave a presentation on their proposals for the Southgate Office Village site.

The following points were highlighted during the presentation:

- The proposals were currently out for public consultation.
- The development would be transformative for Southgate and would help regenerate the area around the tube station.
- It was important to help meet Enfield's growing housing requirements.
- The site was on the edge of the conservation area but peripheral to it. In their view it would not have a significant impact on any of the key views of the station and the conservation area.
- Planning permission had been obtained for change of use from office to residential. The proposals were for a mixed-use site creating 200-250 jobs with 189 homes.
- The developers had had several meetings with officers at the Council and were working with them on the designs.
- The existing buildings were not of high quality.
- There was a 4m level change across the site. Part of the proposals involved creating a public route through the site connecting surrounding streets and a small pocket park.

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- Following discussions with the Council the original proposals had been modified, massing reduced as well as the height of the tallest building from 22 stories to 18, and the number of homes from 206 to 189. Offices and shared workspaces would be created on the lower floors.
- The proposals would improve the relationship to the town centre and would bring more people in to the area.
- Changes had been made to the massing with varying heights to avoid blocking views of the station and more details added to break up the forms. High quality grey brick and stone detailing would be used.
- Windows would overlook the street with lots of entrances. The floorplans had been designed to enable lots of dual aspect homes.
- Historic England had asked for an impact analysis. It was acknowledged that there would be some low-level harm to the conservation area.

Comments/Queries from members of CAG

1. Concern that this was a lot of development on a small site: the footprint of the site did not match the volume of build, that the site was tightly bounded and the road access narrow; the towers would be prominent and were in the immediate location of the listed station.
2. It was felt that it would have a harmful impact on the setting of the conservation area.
3. There was concern about the lack of strategic vision about high rise building which could only come from the Council. CAG members feared that the area would be left with three towers standing alone. A master plan from the Council was needed with all options noted, including increasing the footprint of the available building land in the immediate vicinity.
4. Concern about the lack of parking. There would be no residential parking on the site which would be a condition of the lease.
5. Concern about the lack of amenity space although there was amenity space on the roof, all apartments would have balconies and a pocket park was planned at the end of Park Street. CAG did not think that this was enough.
6. The density was acceptable to the GLA.
7. The railway bridge already existed but was currently inaccessible.
8. This development would only make a small dent in the number of homes required in Enfield.
9. It was felt that the development needed to be considered in terms of the wider Southgate area. This was being addressed through the development of the local plan. More partnership collaboration was needed for these sort of developments.
10. Concern that residents would still have to walk around to access the tube station. There would be no direct access.

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11. It was a difficult balance to make between the harm to the conservation area and the public benefits from the development.
12. Consideration needed to be taken of the view from Oakwood Park. The towers would be visible on the skyline.
13. Concern that 18 stories was too high.
14. The properties were mostly 1 and 2 bedroom, so it was likely that some families would live there.
15. Concern that there was no mention of sustainability. The developers had considered joining the Energetik network, but this had not worked out.
16. Current proposals had 25% affordable housing with 25% shared ownership but the exact proportions were still being considered and depended on the final proposals. A contribution to infrastructure would be made through the Council's Community Infrastructure Levy (CIL).
17. Concern that allowing the scheme could be a catalyst for further development.
18. The CAG members felt that the scale and height of the blocks would have a harmful impact on the conservation area.

The group objected to the scheme .

7

HERITAGE BRIEFING

1. Heritage Strategy and Local Plan

Christine White reminded members that the Heritage Strategy and the Local Plan were currently out for consultation with a closing date of 28 February 2019.

The chair urged members to submit their comments by the deadline.

2. Broomfield House

Christine White agreed to bring more details of the proposals for Broomfield House to a future meeting. The Broomfield House Partnership was currently working on proposals. A large number of studies had been carried out and several options for future uses had been examined. Options for the stable block were also being considered.

As part of the planning process the house had been subject to a market test to see if a private market solution could be found. This had not generated much interest.

