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PLANNING COMMITTEE

Tuesday, 25th February, 2020 at 7.30 pm
Venue: Conference Room
Civic Centre, Silver Street,
Enfield EN1 3XA

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PLEASE NOTE MEETING TIME

MEMBERS

Councillors : Mahmut Aksanoglu (Chair), Sinan Boztas (Vice-Chair),
Mahym Bedekova, Chris Bond, Elif Erbil, Ahmet Hasan, Tim Leaver, Hass Yusuf,
Michael Rye OBE, Jim Steven and Maria Alexandrou

**N.B. Any member of the public interested in attending the meeting
should ensure that they arrive promptly at 7:30pm**

**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 24/02/20**

AGENDA – PART 1

- 1. WELCOME AND APOLOGIES FOR ABSENCE**
- 2. DECLARATION OF INTEREST**
- 3. MINUTES OF PREVIOUS MEETINGS** (Pages 1 - 12)

To receive the minutes of the Planning Committee meeting held on Tuesday
17 December 2019, Tuesday 21 January 2020 and Tuesday 4 February
2020.

- 4. REPORT OF THE HEAD OF PLANNING (REPORT NO.221)** (Pages 13 -
14)

To receive the covering report of the Head of Planning.

5. **15/04916/FUL - 20 AND REAR OF 18 -22 WAGGON ROAD, EN4 0HL**
(Pages 15 - 46)

RECOMMENDATION: That planning permission be **GRANTED** subject to conditions.

WARD: Cockfosters

6. **19/01904/VAR - CHURCH STREET TENNIS COURTS GREAT CAMBRIDGE ROAD N9** (Pages 47 - 62)

RECOMMENDATION: That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** deemed consent subject to conditions.

WARD: Bush Hill Park

7. **19/02276/FUL - OAKWOOD METHODIST CHURCH WESTPOLE AVENUE BARNET EN4 0BD** (Pages 63 - 94)

RECOMMENDATION: That planning permission be **GRANTED** subject to conditions and a S106 Agreement

WARD: Cockfosters

8. **19/03108/FUL - 106A FOX LANE N13 4AX** (Pages 95 - 122)

RECOMMENDATION: That subject to the conditions as set out in the report, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

WARD: Southgate Green

9. **19/04192/RE4 - BLOCK 1-8 BRADWELL MEWS, N18 2QX** (Pages 123 - 138)

RECOMMENDATION: In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions

WARD: Edmonton Green

10. **19/04291/HOU - 29 ARNOS ROAD, N11 1AP** (Pages 139 - 154)

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

WARD: Southgate Green

PLANNING COMMITTEE - 17.12.2019**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 17 DECEMBER 2019****COUNCILLORS**

PRESENT Mahmut Aksanoglu, Mahym Bedekova, Ahmet Hasan, Hass Yusuf, Michael Rye OBE, Jim Steven and Maria Alexandrou

ABSENT Sinan Boztas, Chris Bond, Elif Erbil and Tim Leaver

OFFICERS: Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Vincent Lacovara (Head of Planning), Dominic Millen (Group Leader Transportation) and Claire Williams (Planning Decisions Manager) Jane Creer (Secretary) and Metin Halil (Secretary)

Also Attending: Dennis Stacey (Chair, Conservation Advisory Group)
20 members of the public, applicant and agent representatives

393**WELCOME AND APOLOGIES FOR ABSENCE****NOTED**

1. Councillor Aksanoglu, Chair, welcomed all attendees.
2. Apologies for absence were received from Councillors Boztas (Vice-Chair), E. Erbil, Bond and Leaver.
3. Councillor Bedekova covered Councillor Boztas (apologies) as the acting Vice-Chair of the committee.

394**DECLARATION OF INTEREST**

1. Councillor Alexandrou declared a non-pecuniary interest in item 6, 19/03044/RE4, as she was on the Meridian Water Scrutiny Workstream.

395**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 26
NOVEMBER 2019****NOTED**

1. The minutes of the Planning Committee meeting held on Tuesday 26 November 2019 were disputed.
2. The disputed minutes referred to item 359 (19/03612/PRJ – Refuge House, 9-10 River Front, Enfield, EN1 3SZ) where the committee

PLANNING COMMITTEE - 17.12.2019

agreed to impose a condition regarding the removal of the barrier prior to occupation following a point raised by Councillor Alexandrou.

3. This was disputed by Councillor Rye and local residents who said that this minute was incorrect and there was no agreement that a condition referring to the barrier removal was imposed.
4. Officers reaffirmed their understanding of what was requested
5. The Chair has the final say on how the minutes were settled in such circumstances and agreed that these were as the draft circulated.

396

REPORT OF THE HEAD OF PLANNING (REPORT NO.161)

RECEIVED the report of the Head of Planning.

397

19/00591/FUL - CHASE HOUSE, 305 CHASE ROAD, SOUTHGATE, N14 6JS

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. Confirmed total of 6 objections and all have been taken into consideration even if they predate revised consultation.
3. Objection received from Southgate Green Residents Association. The comments in summary relate to the impact on the Conservation Area, housing targets already being met, concerns with the design and quality of the housing to be provided, the scheme not being compliant with standards relating to accessible homes and not being sustainable in relation to waste.
4. The deputation of Ms Dan Maier, neighbouring resident, speaking against the officer's recommendation.
5. The deputation of Mr Max Plotnek, the agent, speaking in support
6. Members' debate and questions responded to by officers.
7. During the discussion, concern was raised regarding the proposed in particular, around the clarity of the information on the design of the building and the effect of the additional floors on its appearance and setting within the wider area including the effect of the additional bulk and massing, the daylight / sunlight assessment, the adequacy of proposed bin stores in terms of size and appearance and the effect of the lift overrun on the appearance of the building.
8. The unanimous support of the Committee to Defer the application. Deferment proposed by Councillor Rye and seconded by Councillor Yusuf.

AGREED that the application be Deferred (for the above reasons).

PLANNING COMMITTEE - 17.12.2019

398

19/03044/RE4 - 2 ANTHONY WAY LONDON N18 3JR

NOTED

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. The deputation of Mr Aaron Nichols, Building Bloqs, speaking in support of the officer's recommendation.
3. Members' debate and questions responded to by officers.
4. The unanimous support of the Committee for the officers' recommendation.

AGREED that in accordance with Regulation 4 of the Town & Country Planning General Regulations 1992, planning permission be deemed to be granted subject to conditions and additional conditions below:

Hours of Use

The premises shall only be open for business and working between the hours of 8am and 8pm.

Reason: To safeguard the amenities of the users of the site.

Café Hours of Opening

The café shall only be open to customers during business hours of the workshop being 8am until 8pm.

Reason: To safeguard the industrial nature of the site and safety and security of users.

Restricted Use of Site

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any amending Order, the premises shall only be used for operations falling within Use Class B1c, B2 and B8; and shall not be used for any other purposes.

Reason: To safeguard operational land within the Strategic Industrial Location.

399

19/03595/RE4 - 12 NORTH WAY, LONDON, N9 0AD

NOTED

PLANNING COMMITTEE - 17.12.2019

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. Members' debate and questions responded to by officers.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED that in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, the Head of Development Management/the Planning Decisions Manager be authorised to grant deemed consent subject to conditions.

400

PLANNING PANEL - UPDATE

NOTED

1. The Planning Panel for the Southgate Office Village application will be held at Highlands School on Thursday 23 January 2020.

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 21 JANUARY 2020**

COUNCILLORS

PRESENT Mahmut Aksanoglu, Sinan Boztas, Mahym Bedekova, Tim Leaver, Hass Yusuf, Michael Rye OBE, Jim Steven and Maria Alexandrou

ABSENT Chris Bond, Elif Erbil and Ahmet Hasan

OFFICERS: Andy Higham (Head of Development Management), James Clark (Principal Planning Officer), David Gittens (Planning Decisions Manager), Dominic Millen (Group Leader Transportation), Claire Williams (Planning Decisions Manager) and Catriona McFarlane (Legal Representative) and Metin Halil (Secretary)

Also Attending: Dennis Stacey (Chair, Conservation Advisory Group)
20 members of the public, applicant and agent representatives

431

WELCOME AND APOLOGIES FOR ABSENCE

NOTED

1. Councillor Aksanoglu, Chair, welcomed all attendees.
2. Apologies for absence were received from Councillors Hasan, E. Erbil and Bond.

432

DECLARATION OF INTEREST

1. Councillor Bedekova declared a non-pecuniary interest in item 5, Various Locations in N9 and N18, as she lived nearby to some of the locations.

433

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 17
DECEMBER 2019**

NOTED

The minutes of the Planning Committee meeting held on Tuesday 17 December 2019 were not agreed.

Members asked for clarity as to what the dispute was, regarding the minute against 19/03612/PRJ - Refuge House, 9-10 River Front, Enfield, EN1 3SZ

PLANNING COMMITTEE - 21.1.2020

(heard at the 26 November 2019 committee meeting) and then to bring these minutes back to the next scheduled committee meeting for approval.

434

REPORT OF THE HEAD OF PLANNING (REPORT NO.186)

RECEIVED the report of the Head of Planning.

435

ORDER OF THE AGENDA

AGREED to vary the order of the agenda. The minutes follow the order of the meeting.

436

18/00646/FUL - 32 WAGGON ROAD AND LAND REAR OF 30 WAGGON ROAD, BARNET, EN4 0HL

NOTED

1. The introduction by James Clark, Principal Planning Officer, clarifying the proposals and highlighting the key issues.
2. The deputation of Mr Alan Nichols, neighbouring resident, speaking against the officer's recommendation.
3. The deputation of Ms Kim Ioannides, neighbouring resident, speaking against the officer's recommendation.
4. The deputation of Councillor Alessandro Georgiou speaking as Cockfosters Ward Councillor, against the officers' recommendation.
5. The deputation of Mr Mark Mathieson, the agent, speaking in support.
6. Members' debate and questions responded to by officers.
7. Members raised several points including the relationship of the proposed development to the boundary, the alignment of the boundary, the relationship to neighbouring properties and their amenity (in terms of overlooking and loss of privacy), the impact on the character of the area and the access.
8. The unanimous support of the Committee for the application to be deferred for a Member site visit for the reasons set out at Point 7

AGREED that the application be deferred for Member site visit.

437

19/00591/FUL - CHASE HOUSE, 305 CHASE ROAD, SOUTHGATE, N14 6JS

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. The deputation of Ms Dan Maier, neighbouring business owner, speaking against the officers' recommendation.

PLANNING COMMITTEE - 21.1.2020

3. The deputation of Ms Denise Gandhi, neighbouring resident, speaking against the officers' recommendation.
4. The deputation of Mr Max Plotnek, the agent, speaking in support.
5. Members' debate and questions responded to by officers.
6. Considerable discussion on this application after which it was agreed that conditions would be imposed on:
 - Height of lift overrun
 - Design of bin storage
 - No further roof additional /buildings
 - No satellite dishes
7. The Committee decided not to refuse the application: 4 votes for, 4 votes against and the Chair's casting vote not to refuse the application. This was proposed by Councillor Rye and seconded by Councillor Leaver.
8. Cllr M Alexandrou proposed deferral on grounds relating to lift overrun and refuse storage but following explanation by officers and absence of seconder, withdrew the proposal
9. The support of the Committee for the officers' recommendation: 4 votes for, 4 votes against and the Chair's casting vote to approve the application.

AGREED that the Head of Development Management/the Planning Decisions Manager be authorised to grant planning permission subject to conditions and additional conditions:

- Height of lift overrun
- Design of bin storage
- No further roof additional /buildings
- No satellite dishes

438

VARIOUS LOCATIONS IN N9 AND N18

NOTED

1. The introduction by Andy Higham, Head of Development Management, clarifying the proposals and highlighting the key issues.
2. Members' debate and questions responded to by officers.
3. During the discussion, concern was raised regarding the need to deliver these improvements quickly as possible and as a result, it was agreed that each permission should be limited to 2 years rather than the normal 3.
4. The unanimous support of the Committee to delegate authority to the Head of Development Management.

AGREED that the Head of Development Management be authorised

439

PLANNING PANEL - UPDATE

NOTED

1. The Planning Panel for the Southgate Office Village application will be held at Highlands School on Thursday 23 January 2020.
2. The Planning Panel meeting will be chaired by Councillor Aksanoglu.

PLANNING COMMITTEE - 4.2.2020

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 4 FEBRUARY 2020**

COUNCILLORS

PRESENT Mahmut Aksanoglu, Sinan Boztas, Mahym Bedekova, Chris Bond, Elif Erbil, Ahmet Hasan, Hass Yusuf, Michael Rye OBE, Jim Steven and Maria Alexandrou

ABSENT Tim Leaver

OFFICERS: Andy Higham (Head of Development Management), David Gittens (Planning Decisions Manager), Claire Williams (Planning Decisions Manager), Gideon Whittingham (Principal Planning Officer) and Catriona McFarlane (Legal Representative) Jane Creer (Secretary)

Also Attending: 30 members of the public, applicant and agent representatives
1 x Press representative

456

WELCOME AND APOLOGIES FOR ABSENCE

Councillor Aksanoglu, Chair, welcomed all attendees.

Apologies for absence were received from Councillor Leaver and Dennis Stacey (Chair of Conservation Advisory Group) and Dominic Millen (Group Leader – Transport Planning and Policy).

457

DECLARATION OF INTEREST

NOTED

Councillor Alexandrou declared a pecuniary interest in item 4, 1-44 Avalon Close, Enfield, as the developer was her brother. She would leave the room and take no part in the discussion or vote on the application.

458

REPORT OF THE HEAD OF PLANNING (REPORT NO.207)

RECEIVED the report of the Head of Planning.

459

19/00901/FUL - 1-44 AVALON CLOSE, ENFIELD, EN2 8LR

NOTED

PLANNING COMMITTEE - 4.2.2020

1. Having declared a pecuniary interest, Councillor Alexandrou left the room and took no part in the discussion or vote on the application.
2. The introduction by Gideon Whittingham, Principal Planning Officer, clarifying the proposals and highlighting the key issues.
3. The tree to be removed would now be retained.
4. Receipt of updated plans showing the relationship between the proposed development and existing flats, and included in the presentation.
5. The deputation of Johanna Kernot and Sally Mantell on behalf of residents of Avalon Close, speaking against the officers' recommendation.
6. The statement of Councillor Lee David-Sanders, Highlands Ward Councillor, speaking in support of residents.
7. There was no representative from Capita Planning Consultancy in attendance who came forward to speak in response.
8. Members' debate and questions responded to by officers.
9. During the discussion, concerns were raised regarding the design of the additional floor and its impact on the amenities of residents living on the third floor. It was agreed that a concern regarding the height and visual impact could not be sustained and this was accepted.
10. The majority of the committee did not support the officers' recommendation: 2 votes for, 3 votes against and 4 abstentions.
11. The unanimous support of the committee with 1 abstention that planning permission be refused for the reasons below.

AGREED that planning permission be refused for the following reasons:

- 1) The proposed development, by reason of its design and resultant appearance relative to the existing blocks, would result in an unsympathetic and incongruous form of development detrimental to the appearance of the existing blocks and their setting and appearance within the wider area. This would be harmful to the character of the locality contrary to Policies 7.4 and 7.6 of the London Plan 2016, Policy CP30 of the Core Strategy 2010 and Policies DMD8, DMD13 and DMD37 of the Enfield Development Management Document 2014.
- 2) The proposed development, by reason of the siting and structural design leading to the enclosure by the additional floor of existing residential windows / doors would result in a harmful loss of privacy and outlook detrimental to the amenities of the existing occupiers at third floor level of Avalon Close, contrary to Policy 7.6 of the London Plan 2016, Policies CP4 and CP30 of the Core Strategy and Policy DMD8 of the Enfield Development Management Document 2014.

460

19/03802/RE4 - REARDON COURT, 26 COSGROVE CLOSE, LONDON N21 3BH

NOTED

1. The introduction by Claire Williams, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. An update note had been circulated to Members confirming rent levels, SuDs condition and updated Transport Assessment.

PLANNING COMMITTEE - 4.2.2020

3. The deputation of Inez Kirby, on behalf of residents of Carpenter Gardens, speaking against the officers' recommendation.
4. The response of Bindi Nagra (Director, Health and Adult Social Care, London Borough of Enfield) and Akram Hamouda (Architect) in support of the recommendation.
5. Members' debate and questions responded to by officers.
6. The unanimous support of the committee with 1 abstention for the officers' recommendation.

AGREED 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 conditions set out in the report and additional conditions.

461

19/02921/FUL - ENFIELD RETAIL PARK, 16 CROWN ROAD, ENFIELD EN1 3RW

NOTED

1. The introduction by Gideon Whittingham, Principal Planning Officer, clarifying the proposals and highlighting the key issues.
2. The deputation of Andrew Corrin (Lambert, Smith, Hampton) on behalf of the applicant, speaking in support of the officers' recommendation.
3. Members' debate and questions responded to by officers.
4. The unanimous support of the committee for the officers' recommendation.