8

PLANNING APPLICATIONS AND LISTED BUILDING APPLICATIONS

1. 4 The Town EN2 6LE (19/00024/FUL)

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This was a 17th century listed building, one of the oldest in the town. It had been subject to a previous application for change of use from a bank to a restaurant with a first-floor extension.

The application had been refused by the Council, but their decision had been overturned on appeal.

A new application had been submitted for change of use, but it lacked the detail which was needed for a listed building.

The CAG agreed with the proposal for change of use but were concerned at the lack of detail in the application. They would like to see the building bought back into use but urged the Council to insist that the applicant provide more detailed drawings, with detailed information about what repairs were proposed and how the historic features of the building would be preserved. They hoped that the building could be restored sympathetically and would like for there to be an opportunity to make a full record of the building.

2. Cockfosters Station, Cockfosters Road EN4 0DZ (19/00016/P18PA)

This application was for the installation of a lift shaft and canopy in a grade II listed building as part of Transport for London's efforts to give stations step free access.

The application was praised for being an exemplar proposal, in keeping with the listed building.

CAG supported it unanimously.

**9
CHAIR'S FEEDBACK FROM 22 JANUARY 2019 PLANNING COMMITTEE MEETING**

There was nothing to feedback.

**10
CONSERVATION OFFICER'S FEEDBACK**

A substantial number of the telephone box applications had been rejected.

**11
CONSERVATION AREAS, LISTED BUILDING APPLICATIONS AND APPEALS DETERMINED**

The application for the modernist rear extension at 29 Government Row had been approved.

A tree preservation order had been placed on a lime tree at 39a Sydney Road.

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An application for 1 Chase Side Place had been refused but members were concerned about the scaffolding around the building and the lopping of some street trees. Members were advised to contact Andy Robinson the Council's arboriculturalist.

**12
OPEN SESSION**

1. Bell Public House, Baker Street

Following discussion at the last meeting the agent had returned to provide some further information on the scheme including panoramic view of the proposed building set within the street scene.

This application concerned the demolition of the pub to be replaced by a building containing a commercial unit on the ground floor with flats above. The viability of a separate scheme which retained the pub was still being sought by the Council

Since the last meeting the scheme had been amended to set the building back with balconies at the front, using a lighter brick and including accommodation within a pitched roof. Interest had also been added to the flank wall.

The scheme had received 32 letters of support from the Music School customers.

Comments from CAG Members

- 1.1 Concern that the windows at the front of the building were irregular and out of kilter and that the dormer which could be seen from the street looked odd.
- 1.2 The scale and massing at the front were comparable with the adjoining buildings, although there was some concern about the massing on the left hand side view, next to the flats, set back from the road.
- 1.3 The amount of space between the buildings was proportional.
- 1.4 It was noted the matter of the proposed loss of the public house currently lay between the applicant and the Council.

The majority view of the group was that they were satisfied with the scale of the building and the design proposals.

2. Walker School

An application for a new school building, which had not been supported by CAG, had been put up to planning committee with an officer recommendation for refusal. This had been withdrawn by the agent before consideration.

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Two new options had been put forward. These were displayed at the meeting. Chris Horner and Dennis Stacey had visited the school the previous week to look at them.

Option A had had very heavy ill-defined features that were out of proportion when related to the two-storey building. In particular the detailing around the sides of the windows looked more like shutters. Further the cill treatment was similarly too heavy. The name of the school, picked out in brick, in the end indent, was simply in the wrong position. The brickwork appeared beige and dull.

Option B had glazed brick around the windows which brought interest and definition. The horizontal lines of the two storey building had been emphasised and the fenestration framing colour was more sympathetic. Further, the school's name had moved to a central location on the front elevation with the end indent now being dressed with a brick motif.

It was unanimously agreed that option B was better than option A and that CAG were comfortable with the general direction of the design.

3. Horse Shoe Lane

Some unsightly cross patching bricks on the edge of the pavement had been put in, together with some non-conservation area yellow lining. Harriet Bell would respond to the email sent with the details.

4. 1 Chase Side Place

There was extensive scaffolding over 1 Chase Side Place, where planning permission had recently been refused, which has caused the cutting of a highway tree.

As a side issue tree officers had been invited to the March meeting to discuss the procedures associated with highway and non-highway trees.

5. Gough Park Gates, Clay Hill

These had recently been painted. Christine White agreed to pass on the positive comments of CAG to the Corporate Maintenance and Construction team.

6. 15 The Ridgeway N14 6NX (19/00188/HOU)

The site, subject of a fresh planning application, has a planning and appeal history stretching some 5 years. A side extension was again being proposed.

The concern relates to closing the gap between it and the adjacent property. Gaps between properties are noted as important in the Meadway character appraisal so as to maintain views to the verdant background and to avoid

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terracing. The local conservation group, and the adjacent owner at No 17, urged that the planning history and the character appraisal had a full weighting when this application was being considered.

Bridget Pereira will be discussing all the relevant aspects with the case officer.

7. Trent Park Water Tower

There were no further developments and information about the completion of the project; the duration of which was approaching a decade.

8. Whitewebbs Barn

Meetings had taken place between the Council and the applicant. A full set of drawings had been requested; but these had not been forthcoming from the applicant. There was a conservation deficit that the applicant had not addressed.

9. 35 The Green, Winchmore Hill N21 HS (19/00061/LBC)

A pre-application had not provided enough historical justification for the proposals. The Enfield Society had expressed their unhappiness. It was suggested that the case officer be invited to the next meeting.

This application is among other things for a carriage drive to this listed property. SDCT the local conservation society are objecting on the basis that the proposal would;

- Unbalance the relationship of the property with its immediate neighbour.
- Parked cars on the carriage drive would close the (current) open view of the house.

No 35 and its neighbour express some of the last vestiges of the rural village at the heart of Winchmore Hill. The proposed front boundary treatment, the drive and ornate railings are out of character and to the detriment of the listed property.

13

CALENDAR OF MEETINGS

The full calendar of meetings for 2018/19 has been circulated. The next meeting is due to take place on Tuesday 12 March 2019.

B**CONSERVATION AREAS & LISTED BUILDING APPLICATIONS DETERMINED****FROM: 10th February 2019 To: 28th February 2019**

CAG INFO:	Conservation Area: BUSH HILL PARK		
REF:	18/04546/TCA		
ADDRESS:	20 Queen Annes Place Enfield EN1 2PT		
PROPOSAL:	Works to various trees in Bush Hill Park conservation area - 1 x yew 6m crown lift, 1 x ash 25% crown thin, 1 x ash 5m crown reduction.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: ENFIELD TOWN		
REF:	19/00251/TCA		
ADDRESS:	21 Gentlemans Row Enfield EN2 6PT		
PROPOSAL:	Work to trees in Enfield Town Conservation Area:- 1 x Catulpa reduce by 2m , 1 x Gleditsia- reduce by 2.5m and 1 x Robin- Reduce by 0.5m.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: ENFIELD TOWN		
REF:	18/04161/FUL		
ADDRESS:	10 Little Park Gardens Enfield EN2 6PQ		
PROPOSAL:	Sub-division of site and erection of a single storey office.		
DECISION:	Granted With Conditions	DECISION DATE:	15/02/2019

CAG INFO:	Conservation Area: ENFIELD TOWN		
REF:	18/04460/HOU		
ADDRESS:	36 Raleigh Road Enfield EN2 6UB		
PROPOSAL:	Single storey rear extension.		
DECISION:	Granted With Conditions	DECISION DATE:	25/02/2019

CAG INFO:	Conservation Area: FORTY HILL		
REF:	19/00253/TCA		

ADDRESS:	29 Forty Hill Canister Lodge Enfield EN2 9EQ		
PROPOSAL:	Work to 1 x Tulip tree in Forty Hill Conservation Area:- Reduce by 2.5m.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: FORTY HILL		
REF:	18/04895/TPO		
ADDRESS:	Myddelton House Bulls Cross Enfield EN2 9HG		
PROPOSAL:	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		
DECISION:	Granted With Conditions	DECISION DATE:	14/02/2019