AGREED that the Head of Development Management / the Planning Decisions Manager be authorised to grant planning permission, subject to the conditions set out in the report.

462

FUTURE MEETINGS

NOTED that the Southgate Office Village application would likely be submitted to Planning Committee Tuesday 24 March, with a Member site visit on Saturday 21 March 2020.

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MUNICIPAL YEAR 2019/2020 - REPORT NO 221

COMMITTEE:
PLANNING COMMITTEE
25.02.2020

REPORT OF:
Head of Planning

Contact Officer:
Planning Decisions Manager
David Gittens Tel: 020 8379 8074
Claire Williams Tel: 020 8379 4372

AGENDA - PART 1	ITEM 4
SUBJECT - MISCELLANEOUS MATTERS	

4.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

4.1.1 In accordance with delegated powers, 409 applications were determined between 09/01/2020 and 13/02/2020, of which 309 were granted and 100 refused.

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

Background Papers

To be found on files indicated in Schedule.

4.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS DEC

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

Background Papers

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

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 25th February 2020

Report of

Head of Planning

Contact Officer:

Andy Higham David Gittens

Kate Perry

Ward:

Cockfosters

Ref: 15/04916/FUL

Category: Full application

LOCATION: 20 And Rear Of 18 - 22, Waggon Road, Barnet, EN4 0HL

PROPOSAL: Redevelopment of site and demolition of existing house to provide 4 x 6-bed detached single family dwelling houses with attached garages and rooms in roof, new access road from Waggon Road and associated landscaping. Amended drawings received April 2017.

Applicant Name & Address:

John Wood
20 Waggon Road
Barnet
EN4 0HL

Agent Name & Address:

Drummond Robson
41 Fitzjohn Avenue
Barnet
EN5 2HN

RECOMMENDATION:

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

Ref: 15/04916/FUL **LOCATION:** 20 And Rear Of 18 -22, Waggon Road, Barnet, EN4 0HL



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North



1.0 Note for Members

- 1.1 This application was reported to Planning Committee on 19th December 2017. At that time, Planning Committee resolved to grant planning permission subject to conditions and a S106 agreement to require a contribution towards affordable housing.
- 1.2 The development required a contribution towards affordable housing as the relevant policy at the time (DMPO (2015)) stated that an affordable housing contribution would be required for residential schemes of 10 units or more and/or those with a proposed GIA in excess of 1000sqm. As the proposed scheme has a floor area in excess of 1000sqm, a contribution towards affordable housing was therefore required.
- 1.3 As with many smaller schemes that are required to make a contribution towards affordable housing, there were extensive discussions on the issue of viability and what the development could reasonably sustain in terms of an appropriate financial contribution which extended the timescales. Although agreement was reached, complications with land ownership and finalising the agreement prevent completion.
- 1.4 However, in the interim, with revisions to the National Planning Policy Framework, it now means that affordable housing can only be sought in respect of schemes for 10 or more homes or if the site has an area of 0.5 hectares or more. Neither is applicable in this case and the requirement for an affordable housing contribution for residential scheme with a GIA in excess of 1000sqm has been removed.
- 1.5 As a result, and because of the previous resolution of Planning Committee, the application needs to be reported to Planning Committee again to seek an amendment to the resolution from 'granted subject to conditions and a S106 agreement' to 'granted subject to conditions'.
- 1.6 The planning application and proposed development, in all other respects remains as previously considered and accepted although for information, the officer report is set out below.
- 1.7 One update to that previous report is that due to changes in CIL legislation (April 2019), the scheme is now subject to increased CIL rates of the Mayor of London: £60 per sqm (previously £20).

2.0 Recommendation

- 2.1 That planning permission be granted subject to the following conditions:
 1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.
 2. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.
Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development above ground, full details and materials of the external finishing to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

4. Prior to the commencement of development above ground, full details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings shall be submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure a satisfactory visual appearance and in the interests of highways safety.

5. Prior to the commencement of development above ground, full details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance.

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

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

7. The parking area(s) forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

8. Prior to the commencement of development above ground, full details of the construction of any access roads and junctions and any other highway alterations associated with the development shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.

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

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

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

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

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

11. The glazing to be installed in the first floor flank elevations of the replacement dwelling and the new dwellings shall be in obscured glass and fixed shut to a height of 1.7m above the floor level of the room to which they relate. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

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

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

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

- h. Details of overland flow routes for exceedance events; and
- i. A management plan for future maintenance.

Reason: To ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere and to ensure implementation and adequate maintenance.

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

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

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

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

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

- a. Fabric Energy Efficiency performance (inclusive of the use of energy efficient fittings) and the benefits of passive design;
- b. The potential to connect to existing or proposed decentralised energy networks; and
- c. Demonstrating the feasibility and use of zero and low carbon technology.

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

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

- 16. No works or development shall take place until the ecological enhancements recommended in the submitted Ecological Appraisal have been submitted to and approved in writing by the Local Planning Authority. The ecological

enhancements shall include the planting of native/wildlife friendly species, installation of 3 bat boxes to the south/ south west elevations of the new buildings, butterfly houses, a stag beetle loggery and 3 x bird boxes.

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

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

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) Classes A, B, D and E, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To prevent the overdevelopment of the sites and in the interests of residential amenity and protection of retained trees

18. The development, including demolition of the existing dwelling, shall not commence until a construction management plan has been submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:

a. A photographic condition survey of the public roads, footways and verges leading to the site;

b. Details of construction access and associated traffic management;

c. Arrangements for the loading, unloading and turning of delivery, construction and service vehicles;

d. Arrangements for the parking of contractors' vehicles;

e. Arrangements for wheel cleaning;

f. Arrangements for the storage of materials;

g. Hours of work;

h. The storage and removal of excavation material;

i. Measures to reduce danger to cyclists;

j. Dust mitigation measures; and

k. Membership of the Considerate Contractors Scheme. The development shall be carried out in accordance with the approved construction management plan unless otherwise agreed by the Local Planning Authority.

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

Addendum – Original Report to Planning Committee

1. Site and Surroundings

- 1.1 The application site comprises number 20 Waggon Road and parts of the rear gardens of numbers 18 and 22 Waggon Road. Number 20 Waggon Road is a 2 storey detached single family dwelling located on the southern side of the road. The site has a single point of vehicular access and parking for a minimum of 4 cars on the front driveway of the property.
- 1.2 The surrounding area is residential in character, mainly characterised by large detached dwellings. Warner Close is located to the east of the application site and contains 4 dwellings to the rear of numbers 10-16 Waggon Road accessed via Sandridge Close.
- 1.3 The metropolitan Green Belt lies to north of the application site on the opposite side of Waggon Road.
- 1.4 Monken Mead Brook defines the rear (southern) site boundary.
- 1.5 There are a number of mature trees on the application site, but these are not subject to a Tree Preservation Order.

2. Proposal

- 2.1 Permission is sought for the erection of 3 detached dwellings to the rear of numbers 18-22 Waggon Road. The dwellings would extend on from the existing dwellings located to the rear of numbers 10-16 Waggon Road (Warner Close).
- 2.2 The existing dwelling at number 20 Waggon Road will be demolished and will be replaced by a new detached 5-bed single family dwelling.
- 2.3 An access road will be provided to the side of the replacement dwelling which will provide access to the new dwellings at the rear of the site.
- 2.4 The existing access on to Waggon Road will be widened to allow for a wider access which can accommodate 2-way traffic.
- 2.5 Each of the new dwellings will have 2 on-site car parking spaces and there are 6 additional spaces allocated for visitors.
- 2.6 The application has been brought to committee at the request of a Local Councillor.

3. Relevant Planning Decisions

- 3.1 There are no planning decisions directly relevant at the subject site. However, the following planning decisions are considered relevant to the consideration of this application:

Number 6 Waggon Road - TP/01/1157

- 3.2 Redevelopment involving demolition of no 6 Waggon Road, construction of access road and erection of 3 detached 2-storey dwelling houses and two semi-detached dwelling houses with associated garages - Granted with conditions 18.12.2001
This application led to the formation of Sandridge located to the east of the subject site.

Rear of 10-16 Waggon Road - TP/05/1039

- 3.3 Redevelopment of site by the erection of four two-storey detached houses with accommodation in roof space involving rear dormers, together with garages and access from Sandridge Close - Granted with conditions 31.8.2005

This application led to the formation of Warner Close located immediately to the east of the subject site.

4. Consultations

Statutory and non-statutory consultees

Tree Officer

- 4.1 The Council's Tree Officer has inspected the revised proposal (drawings submitted April 2017) and has visited the site to assess the impact of the proposed development on existing trees. The Officer recognises that the development will lead to the loss of a mature Poplar tree however, he considers that given that it a mature specimen, with a future lifespan of 30-50 years, it does not warrant protection by way of a Tree Preservation Order (TPO). Furthermore, this existing tree is suppressing several other younger trees of various species (including excellent examples of Oak and Beech) which could grow to form large trees that could exist and provide significant amenity and ecological benefits for 250+ years. The tree Officer advises that these 'other' trees could warrant protection by TPO.

Traffic and Transportation

- 4.2 No objections subject to conditions and a directive.

Housing Development

- 4.3 Although the development comprises less than 10 units meaning that normally there would be no requirement to provide affordable housing on-site, the current proposal would have a GIA in excess of 1000 sq.m and, therefore, a contribution towards Affordable Housing would be required in line with the Council S106 SPD (2016).

SUDs Officer

- 4.4 A detailed SUDs drainage strategy will need to be submitted.

Environment Agency

- 4.5 No objections to the proposed development on flood risk safety grounds. The proposal leaves at least 8 metres of undeveloped buffer between the Monken Mead Brook and proposed dwellings. Our detailed fluvial modelling shows that the site

does not lie in Flood Zone 3 or 2 and should therefore falls under our Flood Risk Standing Advice.

Public

4.6 Consultation letters were sent to 23 neighbouring properties. The consultation period ended on 21.12.2015. 15 letters of objection were submitted in relation to the original consultation. The following objections were raised (in summary):

- Close to adjoining properties;
- Strain on existing community facilities;
- Over development - Four houses on a single plot on Waggon Road (only modestly larger with the rear of 18 and 22), will create four cramped 5 bed houses which will over develop this particular part of Waggon Road, and reduce the amount of green space;
- Will change the spacious character of Waggon Road and will result in a cramped housing development;
- Increase in traffic and congestion: adding another road junction in this part of the road will lead to increased traffic and congestion;
- Will increase parking problems on Waggon Road;
- Will reduce privacy for all surrounding houses;
- Strain on existing community facilities & roads;
- Inadequate access;
- New access would pose greater risk to pedestrians by increasing the number of access roads off Waggon Road;
- Affect local ecology;
- Inadequate parking provision;
- Inadequate public transport provision;
- Increase in pollution;
- Loss of light;
- Noise nuisance;
- Conflict with Local Plan;
- Excess traffic which has already increased due to new flatted developments in Cockfosters Road.
- Will de-value neighbouring properties and make the area less desirable
- Loss of trees
- Increased risk of flooding
- Too close to neighbouring gardens in Kingwell Road
- Development too high
- More open space needed on development
- Overbearing impact on number 4 Warner Close
- Loss of sunlight and daylight to number 4 Warner Close
- The removal of 19 trees will destroy the green character along Monken Mead.
- Will result in the loss of 2 'Black Poplars' which the Forestry Commission say is one of the most endangered timber trees in Britain.
- Density too high for area
- The recent rejection of a similar planning application at number 21 Lancaster Avenue sets an important precedent – while that application was in a Conservation Area it is important that the overall character of Hadley Wood is preserved.
- A petition containing 66 signatories was also submitted raising the following concerns:

- *The development will involve the removal of 19 trees which will harm the unique character of the area;*
- *The increased density of housing is inappropriate for the site and will encourage further over development in the area;*
- *The development will increase congestion and parking problems on this part of Waggon Road;*
- *Loss of the existing green space will have a negative impact on the climate, wildlife and flood risk;*
- *The proposed houses will significantly reduce privacy for all surrounding properties on Waggon Road, Warner Close and Kingwell Road; and*
- *The proposal will increase the strain on existing community facilities.*

4.7 Since the original round of consultation 2 rounds of revised drawings have been submitted. These have sought to address concerns raised by Officers and neighbouring occupiers. The dwellings to the rear of the site have been reduced in size and the spacing between the properties increased. The dwellings have also been re-positioned to move them away from Monken Mead Brook and therefore further away from properties in Kingwell Road. Further consultation took place between 27.4.2017 and 11.5.2017. 15 objections were received. The following comments were made (in summary):

- Affect local ecology;
- Close to adjoining properties;
- Conflict with local plan;
- Development too high;
- General dislike of proposal;
- Inadequate access;
- Inadequate parking provision;
- Inadequate public transport provisions;
- Increase in traffic;
- Increase of pollution;
- Loss of light;
- Loss of parking;
- Loss of privacy;
- More open space needed on development;
- No Opinion expressed on development;
- Noise nuisance;
- Out of keeping with character of area;
- Over development;
- Strain on existing community facilities;
- Owner of 22 Waggon Road has stated they have no interest in selling their land and never will do;
- Increase danger of flooding;
- Information missing from plans;
- Loss of trees will harm character of the area contrary to DMD 7;
- Proposal does not follow building line of Warner Close and dwellings are higher;
- There is no flood risk assessment; and
- The addition of dormer windows will lead to loss of privacy.

4.8 The petition previously submitted with 66 signatories has also been resubmitted following the additional round of consultation.

5. Relevant Policy

5.1 London Plan

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing development
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on schemes
Policy 3.13	Affordable housing thresholds
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Waste self sufficiency
Policy 6.13	Parking
Policy 7.1	Lifetime Neighbourhoods
Policy 7.4	Local character
Policy 7.6	Architecture

5.2 Core Strategy

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

5.3 Development Management Document

DMD2	Affordable Housing on Sites of less than 10 units
DMD3	Providing a Mix of Different Sized Homes
DMD4	Loss of existing residential units
DMD5	Residential Conversions
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development

DMD38	Design Process
DMD45	Parking Standards and Layout
DMD49	Sustainable Design and Construction Statements
DMD 51	Energy Efficient
DMD 53	Low and zero carbon Technology
DMD 54	Allowable Solutions
DMD 55	Use of Roof Space/ Vertical Services
DMD 56	Heating and Cooling
DMD 57	Responsible Sourcing of Materials
DMD 58	Water Efficiency
DMD 59	Avoiding and Reducing Flood Risk
DMD 60	Assessing Flood Risk
DMD 61	Managing Surface Water
DMD 68	Noise
DMD 69	Light Pollution
DMD 78	Nature Conservation
DMD 79	Ecological Enhancements
DMD 80	Trees
DMD 83	Development adjacent to Green Belt

5.4 Other Material Considerations

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

6. **Analysis**

Principle

- 6.1 The National Planning Policy Framework (NPPF) and London Plan advise that Local Authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable and inclusive and mixed communities. In addition, they advocate the efficient use of brown field sites provided that it is not of high environmental value. Policy 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected.
- 6.2 In broad terms, the proposal to provide residential accommodation would contribute to the strategic housing needs of Greater London and increase the housing stock of the Borough. Therefore, the proposals are considered to be consistent with the aims and objectives of both strategic and local planning policies in this regard.
- 6.3 In addition, the principle of providing detached single family dwellings to the rear of this site is acceptable. Whilst local objections have been noted concerning back land development in this characteristically low density suburban location, provided that the proposals do not cause harm to the established character and appearance of the area or neighbouring amenity, it is not considered a refusal in principle could be supported. The 3 new dwellings to the rear and the dwelling to be replaced the existing property would each provide 5 bed, family accommodation would reflect the priorities identified in the "Monitoring Report and Housing Trajectory 2015" which seeks a greater provision of family accommodation (3+ bedroom homes) for which there is a deficit within the borough.

- 6.4 There is existing evidence of backland (or development of rear gardens) along Waggon Road. Sandridge Close and Warner Close immediately to the east of the subject site were both granted planning permission in the early 2000's and represent a material consideration in the assessment of the current proposal (see planning history section of this report) as they now contribute to establishing the character of the locality which forms the context for the consideration of this application.
- 6.5 Notwithstanding the above, the proposal must be judged on its own merits and it raises additional issues of density, scale, site coverage, context and the impact on the amenities of neighbours. In this context, Policy DMD 7 relates to the development of garden land. The policy states that the Council will seek to protect and enhance the positive contribution gardens make to the character of the borough. Development on garden land will only be permitted if all of the following criteria are met (in summary):
- The development does not harm the character of the area;
 - Increased density is appropriate taking into account the site context;
 - The original plot is of sufficient size to allow for additional dwellings;
 - The development must not have an adverse impact on residential amenity within the development or the existing pattern of development in the locality;
 - Garden space and quality must be adequate for new and existing dwellings; and
 - The proposal provides appropriate access to the public highway.
- 6.6 The current proposal therefore must be assessed in relation to this policy. The development will be expected to respect the established character of Waggon Road having regard to density and scale, quality of design and appearance, impact on neighbouring amenities and parking provision.

Impact on the Character of the Area

- 6.7 Core Policy 30 of the Core Strategy and Development Management Document Policy 37 both aim to ensure that a high standard of design is achieved in all development. In addition Policy 7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings.
- 6.8 With regard to the design approach to the proposed development, the current development would involve the demolition of the existing dwelling (number 20) fronting Waggon Road and its replacement with a narrower hipped crown roof dwelling house. The dwelling has been reduced in width to allow for the new access road to the dwellings at the rear of the site. The dwelling would set in adequately from both side boundaries (minimum of 1m to the west) and would match the eaves height of the immediately neighbouring properties. The ridge height would be below the existing. The front building line of the property would step back between numbers 22 and 18 Waggon Road and would effectively provide a transition between the 2 properties.
- 6.9 With regard to the crown roof, this would measure 7.3m in width and a maximum of 6m in depth. Due to its siting it would not be highly discernible when viewed from the street scene. The immediately neighbouring properties to each side do not have crown roofs, however, they are not uncommon within the wider area and, due to the lack of visibility, it is considered that it would not warrant the refusal of planning permission in this instance.

- 6.10 Overall, it is considered that the design of the dwelling fronting Waggon Road is acceptable, and it would relate in scale and design to the immediately neighbouring properties.
- 6.1 With regard to the proposed dwellings to the rear of the site, as stated previously, the principle of building within the rear gardens of existing dwelling houses has been established within the immediate area (see the planning history section of this report) and therefore it would be difficult to raise an in principle objection to the current scheme.
- 6.12 As well as the granting of Sandridge Close and Warner Close in the early 2000's, there are other more recent examples of backland development within Hadley Wood particularly in Camlet Way and Beech Hill. The critical issue is whether, through the development of this backland site, the overall character of Hadley Wood would be unacceptably eroded. This will largely depend on the visibility of the proposed development, particularly when viewed from Waggon Road and Kingwell Road. The overall character and appearance of the area is large single family dwellings set in substantial plots and it is this character that should seek to be retained by limiting the scale and density of development to the rear of the established residential roads.
- 6.13 In this instance, it is considered that, given the presence of Warner Close immediately to the east of the subject site it would be extremely difficult to sustain an objection to the development in principle where it will not be visually dominant when viewed from Waggon Road or Kingwell Road. The proposed dwelling would be positioned in the rear portion of the site set back from the existing dwellings in Waggon Road by in excess of 50m. In addition, whilst being a similar height to the proposed new dwelling in Waggon Road the dwellings would be positioned on a lower ground level which would reduce their prominence and will mean they will not be visible in the Waggon Road street scene. Similarly, the dwellings would not be highly visible in the Kingwell Road street scene being set back from the rear of the existing properties in Waggon road by approximately 60m.
- 6.14 Furthermore, the proposed development has been amended so that the new dwellings form a more consistent building line with the existing dwellings in Warner Close. Previously the building staggered back towards the existing properties in Kingwell Road but the amendments have resulted in the 3 properties being built in line with the nearest neighbouring property in Warner Close. This does not continue the existing stagger which would be most appropriate however, it is considered to adequately respect the character and pattern of existing development and it is considered would not warrant refusal of planning permission.
- 6.15 Ideally, the proposed development would form an extension to Warner Close, not only in the built form, but also in the access arrangement. However, the applicant advised that Warner Close is a private, gated road thus the applicant would need to negotiate for it to be extended, which is likely to be met with resistance from the current owners of the houses along Warner Close, particularly those who own garages at the end of the street. Therefore, the new, north-south route is necessary in order to gain access to the site. Having regard to this, it is accepted that the proposal must be considered as submitted with the access from Waggon Road. It is acknowledged that this creates a more piecemeal form of development which would be more visually intrusive and more erosive to the overall character of the area. However, the new access arrangement alone is not considered robust reason to warrant the refusal of planning permission especially considering other similar

developments existing in Hadley Wood and the lack of visibility of the remainder of the development to the rear of the site.

- 6.16 Having regard to the proposed dwellings themselves, they would maintain a similar footprint and design to the existing dwellings in Warner Close. The dwellings would be 2 storey with hipped crown roofs and accommodation in the roof space, each with 2 rear dormers (the same as Warner Close). There would be a separation of 3m between the properties which is greater than that of Warner Close where a distance of 2m is maintained.
- 6.17 Overall, it is considered that the dwellings present an acceptable scale of development compatible with existing dwellings in the immediate vicinity of the site in terms of size and design.

Residential Amenity

Replacement Dwelling

- 6.18 With regard to the impact on the amenities of existing neighbouring occupiers, the main impact would be for the occupiers of numbers 18 and 22 Waggon Road. In relation to number 18, the proposed dwelling would not breach a 45 degree or 30 degree angle from the nearest front or rear windows at this property and therefore the development would not result in an unacceptable loss of light or outlook.
- 6.19 In relation to privacy, no first floor flank windows are proposed facing towards number 18 Waggon Road and the development will not result in an unacceptable loss of privacy.
- 6.20 Number 22 Waggon Road is located to the west of the proposed replacement dwelling. The new dwelling would extend further rearward in the site than the existing house however it would not breach a 45 degree or 30 degree angle from the nearest ground or first floor windows at number 22 Waggon Road. Again, although matters will change for people living nearby, the development would not result in an unacceptable loss of light or outlook and nor would it be overly dominant.
- 6.21 At the front, the new dwelling would be contained within the front building line of number 22 Waggon Road and therefore would not result in a loss of light or outlook to the nearest forward facing windows.
- 6.22 With regard to privacy, 2 obscure glazed windows are proposed in the first floor flank elevation. These would serve en-suite bathrooms and a condition will be attached to ensure they are obscure glazed and non-opening unless 1.7m above internal floor level. This will prevent any loss of privacy for the neighbouring occupiers.

New Dwellings

- 6.23 The 3 new dwellings would be separated from the existing dwellings on Waggon Road and Kingwell Road by in excess of 50m (which exceeds the requirements of DMD 10 (Distancing)). The dwellings therefore will not result in a loss of light or outlook to the rear windows of existing residential properties.
- 6.24 Furthermore, the dwellings would not result in an unacceptable loss of privacy for neighbouring residential occupiers. The provision of windows to the front and rear of the building (including dormer windows in the rear elevation) are considered acceptable given the separation to the existing dwellings in Waggon Road and

Kingwell Road. The windows will afford overlooking of the neighbouring gardens, however, given this is a suburban residential setting the level of overlooking is not considered unacceptable. Furthermore, the tree screening to the rear of the site will be retained which will minimise the impact. This will be required by condition.

- 6.25 Each of the new dwellings would only have 1 first floor flank window. This would serve a secondary window serving a bathroom and therefore would be obscure-glazed and non-opening. This can be secured by condition.
- 6.26 In terms of appearing overly dominant, the dwellings have been moved away from the boundary with properties in Kingwell Road and have been reduced in height to match the existing dwellings in Warner Close. Therefore, whilst the buildings will be visible from the rear of the Kingwell Road gardens, the development has been reduced to limit the impact. It is considered that the development as now proposed would, on balance, not have an unacceptable impact and would not appear overly dominant so as to warrant the refusal of planning permission.
- 6.27 The nearest residential property will be number 4 Warner Close. The closest new dwelling would be separated from this property by 3m and would be located to the side of the property. It would have a consistent front building line with the existing neighbouring dwelling and at the rear it would extend beyond it by approximately 1m. The new dwelling would not breach a 45 degree or 30 degree angle from the nearest ground floor or first floor windows and would therefore would not result in an unacceptable loss of light or outlook and nor would it be overly dominant.

Quality of the Residential Environment Created

- 6.28 The Nationally Described space standards (*Table 1*) set out the minimum floor areas for new dwellings. The proposed new dwellings would each have a maximum of 6 bedrooms (the games room in the lofts are being considered as bedrooms for the purposes of this assessment) and should have a minimum GIA of 138 sq.m with 4 sq.m of built in storage.
- 6.29 The replacement dwelling would have a GIA of 354 sq.m and the new dwellings to the rear of the site would each have a GIA of 385 sq.m. The dwellings therefore will exceed the required standards. The rooms would all be regularly shaped and useable and have access to natural light and ventilation.

Amenity Space Provision

- 6.30 DMD 9 requires that the new dwellings of this size should each be provided with a minimum 29 sq.m of private amenity space with an average of 44 sq.m private amenity space across the whole site.
- 6.31 The replacement dwelling will retain a garden area of 560 sq.m. The new dwellings would each have a garden area of a minimum of 300 sq.m.
- 6.32 The development therefore numerically meets the required standard. There are a number of mature trees in the proposed garden areas which will to some extent hinder the usability of the proposed garden spaces in terms of the trees themselves and the overshadowing created. However, given the overall size of the gardens which are well in excess of Council standards, this is considered to provide acceptable amenity provision for future residents.

Car Parking, Servicing and Traffic Generation

- 6.33 Fifteen on site car parking spaces are proposed. At the front of the site the new dwelling fronting Waggon Road will have 3 car parking spaces. The 3 new dwellings at the rear of the site will each have 2 allocated car parking spaces and 6 additional visitor spaces. The proposal also involves the modification of the existing point of vehicular access to allow two-way vehicle movements.
- 6.34 The Council's Traffic and Transportation Department have commented on the proposal. They advise that whilst there is a slight overprovision of car parking, the low PTAL means this level of parking would be acceptable.
- 6.35 With regard to the access road, it is wide enough for two-way vehicle movements and servicing can take place off street for all the new houses.

Sustainability

Biodiversity

- 6.36 Core Policy 36 of the Core Strategy seeks to protect, enhance, restore or add to biodiversity interests within the Borough, including parks, playing fields and other sports spaces, green corridors, waterways, sites, habitats and species identified at a European, national, London or local level as being of importance for nature conservation.
- 6.37 The application is accompanied by an Ecological Appraisal which identifies various mitigation measures which should be adopted in order to ensure that there is no harm to protected species. These include the planting of native/wildlife friendly species, installation of 3 bat boxes to the south/ south west elevations, butterfly houses, a stag beetle loggery and 3 bird boxes.
- 6.38 Details of these biodiversity enhancements will be required by condition should planning permission be granted.

Impact on trees

- 6.39 DMD 80 requires consideration to be given to the impact of a proposed development on existing trees. It also requires additional landscaping to be provided where necessary.
- 6.40 The Council's Tree Officer has inspected the proposed development and has visited the site to consider the impact on trees. It is recognised that a number of neighbours have raised concern about the loss of trees on the site and in particular a Poplar tree which they consider provides significant amenity value. It is noted that none of the trees on the site at present are subject to a Tree Preservation Order.
- 6.41 The Tree Officer has advised that whilst the Poplar tree is a large mature tree of moderately significant amenity value, the tree is a mature example and realistically only has 30-50 years before it will decline in condition and will require significant remedial action (significant pruning or removal). This is due to the characteristics of the species which does not have a long lifespan and easily succumbs to various decay causing organisms rendering the tree unsafe. However, there are several other younger trees of various species that are currently suppressed by the Poplar. These trees include excellent examples of Oak and Beech which will grow to form large trees that could exist and provide significant amenity and ecological benefits for

250+ years. In light of this the Tree Officer has recommended accepting removal of the Poplar tree but would suggest placing a Tree Preservation Order on the 'other' trees to protect the valuable specimens as well as providing important screening value to the development.

- 6.42 The Tree Officer has advised that he does not take tree removal lightly. However, in this case the long term benefits of the 'other' trees, including the oak and beech, located nearer the brook and further from the proposed development will outweigh the short term immediate benefits the poplar provides, including maintaining a screen between the development and neighbouring properties. Additional planting to improve the screen could be required by condition.

Energy

- 6.43 The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. A 35% CO2 reduction is required for new residential units having regard to economic viability and technical feasibility. An energy statement has been submitted with this application which demonstrates that an 8% reduction can be achieved. This falls below the required standard and the report does not demonstrate that there are sufficient technical or economic reasons that prohibit the achievement of a higher standard. In light of this it is recommended that a revised energy statement be submitted by condition.
- 6.44 In addition, water efficiency measures will need to be provided. Submitted details will need to demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day. This will be required by condition.

Flood Risk

- 6.45 DMD 60 requires new developments to be assessed in relation to their potential for increasing the risk of flooding. The current proposal has been inspected by the Environment Agency and they advise that they have no objection to the development on flood risk safety grounds. The proposal does not lie within Flood Zone 2 or 3 and the proposal leaves at least 8m of undeveloped buffer between Monken Mead Brook and the proposed dwellings. Therefore, no objection is raised to the development in this regard.

Sustainable Urban Drainage SUDs

- 6.46 DMD 61 relates to the management of surface water. A Drainage Strategy is required to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS)
- 6.47 The proposed development must incorporate a sustainable urban drainage system in accordance with the quality and quantity requirements set out in the London Plan Drainage Hierarchy and the Development Management Document. The post-development runoff rate must be lower than the pre-development runoff rate and achieve greenfield runoff rates if possible.

The sustainable urban drainage strategy should include:

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

This will be required by condition.

s106 Contributions

- 6.48 On November 28th 2014 the Minister for Housing and Planning state announced, in a written ministerial statement, S106 planning obligation measures to support small scale developers and self-builders. Paragraphs 12 to 23 of the National Planning Policy Guidance (NPPG) were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from small scale developments containing 10 units or less with a gross area of no more than 1000 sq m.
- 6.49 In April 2015, the Government's new policy approach was challenged in the High Court by two Local Authorities (West Berkshire District Council and Reading Borough Council). The challenge in the High Court was successful and on 31st July 2015, Mr Justice Holgate quashed the Secretary of State's decision to adopt the new policy by way of written ministerial statement. As a consequence, paragraphs 12 to 23 of the Planning Obligations section of the National Planning Practice Guidance (NPPG) were removed.
- 6.50 The Government subsequently appealed the High Court decision. The Court of Appeal on the 11th May 2016 upheld the Government's position set out in the 28th November 2014 written ministerial statement; this reinstates the small sites exemption from paying S106 affordable housing and other tariff style contributions and also reinstates the vacant building credit
- 6.51 The Court of Appeal found the written ministerial statement to be lawful; however, in making the judgement the Court found that the statement should not be applied as a blanket exemption which overrides the statutory development plan and the weight given to the statutory development plan is a consideration to be made by the Local Planning Authority.
- 6.52 As a result of this The London Borough of Enfield will no longer be seeking contributions for education on schemes which are 11 units and below. However, it will be seeking Affordable Housing contributions on schemes which are 10 units or less which have a combined gross floor space of more than 1000sqm. This is in conjunction with the criteria stipulated within the Planning Practice Guidance.
- 6.53 The current proposal would have a GIA in excess of 1000 sq.m and therefore a contribution towards Affordable Housing would be required in line with the Council s106 SPD (2016).
- 6.54 The financial contribution towards affordable housing is calculated at £544,732. However, in line with the s106 SPD the applicant has submitted a Viability Statement

which concludes that no contribution to Affordable Housing can be made if the proposal is to be economically viable.

- 6.55 The submitted Viability Statement has been reviewed by an independent viability assessor who has confirmed that in their view the scheme will not be economically viable if a contribution is made towards Affordable Housing.
- 6.56 The viability assessor acknowledges the significant costs associated with this proposal and most notably the cost of acquiring parts of the rear gardens of number 18 and 22 Waggon Road which he recognises would be likely to be in excess of £600,000 (negotiations are ongoing) and also the cost of the construction of a new access road.
- 6.57 Therefore, based on the figures provided, no contribution towards s106 Affordable Housing is offered. However, it is acknowledged that residual valuations are highly sensitive to changes in costs and values over time, therefore it is considered that a deferred contribution mechanism is appropriate, based on outturn costs and values, so that if improvements in viability result in a profit surplus being generated, the payment of affordable housing contributions can be triggered, compliant with the aspirations of the SPD.
- 6.58 In order to realise any greater value, to enable the LPA to “claw-back” money on any surplus achieved above what has been stated, a review mechanism will be including in the s106 agreement.

Community Infrastructure Levy

Mayoral CIL

- 6.59 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by the Outer London weight of £20 together with a monthly indexation figure.
- 6.60 The current proposal has a net gain in additional floorspace of 1144.24sq.m. The contribution required is therefore:

$$1144.24\text{sqm} \times £20 \times 283 / 223 = £29,042.15$$

Enfield CIL

- 6.61 On 1 April 2016, the Council introduced its own CIL. The money collected from the levy (Regulation 123 Infrastructure List) will fund rail and causeway infrastructure for Meridian Water.
- 6.62 The applicable CIL rate is be £120 per square metre together with a monthly indexation figure. The contribution required is therefore:

$$120/\text{m}^2 \times 1144.24\text{m}^2 \times 283/274 = £141,818.94$$

- 6.63 These figures are liable to change when the CIL liability notice is issued.

7. Conclusion

- 7.1 The proposed development would provide much needed family sized housing for the borough while minimising the impact on the character and appearance of the surrounding area and neighbouring amenity. Having regard to the above it is recommended that planning permission be granted subject to conditions.