CAG INFO:	Conservation Area: GRANGE PARK		
REF:	18/04859/HOU		
ADDRESS:	26 Old Park Ridings London N21 2EY		
PROPOSAL:	Single storey rear extension.		
DECISION:	Refused	DECISION DATE:	21/02/2019

CAG INFO:	Conservation Area: HADLEY WOOD		
REF:	18/02825/HOU		
ADDRESS:	57 Crescent West Enfield North Barnet EN4 0EQ		
PROPOSAL:	Removal of existing rear chimney.		
DECISION:	Refused	DECISION DATE:	27/02/2019

CAG INFO:	Conservation Area: MEADWAY		
REF:	19/00250/TCA		
ADDRESS:	21 Parkway London N14 6QU		
PROPOSAL:	Work to 1 Willow Tree in Meadway Conservation Area:- Crown reduce by 3m.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: SOUTHGATE GREEN		
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REF:	19/00094/TCA		
ADDRESS:	19 Greenacre Walk Southgate London N14 7DB		
PROPOSAL:	Works to various trees in Southgate Green conservation area - 3 x conifer - 3m height reduction, 1 x baytree - 2m height reduction.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: SOUTHGATE GREEN		
REF:	19/00055/TCA		
ADDRESS:	Land St Monicas Primary School Cannon Road London N14 7HE		
PROPOSAL:	Works to 1x Oak tree in Southgate Green Conservation Area:- Crown thin by 30%.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: SOUTHGATE GREEN		
REF:	18/04590/TPO		
ADDRESS:	165 Leigh Hunt Drive London N14 6DQ		
PROPOSAL:	Works to an ash tree covered by TPO Name: LBE ORDER NO (190) 1988 - partial reduction on north-east side of tree by upto 10ft.		
DECISION:	Granted With Conditions	DECISION DATE:	12/02/2019

CAG INFO:	Conservation Area: THE LAKES ESTATE		
REF:	19/00037/TCA		
ADDRESS:	41 Ulleswater Road London N14 7BL		
PROPOSAL:	Works to various trees in The Lakes Estate conservation area - 2 x poplar pollard to 50%, 1 x ash fell to ground level.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: THE LAKES ESTATE		
REF:	19/00036/TCA		
ADDRESS:	39 Ulleswater Road London N14 7BL		

PROPOSAL:	Works to various trees in The Lakes Estate conservation area 1 x ash reduce height by upto 5m, 1 x bay, 1 x willow and 1 x pittosporum - reduce height by upto 3m.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: THE LAKES ESTATE		
REF:	18/01191/FUL		
ADDRESS:	Land Rear Of 1A Conway Road London N14 7BB		
PROPOSAL:	Redevelopment of site to provide detached 3-bed dwellinghouse, involving erection of front boundary wall.		
DECISION:	Application Withdrawn	DECISION DATE:	28/02/2019

CAG INFO:	Conservation Area: THE LAKES ESTATE		
REF:	18/01100/HOU		
ADDRESS:	128 Conway Road London N14 7BJ		
PROPOSAL:	Single storey rear extension and rear dormer.		
DECISION:	Granted With Conditions	DECISION DATE:	14/02/2019

CAG INFO:	Conservation Area: THE LAKES ESTATE		
REF:	18/03093/CND		
ADDRESS:	33-35, Fox Lane, London, N13 4AB		
PROPOSAL:	Details submitted pursuant to planning application ref: P12-00318PLA (Single storey rear extension, rear conservatory, conversion of roof space to provide 5 additional bedrooms to existing care home involving rear and side dormer windows and vehicular access to Fox Lane and Grovelands Road) in relation to: Surfacing materials (4), Refuse storage and recycling (6), Disabled parking bay (10), Drainage (11) and Footway visibility (12)		
DECISION:	Granted	DECISION DATE:	19/02/2019

CAG INFO:	Conservation Area: THE LAKES ESTATE		
REF:	18/04575/FUL		
ADDRESS:	72 Aldermans Hill London N13 4PP		
PROPOSAL:	Outbuilding at rear to be used as office.		
DECISION:	Granted With Conditions	DECISION DATE:	18/02/2019

CAG INFO:	Conservation Area: TRENT PARK		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus		

	Trent Country Park Snakes Lane Enfield EN4 0PS		
PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: 21 Gentlemans Row (Sedgecrop) Gentlemans Row 21		
REF:	19/00251/TCA		
ADDRESS:	21 Gentlemans Row Enfield EN2 6PT		
PROPOSAL:	Work to trees in Enfield Town Conservation Area:- 1 x Catulpa reduce by 2m , 1 x Gleditsia- reduce by 2.5m and 1 x Robin- Reduce by 0.5m.		
DECISION:	Granted	DECISION DATE:	18/02/2019

CAG INFO:	LB Grade: II; Location: Gate pier with gate at SE end of Wisteria Walk atMiddlesex UniversityCockfosters Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 0PS		

PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: LRT Station inc. platform and canopies Cockfosters Road		
REF:	18/04894/LBC		
ADDRESS:	Cockfosters Station Cockfosters Road Enfield EN4 0DZ		
PROPOSAL:	Installation of lift shaft and canopy.		
DECISION:	Granted With Conditions	DECISION DATE:	25/02/2019

CAG INFO:	LB Grade: II; Location: Lake Terrace, Myddelton House Grounds Bulls Cross		
REF:	18/04895/TPO		
ADDRESS:	Myddelton House Bulls Cross Enfield EN2 9HG		
PROPOSAL:	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		
DECISION:	Granted With Conditions	DECISION DATE:	14/02/2019

CAG INFO:	LB Grade: II; Location: Market Cross, Myddelton House Grounds Bulls Cross		
REF:	18/04895/TPO		

ADDRESS:	Myddelton House Bulls Cross Enfield EN2 9HG		
PROPOSAL:	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		
DECISION:	Granted With Conditions	DECISION DATE:	14/02/2019

CAG INFO:	LB Grade: II; Location: Monument To SW Of Trent Park House Middlesex University Cockfosters Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro</p>		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Myddelton House Bulls Cross		
REF:	18/04895/TPO		
ADDRESS:	Myddelton House Bulls Cross Enfield EN2 9HG		
PROPOSAL:	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		

DECISION:	Granted With Conditions	DECISION DATE:	14/02/2019
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CAG INFO:	LB Grade: II; Location: Orangery with front terrace and wall with sphinxes Bramley Road (north side, of		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Pair of gatepiers, approx. 25m to SW of main entra Bramey Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased		

	<p>redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro</p>		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Pair of sphixes flanking steps on E side of terrac Middlesex University Cockfosters Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration</p>		

	of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Pergola Known As Wisteria Walk Trent Pk Middlesex University Cockfosters Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Stable Block to North of Myddelton House Bulls Cross		
REF:	18/04895/TPO		
ADDRESS:	Myddelton House Bulls Cross Enfield EN2 9HG		
PROPOSAL:	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		

DECISION:	Granted With Conditions	DECISION DATE:	14/02/2019
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CAG INFO:	LB Grade: II; Location: Statue approx 20m NE of terrace at Trent Park Middlesex University Cockfosters Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Statue approx. 12m NW corner of terrace at Trent P Bramely Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased		

	<p>redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro</p>		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Statue of Actaeon to left of main entrance to Tren Bramley Road		
REF:	18/04687/CND		
ADDRESS:	<p>Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS</p>		
PROPOSAL:	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor</p>		

	tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Statue of Venus to right of main entrance to Trent Bramley Road (north side, of		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Statue on NW of terrace at Trent Park Middlesex University Cockfosters Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		

PROPOSAL:	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro</p>		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Trent Park House Middlesex University Cockfosters Road		
REF:	18/04687/CND		
ADDRESS:	<p>Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 0PS</p>		
PROPOSAL:	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations</p>		

	to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019

CAG INFO:	LB Grade: II; Location: Urn on pedestal approx. 120m NW of Trent Park Hous Bramley Road		
REF:	18/04687/CND		
ADDRESS:	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
PROPOSAL:	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
DECISION:	Granted	DECISION DATE:	20/02/2019