ABBREVIATIONS

AB	At Risk	DH	Dust Height	PRF	Post & Rail Fence
B	Barbed or Bottom Heights	DP	Down Pipe	PROF	Profile in the Fence
BB	Barbed Beacon	ECB	Electricity Control Box	R	Render
BD	Back Drop	ELEC	Electricity	RAD	Radiation
BH	Borehole or Beam Height	EP	Electricity Pole	RE	Reading Eye
BL	Bed Level	FB	Flower Bed	RG	Rough Ground
BP	Bike Pavers	PH	Flue Height	RS	Road Signs
BFW	Bike Relieving Wall	FL	Floor Level	RSJ	Roller Steel Joint
BS	Bus Stop	G	Gully	RWP	Road Water Pipe
BT	Butlin Telecom	GV	Gas Valve	S	Spread or Stone
BTB	BT Control Box	H	Height in Meters	SC	Stop Cock
BW	Back Wall	H	Window Head Height	SL	Soft Level or Skylight
BWF	Barbed Wire Fence	HT	Height	SP	Arch Scaffolding Height
C	Window C Height	IC	Inspection Cover	SPS	Stone Paving Slabs
CB	Control Box	IL	Inset Level	SW	Stone Wall
CBF	Close Barbed Fence	IRF	Iron Rolling Fence	TCSU	Traffic Control
CBW	Concrete Block Wall	IRF	Interlocking Fence	T	Top Height
CCB	Cable TV Control Box	KO	Kerb Outlet	TL	Top Light
CF	Conspicuous Fence	L	Light	TP	Telephone Pole
CL	Cover Level	LP	Lamp Post	TPS	Traffic Parking Slabs
CLF	Chain Link Fence	MH	Manhole	UTL	Unlikely To Lift
CLSF	Chain Link Security Fence	MOR	Marker	V	Vent
CPF	Concrete Panel Fence	OV	Over Flow Pipe	VP	Vent Pipe
CPS	Concrete Paving Slabs	OH	Overhead	W	Window
CR	Arch Crown Height	P	Post	WL	Water Level
CRW	Concrete Retaining Wall	PALF	Palisade Fence	WM	Water Meter
CSU	Cutting Slopes Up	PF	Pipeal Fence	WMF	Water Meter Fence
CTV	Cable Television	PL	Plank	WPF	Wooden Panel Fence
CW	Concrete Wall	PL	Plank	WV	Water Valve
D	Diameter or Doors	PM	Parking Meter	O	Diameter

Top	Barriers	2.28	Floor to Ceiling Height
Bottom	Drop Kerbs	2.28	False Ceiling Height
Overhead Detail	Change in Elevation		Gate
Fences	Overhead Cables		Survey Station
Change in Surface	Edge of Vegetation		Food Water Sewer
			Surface Water Sewer
			Constrained Sewer



PLANNING APPLICATION

/ 25.04.17 Planning application issue.
Rev: Date: Revision:

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Client: MR & MRS J. WOOD

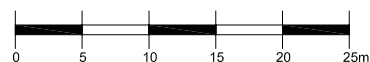
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20 WAGGON ROAD
ENFIELD

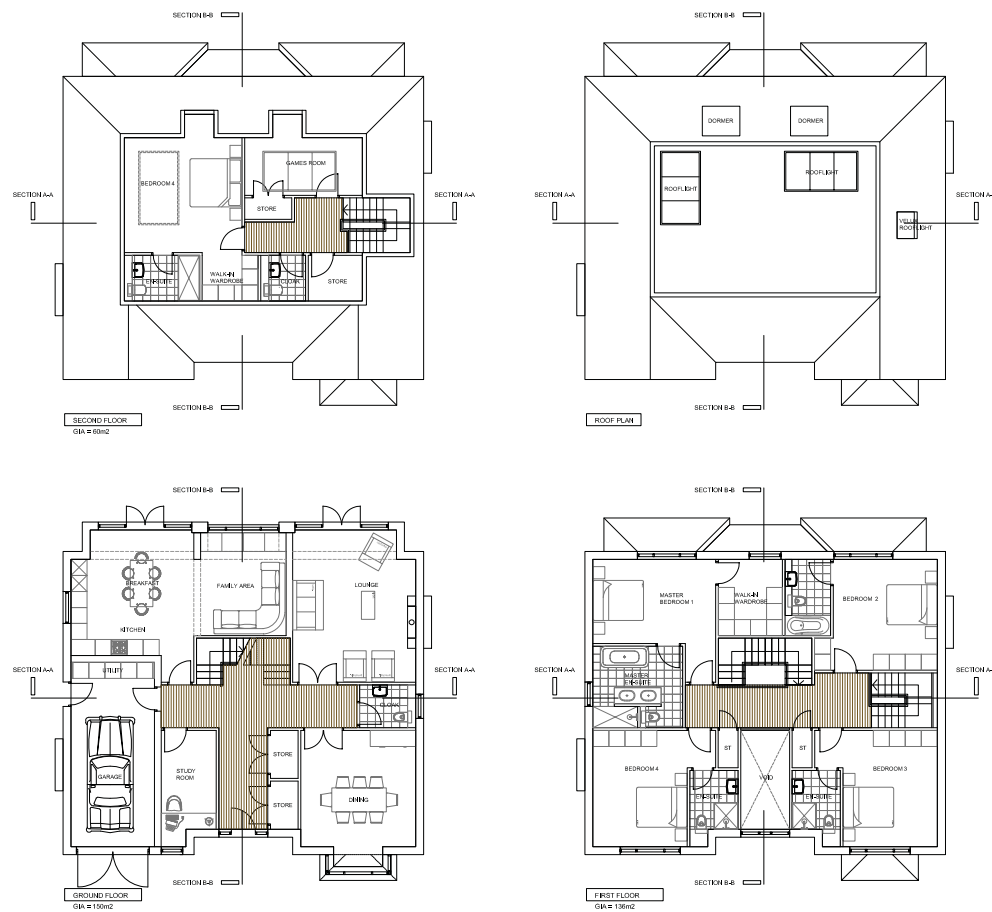
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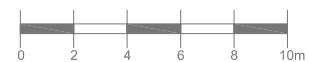
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HOUSE TYPE 2 (5 BED)

TOTAL GIA = 346m2



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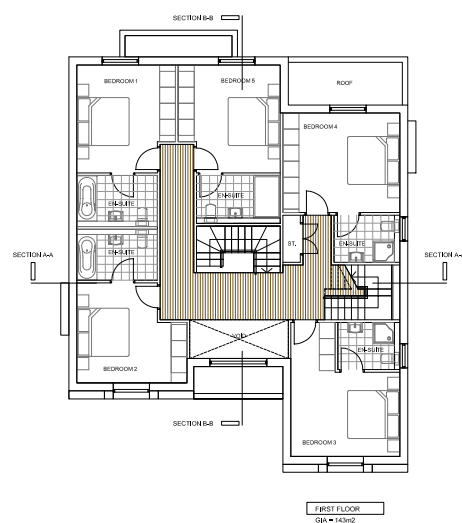
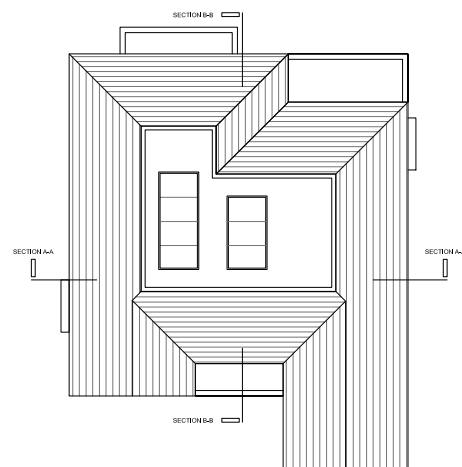
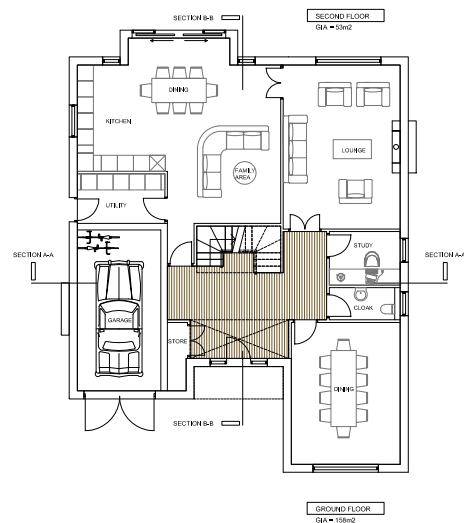
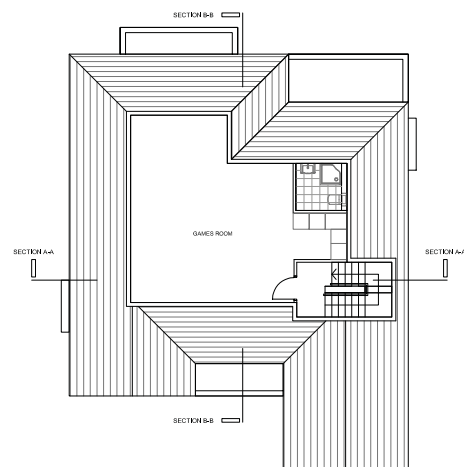
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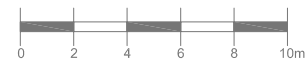
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Drawing no: 1264/P/202 Rev: /



HOUSE TYPE 1 (5 BED)

TOTAL GIA = 354m2



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Client:
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Project: LAND TO THE REAR OF
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ENFIELD

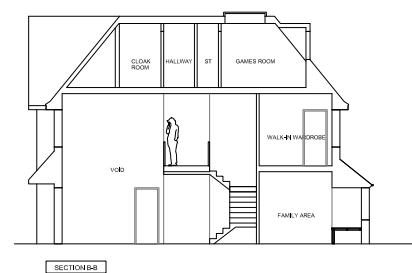
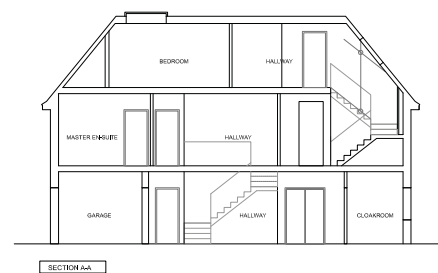
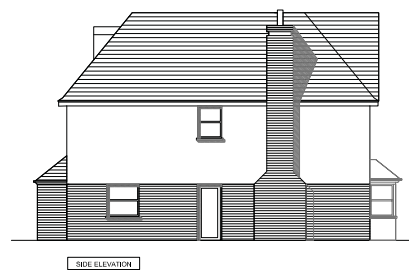
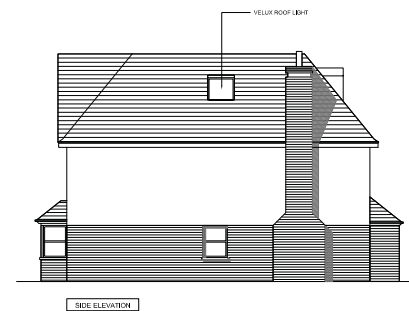
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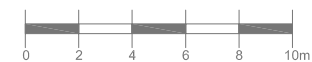
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Drawing no: 1264/P/201

Rev: /



HOUSE TYPE 2 (5 BED)



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Project: LAND TO THE REAR OF
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Drawing: PROPOSED ELEVATIONS
& SECTIONS
(HOUSE TYPE 2)

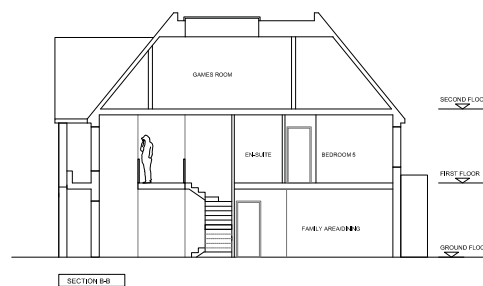
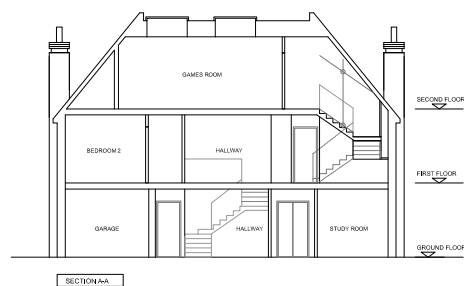
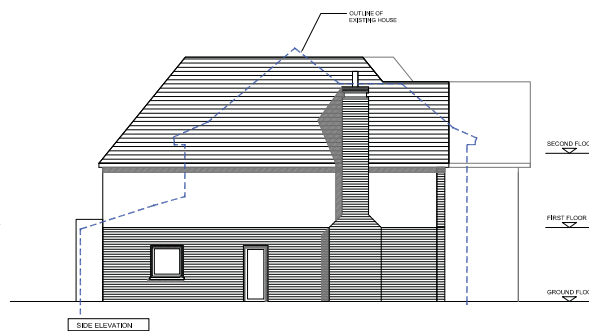
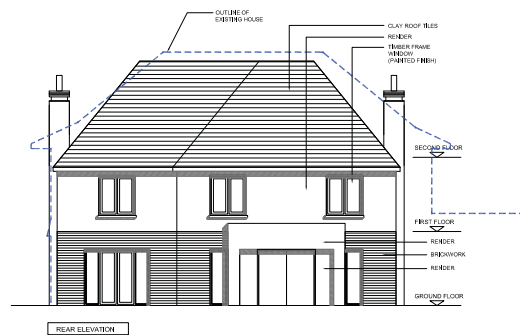
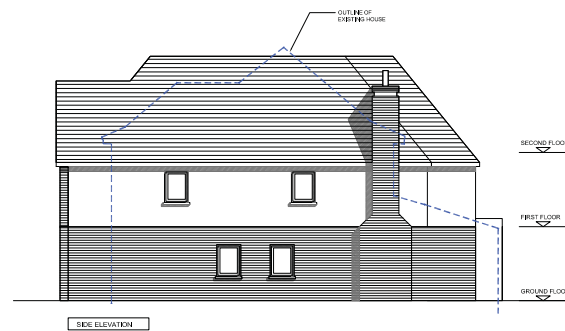
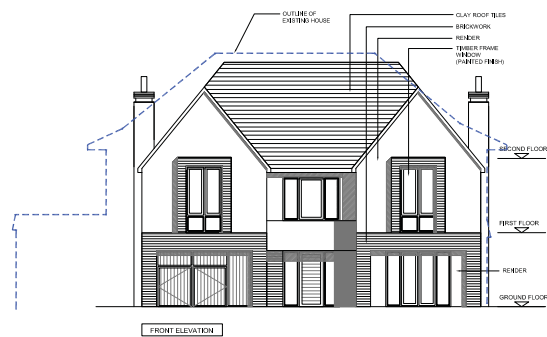
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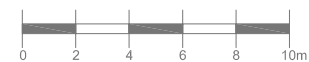
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Drawing no: 1264/P/402

Rev: /



HOUSE TYPE 1 (5 BED)



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Client: MR & MRS J. WOOD

Project: LAND TO THE REAR OF
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ENFIELD

Drawing: PROPOSED ELEVATIONS
& SECTIONS
(HOUSE TYPE 1)

Scale: 1:100@A1 Date: APR 2017

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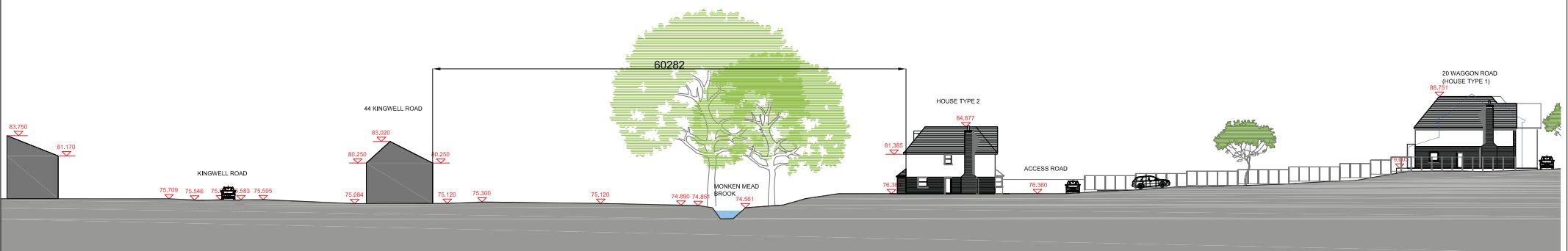
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Drawing no: 1264/P/401