Appeal Decision

Site visit made on 19 November 2018

by **M Savage BSc (Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 13 December 2018

Appeal Ref: APP/Q5300/W/18/3199938
13 Abbotshall Avenue, Southgate N14 7JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Stephen Gee against the Council of the London Borough of Enfield.
 - The application Ref 17/02128/HOU, is dated 11 May 2017
 - The development proposed is the replacement of the 4 windows on the front of the property.
-

Decision

1. The appeal is dismissed and planning permission is refused.

Procedural Matters

2. The appellant states that they provided additional drawings to the Council which did not appear on the Planning Portal. I have no evidence that the Council has not studied the details of the application, including the drawings referred to above. Nor has the Council disputed that any of the drawings submitted as part of the appeal should not be considered. I have therefore considered the appeal on the basis of the plans and information submitted.
3. An Article 4 Direction was made in 2009 withdrawing certain permitted development rights in the Abbotshall Avenue Conservation Area, including alterations which would front the highway.

Main Issue

4. Whether the proposed windows would preserve or enhance the character or appearance of the Abbotshall Avenue Conservation Area (AACA)

Reasons

5. The appeal property is a detached 1930's "modern" style house which forms one of a group of nine locally listed houses of a similar style, within the AACA. The properties would have all had Crittall style steel windows originally, however, only Nos 9, 13, 15 and 17 have retained theirs to the front elevation.
6. No 13 is anomalous, with a square projecting bay instead of curved and a single storey garage. Notwithstanding this, and along with the remainder of the street, it forms an important part of and contributes positively to the character and appearance of the AACA. The street and its architecture are identified in

the AACA Appraisal¹ as *'of considerable significance and rarity as a showpiece of new design of the 1930s'*.

7. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of the AACA. The AACA Appraisal also states that the most significant harm to the architectural character of the aforementioned houses has been caused by the replacement of steel Crittall windows with uPVC units. In particular, their proportions and narrow glazing bars are identified as providing an important complement to the simple lines and solid forms of the architecture that is lacking in the crude proportions and heavy frames of the modern windows.
8. No 13, although of a different design, is also locally listed and thus identified as being of interest. Paragraph 197 of the Framework² advises that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.
9. Core Policies 30 and 31 of the Core Strategy³ and Policy DMD 44 of the DMD⁴ seek to protect heritage assets by ensuring that development is appropriate to its context. Policy 7.8 of the London Plan (2016) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Policies DMD 37 of the DMD and 7.4 and 7.6 of the London Plan seek to ensure high quality design that is appropriate to its context.
10. The appeal property's Crittall windows are in a poor state of repair, with noticeable condensation on the inside of the panes, mould, rust and a number of broken sections of glass. Given the condition of the windows, I agree that refurbishment is unlikely to be appropriate in this instance. The AACA Management Proposals⁵ state that when planning applications are made for replacement windows, the Council will ensure that appropriate designs are used, including the reinstatement of metal windows in place of uPVC.
11. The appellant proposes to replace the Crittall windows to the front elevation with aluminium double glazed windows. The sectional drawings provided by the appellant demonstrate that the aluminium frames would be wider and thicker than the existing frames. A number of the windows to the side and rear of the property have been replaced with aluminium windows of similar design. The appellant has also drawn my attention to windows which have been installed at The Lindens, which are similar to those proposed. The mullions and frames of these windows appear noticeably bulkier compared with the existing Crittall windows and don't have the same delicate proportions.
12. The appellant has also provided photographs, taken from inside the property, to try and demonstrate that the width of the horizontal bars would be an exact match and the proportions of the frame and mullions would be preserved.

¹ Abbotshall Avenue Conservation Area Appraisal 2015

² The National Planning Policy Framework 2018

³ The Enfield Core Strategy 2010

⁴ Improving Enfield Development Management Document 2014

⁵ Abbotshall Avenue Conservation Area Management Proposals 2015

However, the matter of concern is the appearance of the windows from the outside, not the inside of the dwelling.

13. Whilst the appellant has proposed to replace the steel windows with aluminium, and would therefore be metal, the bulky appearance of the mullions and frames would fail to replicate the delicate architectural features of the Crittall windows. They would therefore harm the appearance of No 13 and in so doing, unacceptably diminish its value as part of a group of rare Art Deco/Moderne dwellings. The harm that the proposed development would cause would be less than substantial.
14. As per paragraph 196 of the Framework, I am required to balance such harm against the public benefits of the proposal. The proposed windows would be more energy efficient than the existing windows which are single glazed and damaged in places. This would contribute towards the environmental objectives set out in paragraph 8 of the Framework. Whilst I would attach moderate weight to this, it would not be sufficient to outweigh the harm that I have identified above, to which I attach considerable weight having regard to the assertions of paragraph 193 of the Framework.
15. As a consequence of the above harm, the proposed development would fail to either preserve or enhance the character or appearance of the AACA, contrary to the aforementioned management proposals, Policy DMD 44 of the DMD and Core Policies 30 and 31 of the Core Strategy. Together, and amongst other things, these policies and guidance seek to preserve the Borough's heritage assets. The scheme would also conflict with Policy DMD 37 of the DMD and Policies 7.4, 7.6 and 7.8 of the London Plan, the objectives of which I have set out above.

Other Matters

16. As I have acknowledged, the windows are in a particularly poor state of repair, which is likely to be detrimental to the living conditions of the occupants. However, the dwelling is a heritage asset which forms an important part of the AACA as I have set out above and any harm thereto needs to be considered accordingly. In any case, I am not persuaded, on the evidence before me, that it would not be possible to replace the windows with steel windows of a design which would be appropriate to the AACA and provide improved living conditions.
17. The appellant has also sought to conserve the character of the building through the proposed use of original colour. The colour may indeed be appropriate but this would amount to a lack of harm which would be accordingly neutral in the balance. It would therefore not be sufficient to weigh against the harm I have identified above.

Conclusion

18. For the reasons given above, and having regard to all matters raised, the appeal is dismissed and planning permission is refused.

M Savage

INSPECTOR

C

**CONSERVATION OFFICER'S UPDATE ON CASES PRESENTED AT
JANUARY 2019 CAG MEETING**

REF: 18/02987/FUL

Site: 3 Bulls Cross, Enfield, EN2 9HE

Proposal: Subdivision of site and erection of 2-bed single family dwelling with associated parking.

Update: REFUSED.

CAG Objection

REF: 18/04263/HOU

Site: The Laurels, 25 River View, Enfield, EN2 6PX

Proposal: Part Single, part two storey rear extension.

Update: PENDING DECISION

CAG Objection

REF: 18/04461/HOU

Site: 3, Abbotshall Avenue, London, N14 7JU

Proposal: Replacement conservatory at rear, together with alterations to fenestrations and re-rendering of property.

Update: PENDING CONSIDERATION

CAG Objection

REF: 17/05504/PREAPP

Site: Redwood House 33 London Road EN2 6DR

Proposal: Proposed extension to existing building to create 8 residential units above, with commercial units at ground floor level.

Update: PRE-APP CLOSED

CAG Objection

D

CONSERVATION ADVISORY GROUP MEETING DATES FOR THE 2018/2019 MUNICIPAL YEAR

Tuesday 12 th	June 2018	Conference Room
Tuesday 10 th	July 2018	Conference Room
Tuesday 14 th	August 2018	Conference Room
Tuesday 11 th	September 2018	Conference Room
Tuesday 16 th	October 2018	Conference Room
Tuesday 13 th	November 2018	Conference Room
Tuesday 4 th	December 2018	Conference Room
Tuesday 15 th	January 2019	Room 1
Tuesday 19 th	February 2019	Conference Room
Tuesday 12 th	March 2019	Room 1
Tuesday 2 nd	April 2019	Conference Room

The start time of the meeting is 7.00pm although the room is booked from 5.30pm for setting up of the plans etc.

Everyone will be informed of any changes in the date or venue as soon as they occur.

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