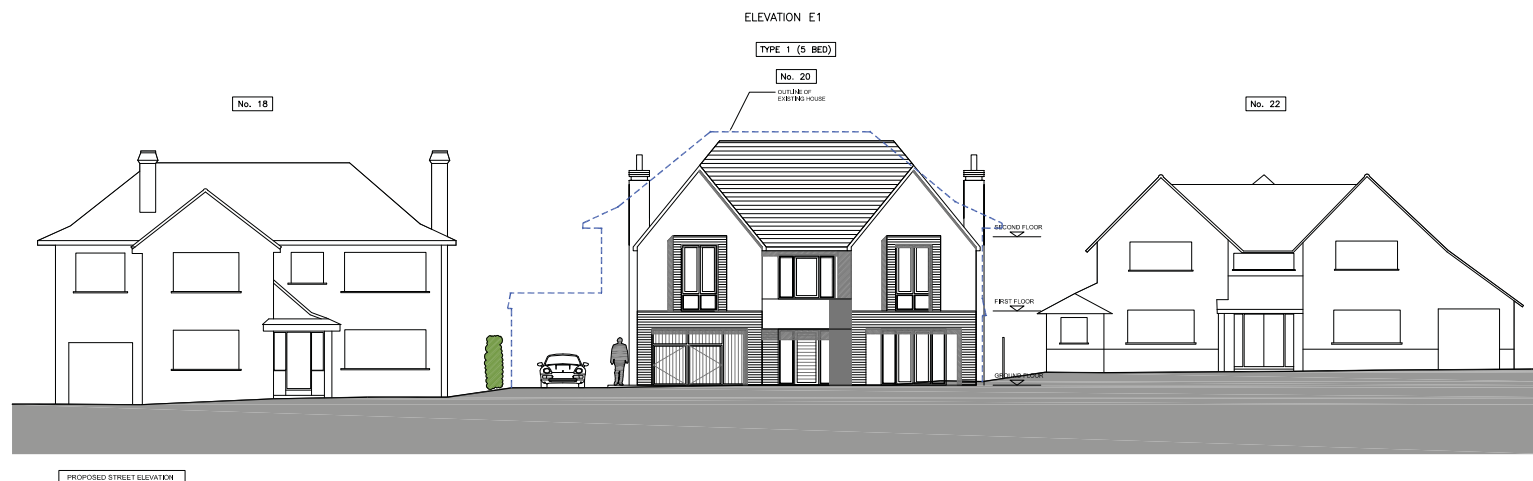
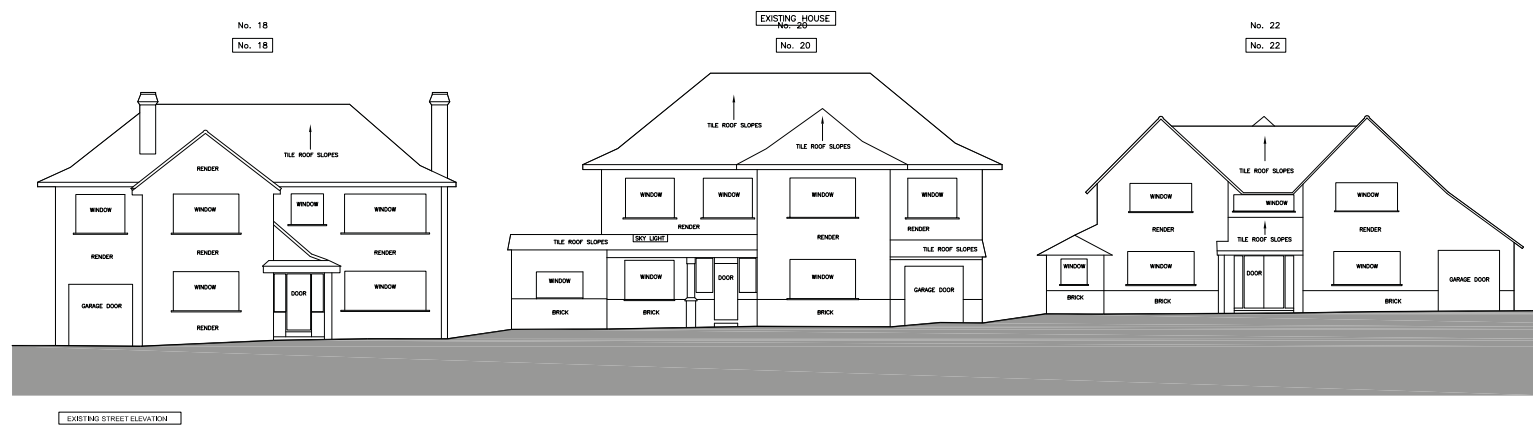
SITE PLAN



SECTION 01-01

PLANNING APPLICATION	
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Check by	capitalarchitecture
Date	10/08/2017
Client	Mrs & Mrs J. VOOO
Project	LAKE TO THE REAR OF 20 WAGGON ROAD, BIRFIELD
Drawn by	PROPOSED SITE PLAN & SECTION 01-01
Scale	1:1000 (S&S)
Drawn by	WVO
Check by	12/08/2017





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Client:
MR & MRS J. WOOD

Project: LAND TO THE REAR OF
20 WAGGON ROAD
ENFIELD

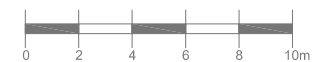
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EXISTING & PROPOSED
STREET ELEVATIONS

Scale: 1:100@A1 Date: APR 2017

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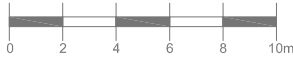
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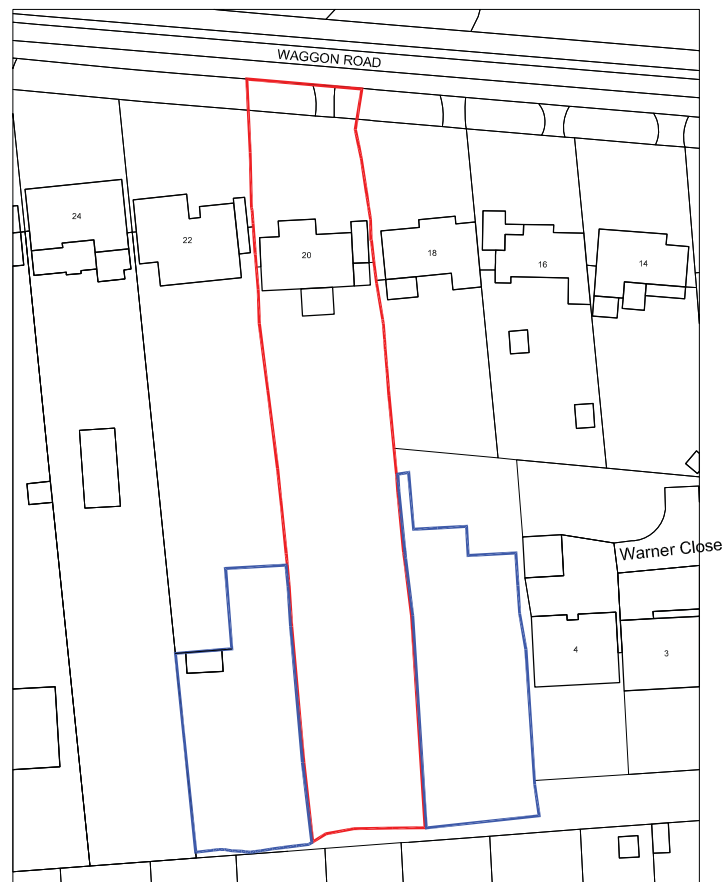




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Client: MR & MRS J. WOOD	
Project: LAND TO THE REAR OF 20 WAGGON ROAD ENFIELD	
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Rev: /	



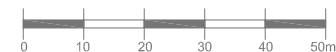


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Client: MR & MRS J. WOOD	
Project: LAND TO THE REAR OF 20 WAGGON ROAD ENFIELD	
Drawing: SITE LOCATION PLAN	
Scale: 1:1250@A4	Date: APR 2017
Drawn: WC	Checked: JB
Drawing no: 1264/P/101	Rev: /



LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date:** 25th February 2020**Report of**

Head of Planning

Contact Officer:

Andy Higham

Claire Williams Jennie Rebairo

Ward:

Bush Hill Park

Ref: 19/01904/VAR**Category:** Major**LOCATION:** Church Street Tennis Courts, Great Cambridge Road, N9**PROPOSAL:** Variation of condition 02 of approval ref: 17/03256/RE4 to allow revisions to southern boundary involving introduction of a vehicle barrier, inclusion of fence line and formation of a chicane to cycle lane.**Applicant Name & Address:**

Matthew Watts
 Enfield Council
 Civic Centre
 Silver Street
 Enfield
 Middlesex
 EN1 3XY
 UK

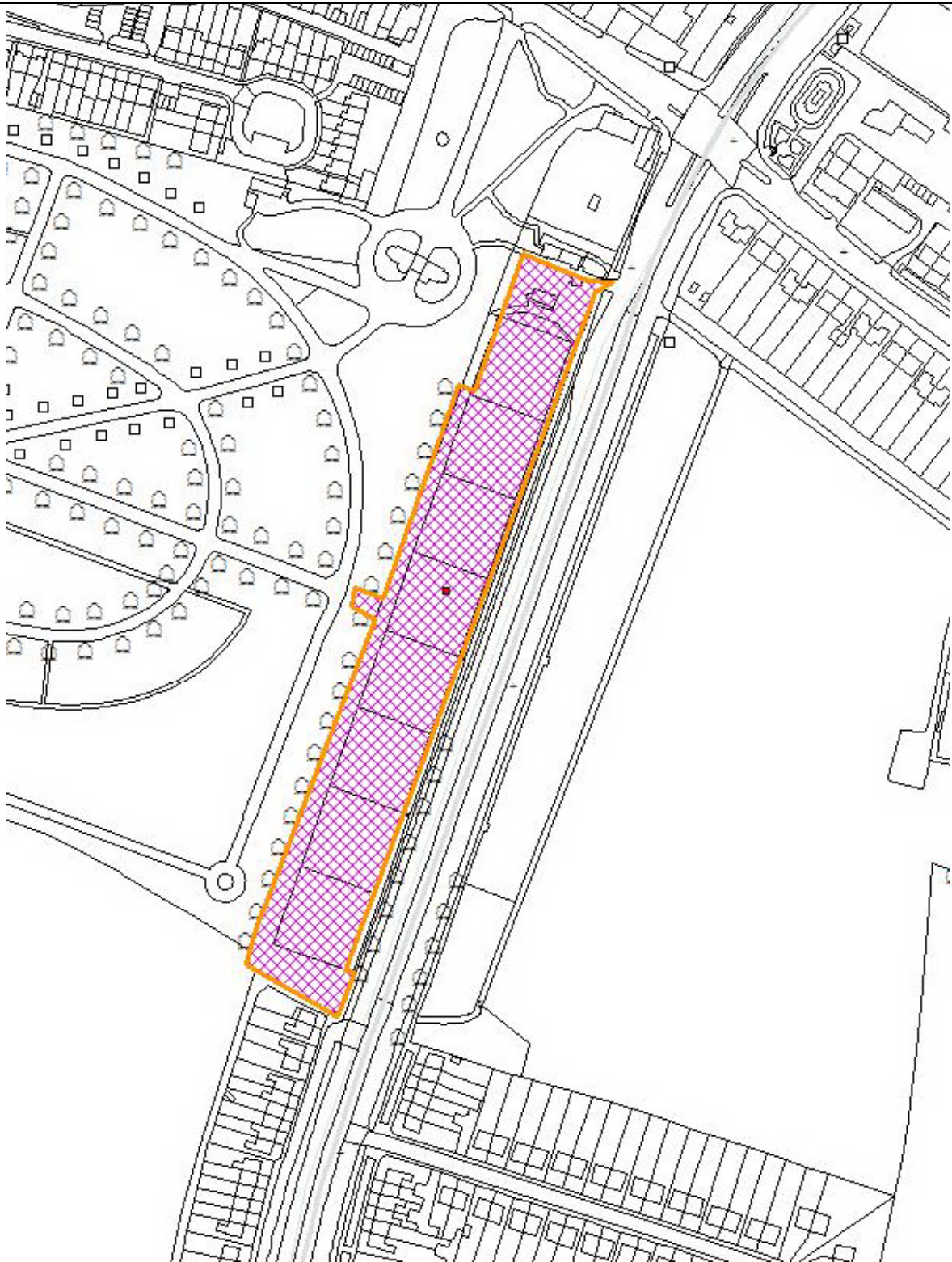
Agent Name & Address:

Callum Whyte
 Ares Landscape Architects
 3.25 East London Works
 75 Whitechapel Road
 London
 E1 1DU
 UK

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management/the Planning Decisions Manager be authorised to GRANT deemed consent subject to conditions.

Ref: 19/01904/VAR LOCATION: Church Street Tennis Courts And Skateboard Park, Great Cambridge Road, London, N9 9HL



1.0 Note for Members:

- 1.1 Although a planning application for this type of development would normally be determined by officers under delegated authority, in accordance with the scheme of delegation, the application is reported to the Planning Committee for determination as it is a Council application.

2.0 Recommendation

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission is deemed to be GRANTED subject to the following conditions:

1. Time Limit
2. Approved Plan
3. Boundary Treatment and Noise Mitigation
4. Remediation Strategy
5. Verification Report
6. Monitoring and Maintenance Plan – Contamination
7. Not previously identified contamination
8. No infiltration of surface water
9. Managing boreholes
10. Burials in cemetery
11. Construction Methodology
12. Cycle parking
13. SuDS
14. Tree Protection Plan and Arboricultural Method Statement

3.0 Executive Summary

- 3.1 The report seeks approval to a scheme involving alterations to the site boundary located on the southern side of the site running parallel with the public footpath which serves Firs Farm. This includes the straightening of this section of boundary and fencing, leaving an open area of land between the public footpath and boundary to the Cemetery. Works also include a chicane with vehicle access barrier and timber knee rail. Alterations proposed allow better and safer access to Firs Farm.

- 3.2 The reasons for recommending approval are:

- i) The development allows improved safer access to Firs Farm.
- ii) Works are in keeping with the layout of the cemetery and surrounding area.
- iii) No impact on adjoining neighbouring properties.
- iv) No impact to existing landscaped area or biodiversity.
- v) No impact on highway, cycle and pedestrian safety.

4.0 Site and Surroundings

- 4.1 The site comprises an area of land currently occupied by 14 tennis courts adjacent to the A10 Great Cambridge Road and is bounded by Edmonton Cemetery to the west and the A10 Great Cambridge Road to the east. Residential dwellings are sited to the south of the site and adjoining Skateboard Park to the north.
- 4.2 The site is designated Metropolitan Open Land but is not in a Conservation Area or involve a listed building and is not a Listed Building.



Figure 1 – View of public footpath accessing Firs Farm Via Great Cambridge Road

- 4.3 Ground works have started under Ref: 17/03256/RE4 for the extension of existing cemetery

5.0 Proposal

- 5.1 Consent was granted under application Ref: 17/03256/RE4 in March 2018 for the extension of existing cemetery involving the removal of 14 tennis courts. This application is a variation of Condition 02 (approval plans) of this previous approval to allow revisions to southern boundary of the cemetery shown in black on the submitted plan 377-AL-A-00-XX-DR-L-0005 P22 – attached to report.
- 5.2 The application states that changes to the southern boundary are to improve the adjacent access to Firs Farm. The relocation of the cemetery boundary effectively reducing the area of the cemetery extension, would not impact on the layout of the cemetery or the number of plots. However, there would be changes

to the public footpath which serves Firs Farm. This includes a 3m wide swing arm lockable vehicle barrier to allow maintenance to Firs Farm.

- 5.3 Works also include a new chicane and a 0.6m high timber knee rail to slow cyclists down as they approach Great Cambridge Road. Fencing details approved under the original permission Ref: 17/03256/RE4 including 3 metre wire mesh fencing and 1.5 metre steel bow top fencing along the new boundary linking into the existing cemetery fencing follow the line of the new boundary.

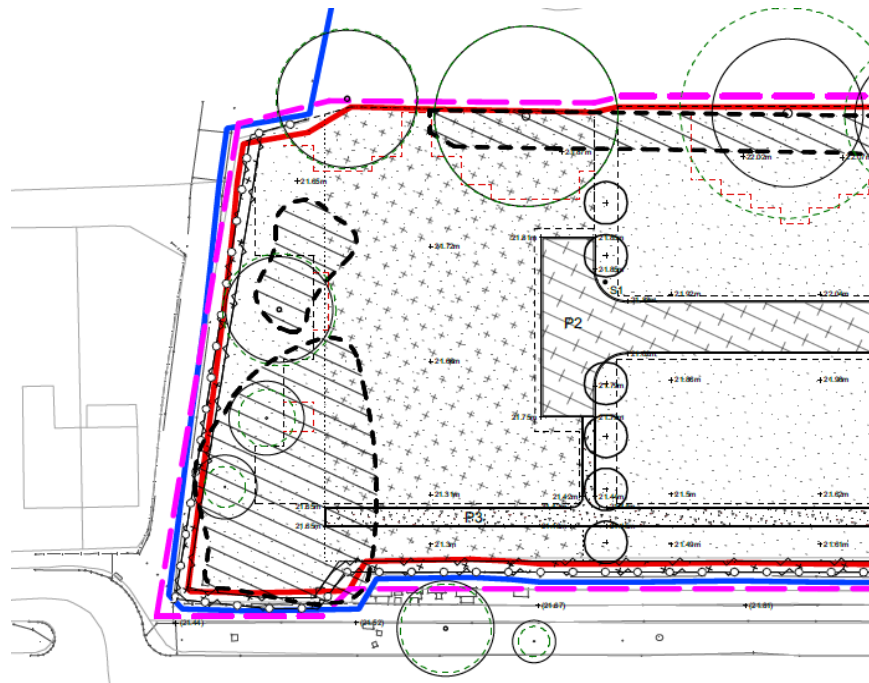


Figure 2 – Approved layout under the original planning permission ref. no.17/03256/RE4

- 5.4 Revised plans have been received for this application which push the vehicle barrier and chicane further back towards Firs Farm.

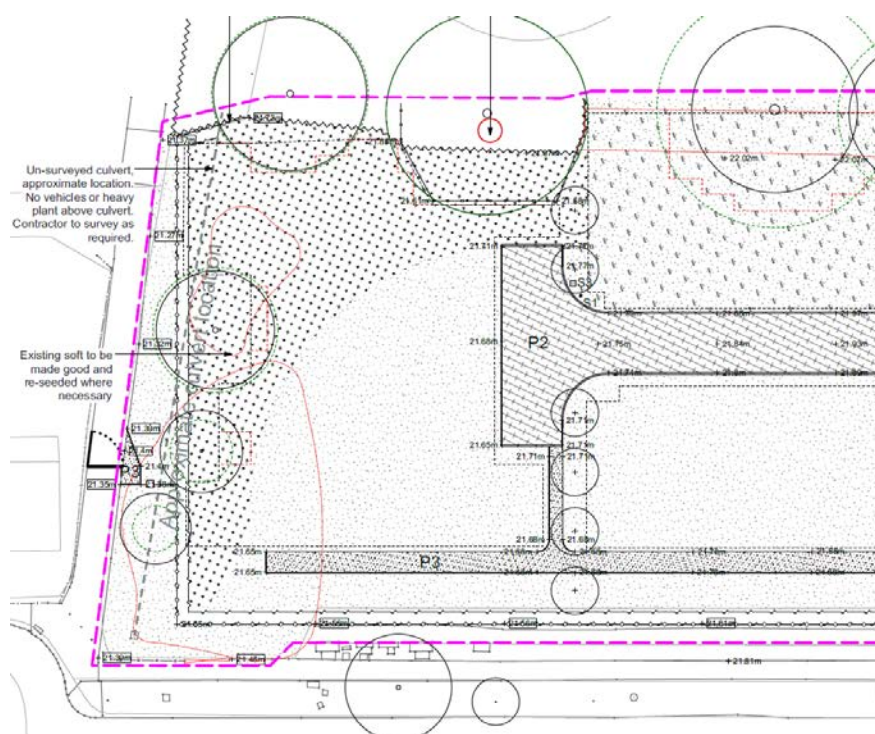


Figure 3: Proposed new layout under the current application 19/01904/VAR

6.0 Relevant Planning History

- 6.1 17/03256/RE4 - Extension of existing cemetery involving removal of 14 tennis courts – Granted with conditions and works have commenced on site.
- 6.2 18/02995/CND - Details submitted pursuant to application ref: 17/03256/RE4 for Boundary treatment (3), Remediation Strategy (4) (Part discharge 4.1 and 4.2 only), Construction Management Plan (11) and Tree Protection (14) in relation to the extension of existing cemetery involving removal of 14 tennis courts – Granted
- 6.3 18/03158/CND - Details submitted pursuant to planning application ref: 17/03256/RE4 comprising no infiltration (8), burials (10) and SuDS (13) in respect of extension of existing cemetery involving removal of 14 tennis courts – Granted
- 6.4 18/04710/CND - Details submitted pursuant to planning application ref: 17/03256/RE4 comprising monitoring and maintenance plan (Condition 6.1 set out in Environment Agency letter dated 3rd January 2019), in respect of extension of existing cemetery involving removal of 14 tennis courts Granted
- 6.5 18/04214/NMA - Non-material amendment to planning application ref: 17/03256/RE4 to allow changes to condition triggers relating to the following conditions: Remediation Strategy (4), Monitoring and Maintenance Plan (6) and Cycle parking (12) - Granted

- 6.6 19/01542/CND - Details submitted pursuant to ref: 17/03256/RE4 comprising remediation strategy (4.3 and 4.4) in respect of extension of existing cemetery involving removal of 14 tennis courts - Pending consideration
- 6.7 19/04343/CND - Details submitted pursuant to ref: 17/03256/RE4 comprising remediation strategy Condition (4.3 and 4.4) and managing boreholes Condition 9 in respect of extension of existing cemetery involving removal of 14 tennis courts – Pending consideration

7. Consultation

Public:

- 7.1 Consultation letters have been sent to 175 neighbouring and nearby properties. No responses have been received.

Internal Consultations:

Tree Officer – No objection
Traffic & Transportation – No Objection

8.0 Relevant Planning Policies

8.1 Draft London Plan

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The current 2016 (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision makers, but it gains more weight as it moves through the process. It is anticipated that the publication of the final London Plan will be in March 2020, and as such its weight, as a material consideration, is increasing.

8.2 The London Plan (2016)

- 3.19: Sports facilities
- 6.9: Cycling
- 6.13: Parking
- 7.4: Local character
- 7.5: Public realm
- 7.6: Architecture
- 7.17: Metropolitan open land
- 7.19: Biodiversity and access to nature
- 7.21: Trees and woodlands

8.3 Core Strategy (2010)

CP11: Recreation, leisure, culture and arts
CP 25: Pedestrians and Cyclists
CP30: Maintaining and Improving the Quality of the Built and Open Environment
CP30: Maintaining and improving the quality of the built and open Environment
CP32: Pollution

8.4 Development Management Document (2014)

DMD16: Provision of new community facilities
DMD 37: Achieving High Quality and Design-Led Development
DMD 38: Design process
DMD 45: Parking Standards and Layout
DMD47: New Roads, Access and Servicing
DMD49: Sustainable Design and Construction Statements
DMD50: Environmental Assessment Methods
DMD64: Pollution control and assessment
DMD68: Noise
DMD78: Nature conservation
DMD79: Ecological Enhancements
DMD 80: Trees on Development Site
DMD 81: Landscaping

8.5 Other Material Planning Considerations

National Planning Policy Framework (2019)
National Planning Policy Guidance

9.0 **Analysis**

9.1 This report considers the issues that arise from the proposed variation to the original consent having regard to national, regional and adopted local planning policies and other material considerations. The analysis only relates to the proposed changes to the originally approved scheme.

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

- Design and Impact on the Character of the Surrounding Area;
- Neighbouring Amenity
- Trees, Landscaping and biodiversity
- Highways

Effect on the Character and Appearance of the Surrounding Area

9.3 The changes to the southern boundary are minor and involve moving the previous boundary further north. This creates an area of land that runs along the

boundary with the footpath to remain open. To control access, a vehicle barrier and chicane along with a fence line to the front of the now open area are to be introduced. Revisions are proposed to improve the adjacent access to Firs Farm.

- 9.4 The relocation of southern boundary and fence line will have no impact on the character of the area or layout of the cemetery. The vehicle barrier, chicane and fence line would not be out of place and are common requirements to restrict vehicle movement into public areas.
- 9.5 The changes are considered minor not having an impact on the character and appearance of the surrounding area and are considered acceptable having regard to Local Plan Policy CP30 and Development Management Plan Policy DMD37.

Neighbouring amenity

- 9.6 The closest residential property is No. 44 Kipling Terrace. The relocated boundary fencing will be sited away from the boundary with No. 44 and will have no additional impact.
- 9.7 The existing footpath will remain, and the introduction of the vehicle barrier would be positioned to the rear of No. 44 and would not be visible above the rear fence to this property. It is considered the works to the existing footpath would not therefore impact on the amenities of No. 44 Kipling Terrace or surrounding properties.

Access

- 9.8 The proposals raise no issues in terms of highway safety.

Landscaping and Biodiversity

- 9.9 Policy CP36 of the Core Strategy commits to 'protect, enhance, restore or add to biodiversity with the Borough'. This is reaffirmed in the DMD Policies 78 and 81. The relocation of the fence would now cut through an existing overgrown area of vegetation. Whilst it is regrettable, the introduction of further soft landscaping within the original permission will act as an area to house wild habitat. This is also offset given the wet lands that can be found within the adjoining Firs Farm Park.

10.0 CIL

- 10.1 The development is not CIL liable because there is no additional floorspace created.

11.0 Conclusion

- 11.1 The proposed variation of condition 2 of the consent granted under 17/03256/RE4 is considered to be relatively minor and will not result in any harm

to the character of the area, highway safety or to the amenity of adjoining dwellings. Furthermore, it is considered they alteration would not in any material increase in the effects of the development especially noting the acknowledged need for burial space when judged against the parent permission.

11.2 As a result, the proposal is recommended for approval



Notes
1. Do not scale from this drawing

SUMMARY:

No of standard plots = 1585
(inc. 272 vaults/chambers)
No of oversized plots = 13
No of infant plots = 170

TOTAL = 1768

No of Mausolea plots = 127
TOTAL (stacked x 3) = 381

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
REVISIONS				

SUITABILITY:
D2 - PRELIMINARY

ares

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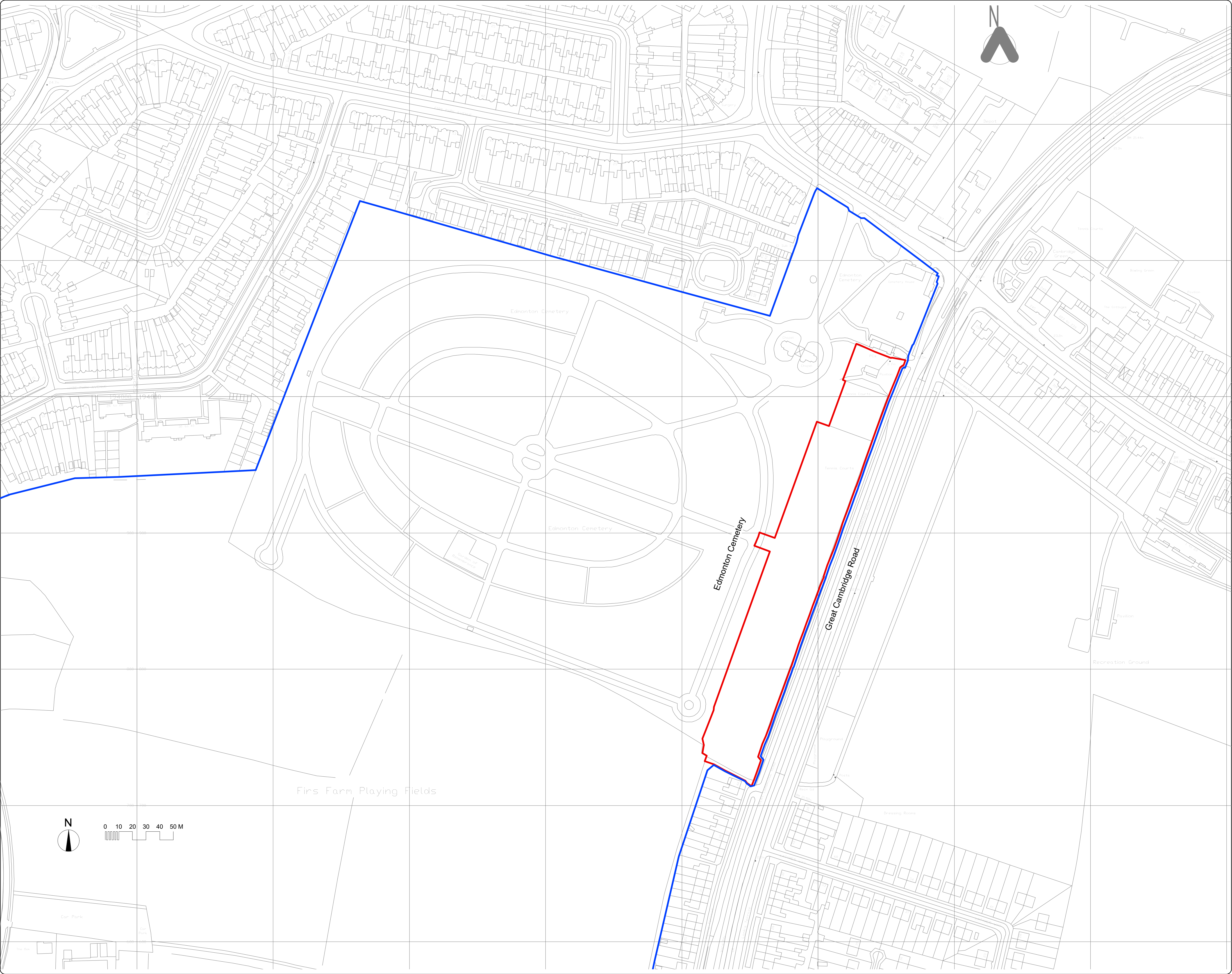
CLIENT :
Enfield Council

PROJECT TITLE :
Edmonton Cemetary

DRAWING TITLE :
Illustrative Masterplan

DRAWING SCALE : NTS
PAPER SIZE : A1
DRAWN BY : JPM
APPROVED BY : CW
DRAWN DATE : 11/08/2017

DRAWING NUMBER : **377-ALA-00-XX-DR-L- 0001**
REVISION : **P13**



Notes

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: XXX
3. To be read in conjunction with all other Landscape Architect's drawings

Key

LBoE owned land

Subject Site Boundary

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

04.02.20	P03	Boundary revised	CW	
17.07.17	S2-P02	Key added	JPM	CW
14.07.17	S2-P02	Extent of boundary revised	CW	
06.07.17	S2-P01	Revised to planning status	CW	
DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
REVISIONS				

SUITABILITY:
S2 - PLANNING

ares
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ARCHITECTS

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CLIENT :
Enfield Council

PROJECT TITLE :
Edmonton Cemetary

DRAWING TITLE :
Site Location Plan

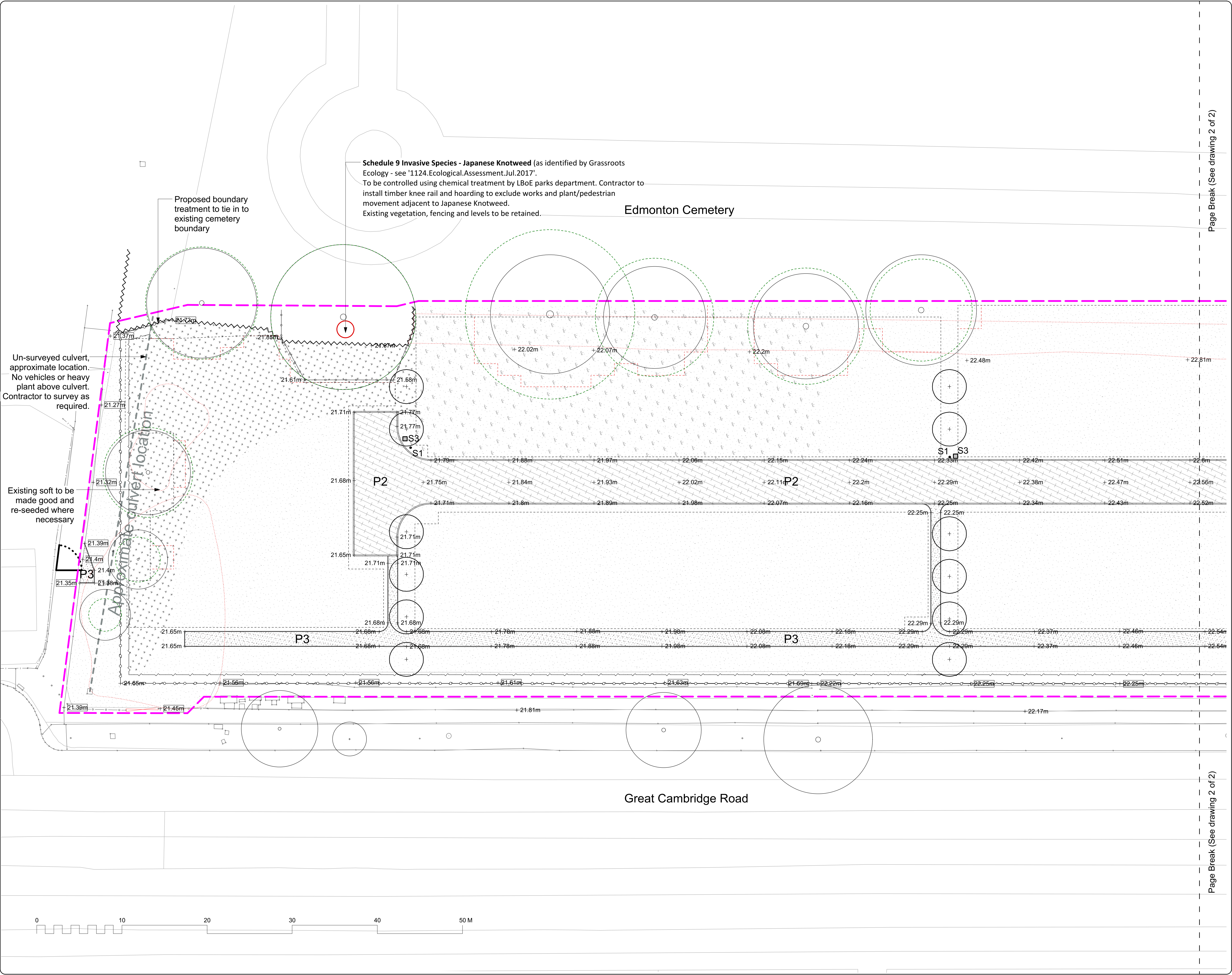
DRAWING SCALE : 1:1250
PAPER SIZE : A1

DRAWN BY : JPM
APPROVED BY : CW

DRAWN DATE : 31.05.2017

DRAWING NUMBER : **377-ALA-00-XX-DR-L-0008**

REVISION : **P03**



Notes

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: XXX
3. To be read in conjunction with all other Landscape Architect's drawings

Key

Plot Layouts

- Extent of burial plots
Dimensions provided by Enfield Council
- Burial plots prohibited within root zone
Refer to Arboricultural Impact Assessment

Vegetation

Refer to Tree Removal Plan (DWG No. L-0014)

- Existing Tree to be Retained
- Existing Tree Protection Zone
- Existing Vegetation to be Removed
- Proposed Tree
- Boundary Planting
"Yew Hedge"

Surfacing

Refer to Planting Plan (DWG No. L-0014)

- Grass Seed
- Grass Turf
- Wildflower Meadow

Access Road with Tree Protection
Tobermore Hydropave Tegula 200 Concrete Block
Colour: Charcoal
To Engineer's Specification

Vehicular Asphalt
To Engineer's Specification

Pedestrian Permeable Asphalt
To Engineer's Specification

Levels

All proposed levels are flush or Bottom of Kerb.
For kerb upstands see engineers drawing

- +22.52m Existing Level
- +22.44m Proposed Level

Boundary treatment

Refer Fencing Arrangement (DWG No. L-0005)

- Boundary Fencing
- Timber Knee Rail
- Large Timber Knee Rail
- Vehicle access swing barrier

Structures

- S1 Stand Pipes
To Engineer's Specifications
- S2 Proposed Vehicle Bollard
Broxap St Helens Cast Iron Bollard (or similar)
Black, Removable with matching lockable base plate
- S3 Proposed Bin
Wire mesh cage to match existing cemetery bins - Located directly onto grass/soil base - no foundation required.

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
31.07.19	P22	Issued to discharge planning	CW	
20.05.19	P21	Issued for Construction	CW	
05.04.19	P20	Revised for new tender package	CW	
31.01.19	P11	Vehicle bollard added, roadway revised	TB	CW
25.01.19	P10	Revised for levels	CW	
30.11.18	P09	Revised for Construction	CW	
05.11.18	P08	Issued for Tender	CW	
28.06.18	P07	Road levels and position updated for drainage	CC	CW

SUITABILITY:

A1 - CONSTRUCTION

ares
LANDSCAPE ARCHITECTS

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CLIENT:
Enfield Council

PROJECT TITLE:
Edmonton Cemetery

DRAWING TITLE:
General Arrangement (1 of 2)

DRAWING SCALE:
1:200

PAPER SIZE:
A1

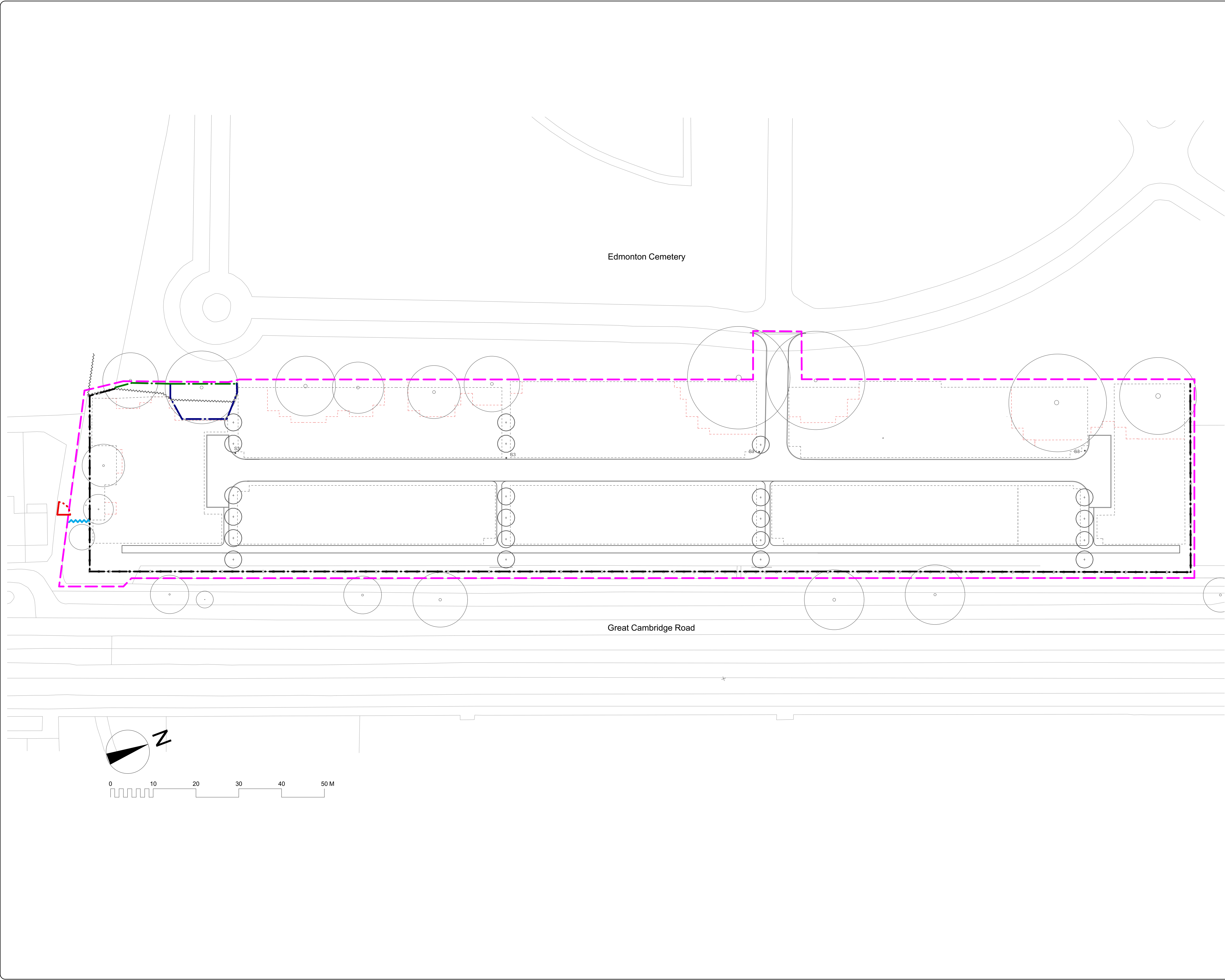
DRAWN BY:
JPM

APPROVED BY:
CW

DRAWN DATE:
16.05.2017

DRAWING NUMBER:
377-ALA-00-XX-DR-L- 0002

REVISION:
P22



- Notes**
1. Do not scale from this drawing
 2. To be read in conjunction with Project Risk Register REF: XXX
 3. To be read in conjunction with all other Landscape Architect's drawings
 4. All fences to be installed to manufacturers recommendations

Key

- Extent of Works
- Fencing to Cemetery Boundary
 - 1.5m High Steel Bow Top Fence
 - Product: Warrington Bow Top Fencing 1.5m High with Root fixed posts
 - Colour: Black RAL 9005
 - Manufacturer: Drouap (or similar approved)
- Existing Fence Retained
 - Existing fence to be retained as shown, in accordance with Japanese Knotweed mitigation methodology
- Timber Knee Rail
 - 0.4m height Timber knee Rail
 - Treated softwood timber
- Large Timber Knee Rail
 - 0.6m height Timber knee Rail, 200mm square posts at 2m centres with heavy 200mm square rails
 - Treated softwood timber
- Vehicle barrier
 - Swing arm barrier - 3m wide with hanging post and 2 No slamming post in open and closed position. Lockable in both positions.

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
REVISIONS				

SUITABILITY:
A1 - CONSTRUCTION

Unit 325 East London Works
75 Whitechapel Road
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t: 0207 254 3332
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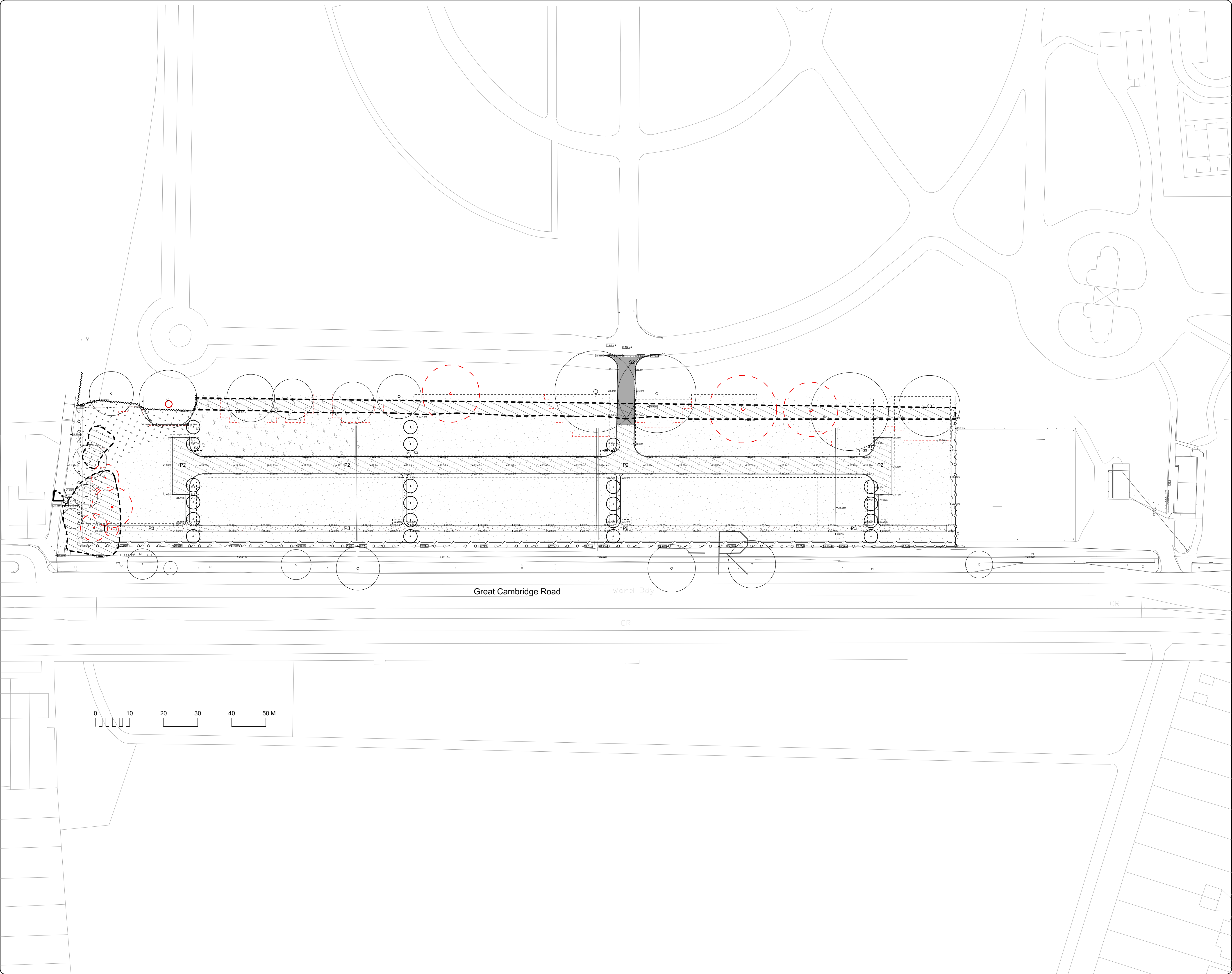
CLIENT :
Enfield Council

PROJECT TITLE :
Edmonton Cemetery

DRAWING TITLE :
Fencing Arrangement

DRAWING SCALE : NTS
PAPER SIZE : A1
DRAWN BY : JPM
APPROVED BY : CW
DRAWN DATE : 30.05.2017

DRAWING NUMBER : **377-ALA-00-XX-DR-L-0005**
REVISION : **P22**



Notes

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: XXX
3. To be read in conjunction with all other Landscape Architect's drawings

Key

ID	RISK	MITIGATION	Date Mitigated
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
REVISIONS				
31.07.19	P22	Issued to discharge planning	CW	
20.05.19	P21	Issued for Construction	CW	
05.04.19	P20	Revised for new tender package	CW	
30.11.18	P08	Revised for Construction	CW	
12.09.17	S2-P05	Minor Revision to Kerb Radii at Accessway	CW	
12.09.17	S2-P04	Minor Revision to Kerb Radii at Accessway	CW	
22.08.17	S2-P03	Tennis courts omitted	CW	
14.07.17	S2-P02	1:500 scale	CW	

SUITABILITY:
A1 - CONSTRUCTION

ares

LANDSCAPE ARCHITECTS

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w: ares.eu.com

CLIENT :
Enfield Council

PROJECT TITLE :
Edmonton Cemetery

DRAWING TITLE :
General Arrangement (Whole Site)

DRAWING SCALE : 1:500
PAPER SIZE : A1
DRAWN BY : JPM
APPROVED BY : CW
DRAWN DATE : 12.07.2017

DRAWING NUMBER : **377-ALA-00-XX-DR-L- 0009**
REVISION : **P22**

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 25th February 2020

Report of

Head of Planning

Contact Officer:

Andy Higham

David Gittens Kate Perry

Ward:

Cockfosters

Ref: 19/02276/FUL

Category: Full application

LOCATION: Oakwood Methodist Church, Westpole Avenue ,Barnet, EN4 0BD

PROPOSAL: Redevelopment of the site by the demolition of existing buildings and erection of a 3 storey building to provide 28 x self-contained residential retirement units together with construction of vehicular access from Westpole Avenue with basement level car parking, communal facilities and landscaping.

Applicant Name & Address:

McCarthy and Stone
McCarthy & Stone Retirement Lifestyle Ltd
Prospect Place
85 Great North Road
Hatfield
AL9 5DA

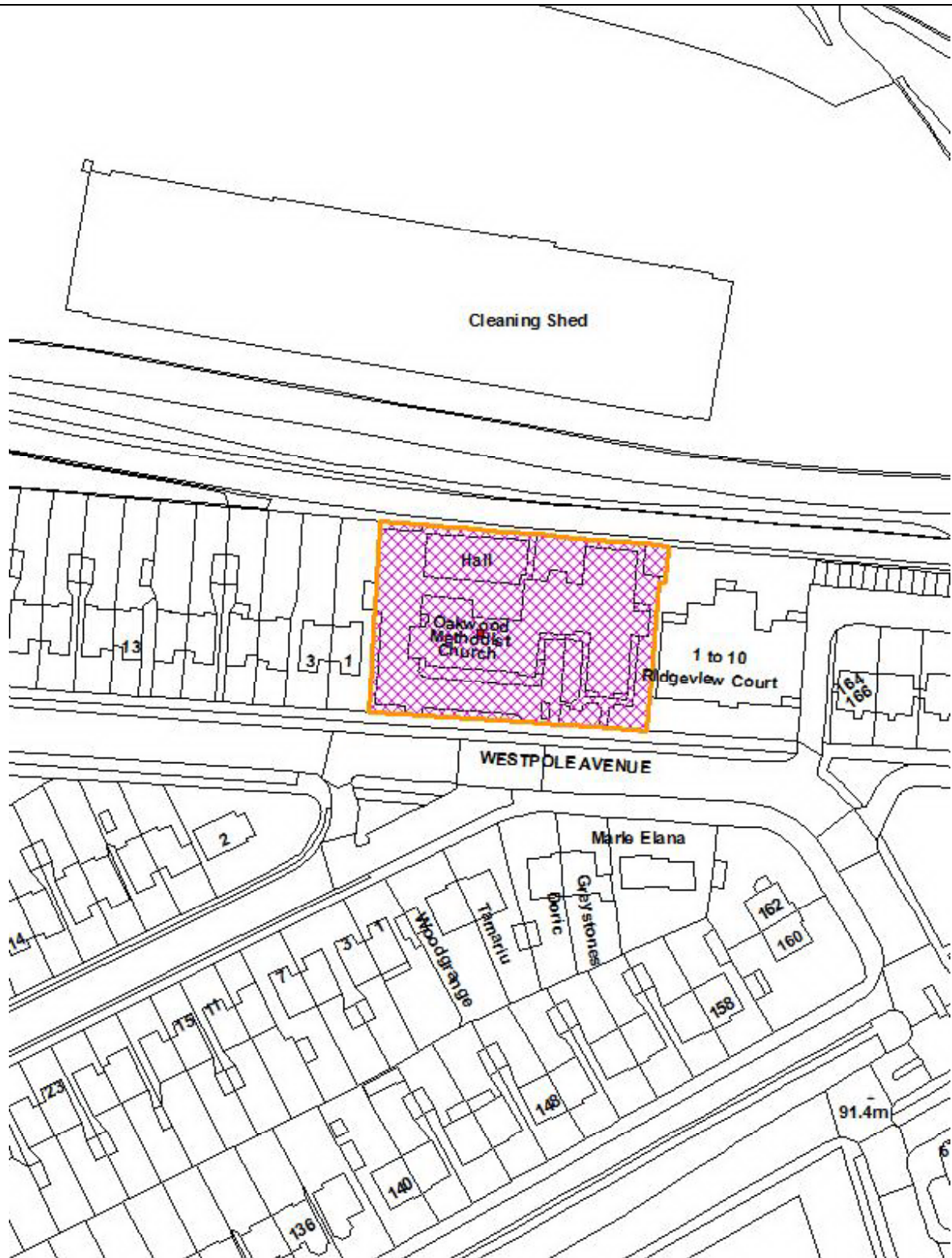
Agent Name & Address:

Barbara Godman
McCarthy and Stone

Recommendation:

It is recommended that planning permission be **GRANTED** subject to conditions and a S106 Agreement

Ref: 19/02276/FUL LOCATION: Oakwood Methodist Church, Westpole Avenue, Barnet, EN4 0BD



1. Note for Members

- 1.1 This planning application is categorised as a “major” planning application and in accordance with the scheme of delegation, is reported to Planning Committee for determination

2.0 Recommendation:

- 2.1 That subject to the completion of a s106 agreement, the Head of Development Management / the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions:

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

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

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

NL-2740-03-AC-003 Rev D	Proposed Elevations
NL-2740-03-AC-007	Proposed Elevations – revisions highlighted
NL-2740-03-AC-006	Proposed Floor Plans
NL-2740-03-AC-002 Rev D	Contextual Elevation & Perspective
NL-2740-02-03-LA-001 Rev A	Landscape Planning Layout
NL-2740-03-AC-001 Rev A	Site Location Plan
NL-2740-03-AC-004 Rev C	Proposed Block Plan

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

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

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

4. No above ground works shall commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory external appearance.

5. No above ground works shall commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development

is occupied or use commences.

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

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

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

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

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

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

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

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

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

10. The glazing to be installed in the first floor flank elevations of the development shall be in obscured glass and fixed shut to a height of 1.7m above the floor level of the room to which they relate. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

11. The development shall not be occupied until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health

and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written warranty by the appointed specialist to confirm implementation prior to the commencement of development.

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

12. The development hereby permitted shall not commence until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
- provide details on all structures
 - accommodate the location of the existing London Underground structures
 - demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land;
 - demonstrate that there will at no time be any potential security risk to our railway, property or structures
 - accommodate ground movement arising from the construction thereof mitigate the effects of noise and vibration arising from the adjoining operations within the structures

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

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

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

Reason: In the interests of residential amenity.

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

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

15. Prior to the occupation of the development a method for controlling traffic (e.g. traffic lights) shall be installed at the top and bottom of the proposed vehicular access ramp. The details of the proposed method of control shall

be submitted to and approved in writing by the Local Planning Authority prior to installation and once installed permanently maintained.

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

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

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

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

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

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

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

19. Notwithstanding the details set out in the submitted Preliminary Drainage Strategy (Drawings 1611/09/05 Rev A roof, ground and basement strategies) – October 2017, prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:
- Sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all the source control SuDS measures including rain gardens, raised planters, green roofs, swale and permeable paving;
 - Final sizes, storage volumes, invert levels, cross-sections and specifications of all site control SuDS measures including ponds, soakaways and underground tanks. Include calculations demonstrating functionality where relevant;
 - A management plan for future maintenance;
 - Overland flow routes for exceedance events

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

20. The development shall not be occupied until a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:
- As built drawings of the sustainable drainage systems including level information (if appropriate);
 - Photographs of the completed sustainable drainage systems;
 - Any relevant certificates from manufacturers/ suppliers of any drainage features;
 - A confirmation statement of the above signed by a chartered engineer

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

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

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

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

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

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

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

24. No above ground works shall commence until full details of the proposed window types are submitted to and approved in writing by the Local Planning Authority. Details shall include window elevation drawings, horizontal and vertical cross sections at a scale of at least 1:5. The works shall be carried out thereafter in accordance with the approved particulars.

Reason: To ensure the development provides and adequate standard of residential accommodation for future occupiers, in term of daylight and sunlight. In accordance with 3.5 of the London Plan, Policy CP4 of the Enfield Core Strategy 2010 and Policies DMD6, DMD8 and DMD9 of the Enfield Development Management Document 2014.

3.0 Executive Summary

- 3.1 Due to the evolution of the current proposal and the relevant planning history, the majority of the issues that would normally fall to be considered have been previously assessed and determined to be acceptable – either by the Planning Committee when making earlier decisions (see section on Planning History and Planning Background) or by the Inspector when determining the recent appeal. The key issue therefore was in relation to the level of affordable contribution towards off site affordable housing and it is considered, that now proposed is acceptable.

4.0 Site and Surroundings

- 4.1 The site is a former Methodist Church (Use Class D1) comprising single storey and two storey development and providing space for a church and hall, a nursery school and an ancillary residential flat.
- 4.2 The site is located on the northern side of Westpole Avenue, at the junction with Sussex Way. The site has a regular shape and is approximately 2,410 sqm in area (61m wide x 39m deep). The buildings on site have been vacant for approximately 5.5 years and have been in the ownership of McCarthy and Stone since late 2015. The site has two vehicular crossovers on to Westpole Avenue.
- 4.3 The site is surrounded by primarily, two storey 19:30's semi-detached housing, with a more modern three storey development of 10 flats directly to the east. Rail tracks run close to the rear of the site, with the extensive Trent Park open spaces beyond.
- 4.4 The site is not located within a Conversation Area and does not contain a Listed Building.

5.0 Proposal

- 5.1 The current application proposes the redevelopment of the site including the demolition of the existing buildings and the erection of a part 2-storey, part 3-storey building to provide 28 self-contained residential retirement units (17 x 2-bed and 11 x 1-bed). The provision of 1 guest suite is also proposed.
- 5.2 The proposed building would have maximum dimensions of 51.5m in width, 31.5m in depth and a maximum height of 11.15m. It would have a hipped roof with forward facing gables and crown roof elements.
- 5.3 28 basement car parking spaces are proposed including 4 disabled spaces. Vehicular access would be via a new vehicular access to the western side of the building and adjacent to number 1 Westpole Avenue.
- 5.4 The main external amenity space would be provided by way of a communal garden in the north eastern corner of the site. This would measure approximately 170 sqm.

There are also green areas to the front of the site which provide a setting for the building.

5.5 In terms of staffing, there would be one full time house manager.

6.0 Relevant Planning Decisions

6.1 17/01052/FUL - Redevelopment of the site by the demolition of existing buildings and erection of a 3 storey building to provide 28 x self-contained residential retirement units with balconies, plus one guest room, including construction of 2 x vehicular access from Westpole Avenue with automated gates to serve basement level car parking, communal facilities and landscaping.

Withdrawn 7.8.18

6.2 16/04135/FUL - Redevelopment of the site by the demolition of existing buildings and erection of a 3 storey building to provide 28 x self-contained residential retirement units with balconies, plus one guest room, including construction of 2 x vehicular access from Westpole Avenue with automated gates to serve basement level car parking, communal facilities and landscaping (Revised Drawings).

Planning permission refused 6th December 2017. Appeal Dismissed 3rd April 2019. Commentary on this appeal decision is included in the Analysis section of the report.

7.0 Consultations

7.1 Statutory and non-statutory consultees

7.1.1 Traffic and Transportation – No objection

7.1.2 Tree Officer – No objections

7.1.3 SUDs Officer – No objections subject to conditions

7.1.4 Environment Agency – No objections

7.1.5 London Underground – No objections

7.1.6 Thames Water – No objections

7.1.7 Adult Social Services – No objections.

7.1.8 Environmental Health – No objections

7.2 Public

7.2.1 Consultation letters were issued to 243 neighbouring and nearby of occupiers. One response in support of the application has been received commenting that there is a need for retirement apartments in the area and that the site is ideal because of the convenient public transport links.

8.0 Relevant Policy – the “Development Plan”

5.1 The London Plan

- 3.1 Ensuring Life Chances for All
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.8 Innovative energy technologies
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 6.3 Assessing the effects of development on transport capacity
- 6.9 Cycling
- 6.12 Road network capacity
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

8.2 The London Plan – Draft

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The draft plan is a material consideration in determining applications but is likely to carry little or no weight until there is a response to consultation submissions or until after its examination. Of particular relevance is Policy D2 (Delivering good design).

8.3 Core Strategy

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

8.4 Development Management Document

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

8.5 Other Relevant Policy Considerations

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

9.0 **Analysis**

Key Issues to Consider

9.1 This report sets out the analysis of the issues that arise from the proposal assessed against National, Regional and adopted strategic and local planning policies.

9.2 The Main considerations of the development are the following,

- Principle / Need for Development
- Dwelling Mix
- Impact of the development on the character of the location
- Standard of accommodation
- Impact of development up neighbouring properties
- Impact on sustainable drainage and level of flood risk
- Highway and transport implications
- Impact of landscaping & trees
- Energy & security
- Other matters
- Affordable housing

Planning Background

9.3 The planning application submitted under ref: 16/04135/FUL was refused at Planning Committee on 21st November 2017 for the following reasons:

The proposal fails to provide a sufficient level of off-site affordable housing and associated monitoring fees contrary to Policies 3.10, 3.11, 3.12, 3.13 and 8.2 of the London Plan, Policies CP3 and CP46 of the Enfield Core Strategy 2010, Policy

DMD1 of the Enfield Development Management Document 2014, and the Enfield S106 Supplementary Planning Document.

The proposed development, by reason of its majority of single aspect units combined with a low quantum of communal private amenity space that would be permanently overshadowed by the proposed building, constitutes an overdevelopment of the site that would provide a poor standard of residential accommodation for future occupiers. This would be contrary to Policy 3.5 of the London Plan, Policy CP4 of the Enfield Core Strategy 2010 and Policies DMD6, DMD8 and DMD9 of the Enfield Development Management Document 2014.

The proposal fails to make any financial or other contribution to compensate for the loss of the previously existing community facility on the site. As such the proposal is contrary to Policy 3.16 London Plan, Policy CP11 of the Enfield Core Strategy 2010 and Policy DMD17 of the Enfield Development Management Document 2014.

- 9.4 Subsequent to this decision, the applicants, McCarthy and Stone, lodged an appeal and it was agreed that the appeal would be heard by way of "Public Inquiry.
- 9.5 As part of the preparation for the Inquiry the applicants submitted a revised planning in an attempt to address the reasons for refusal Reasons 2 and 3.
- 9.6 In respect to Reason 2, comments were sought from the Council's Urban Design Officer: the Council also commissioned BRE to undertake a review of the revised proposals with regard to the quality of accommodation in terms of sunlight and daylight provision, given the concern about the number of north facing rooms. It was concluded that the scheme was significantly and that the revisions resulted in a materially enhancement of the overall quality of the accommodation provided. As a result, it was considered that any remaining deficiencies were marginal and would not be sufficient grounds upon which to refuse an application.
- 9.7 In relation to Reason 3, the Appellants' offered a sum of £50,000 to be provided towards the provision of / improvements to, existing community facilities within the vicinity of the site. When assessed against DMD 17a, although this specifically requires a 'suitable replacement facility', there is no mention of this being addressed through financial contributions. However, it was accepted that this was an appropriate approach to the issue especially as there were no immediate projects identified. At the same time, Members acknowledged that the imposition of such a contribution would affect the amount that could be secured towards off site affordable housing and officers recommended in light of the emphasis on securing affordable housing, this contribution should be directed towards affordable housing.
- 9.8 The revised scheme was presented to Planning Committee on 31st October 2018 with a recommendation that Reasons 2 and 3 be set aside. This was agreed by the Planning Committee. This meant the only outstanding issue to be addressed in the appeal was the inadequate affordable housing contribution.
- 9.9 The Inquiry took place in November 2018. The key difference between the parties was that McCarthy and Stone believed a contribution of £186,916 was sustainable from the development whereas the Council's Consultant, Dr Doug Birt, suggested a contribution of £2.224 million could be provided. After consideration and presentations at the Public Inquiry, the Appeal was dismissed with the Inspector agreeing that a more substantial contribution could be made towards affordable housing. At the time, the Inspector indicated a contribution around the £1 million mark was more appropriate.

- 9.10 The proposal now before you is the same as the revised planning application but with a revised offer towards affordable housing. This will be discussed further in the affordable housing section of this report.
- 9.11 The other aspects of the proposal remain as previously accepted by the Planning Committee.

Principle of Development

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

These issues are considered in detail below.

Loss of Community Facility

- 9.16 DMD 17 seeks to protect existing community facilities. The loss of an existing community facility will only be permitted if:
- A suitable replacement community facility is provided to cater for the local community and maintain the same level of provision and accessibility; or
 - Evidence is submitted to demonstrate that there is no demand for the existing use or any alternative community use.
- 9.17 A 'Statement of Reasons for Sale' prepared by Enfield Methodist Church Council has been submitted as well as justification provided in the submitted planning statement. From these documents, it is understood that:
- Oakwood Methodist Church closed in September 2014 after 75 years of local service.
 - It was 1 of 11 congregations within the Enfield Circuit which more or less follows the boundaries of the Borough and includes a small area north of the M25 where the Goff's Oak Methodists Church is located.
 - The congregation has been affected by changes in its community; the aging of its core membership and the difficulty attracting new people.
 - In December 2013, the Church Council decided to close Oakwood Methodist Church and dispose of the property.
 - The Leadership Team identified a need to invest the sale proceeds in existing facilities east of the A10, particularly those located at Ordnance Road, Ponders End and Edmonton. In contrast to the churches in the western part of the Borough, the churches in the eastern part of the Borough have experienced sustained growth and the Leadership Team would like to modernise and extend these facilities.
 - Following the decision to close the Church, the premises were placed on the open market. The property was advertised on the basis it could be suitable for a number of alternative D1 (non-residential intuitions) and D2 (assembly and leisure) uses of the use class order, as well as having development potential, subject to the necessary planning consent.
 - The site was first marketed in 2014. A sale was agreed in November 2014 however this later fell through. The property returned to the market in December 2015, where McCarthy & Stone Retirement Lifestyles Ltd were the successful bidders.
 - As a charity Methodist Church premises must be sold for best price achievable in the current market conditions. There was no interest from other community uses and no substantive bids for the property were received from other community organisations and therefore the Church Council had no alternative but to sell the property to McCarthy & Stone.
- 9.18 In light of no alternative community use coming forward, this justification was accepted as was the waiving of any financial contribution to offset the loss of the pre-existing community facility.
- 9.19 In light of this, on balance, the loss of the community facility is accepted given the significant benefits to the scheme in providing specialist housing for older people.

Housing Mix

- 9.20 DMD 3 requires that residential developments of 10 or more units provide a housing mix in accordance with Core Policy 5; 35% 1 and 2-bedroom units, 45% 3-bedroom units, and 20% four or more bedroom units.
- 9.21 The current application proposes 17 x 2-bed units and 11 x 1-bed units. No 3 or 4 bedroom units are proposed. Whilst this would not accord with the requirements of policy, given the purpose of the development to provide specialist accommodation of elderly persons and the specific need for such accommodation, the proposed mix is considered appropriate. A further consideration in this regard is that this type of accommodation can encourage older people to downsize from larger 3 and 4 bedroom family homes increasing the availability of these family homes which would not have otherwise become available.

Impact on the Street Scene and the Character of the Area

- 9.22 London Plan policies 7.1 and 7.4 set out the design principles that all boroughs should seek to ensure for all development proposals. The policies state that all development proposals should have regard to the local context, be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion, composition, scale and orientation.
- 9.23 Furthermore, Policy DMD8 sets out the 'General Standards for 'New Residential Development' and Policy DMD37 sets out criteria for 'Achieving High Quality and Design-Led Development', and aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing.
- 9.24 The surrounding area is characterised by pairs of semi-detached two-storey single family dwellings. The adjoining property to the east contains a three-storey apartment building with undercroft car parking that presents as a two-storey residential building with accommodation in the roof.
- 9.25 The current application proposes a building of some 51.5m in width and 31.5m in depth (max). During discussions on previous applications, the proposals were amended to reduce the height of the building, particularly at each end, to improve the relationship of the development to its immediate neighbouring properties. Efforts have also been made to articulate the building with recesses in the front elevation so that despite its overall width, the individual building sections will relate to the proportions of the neighbouring residential properties. The varied roof form and the articulation of the front elevation, as well as the varied materials, add visual interest to the building and overall, these features reduce the impact of its overall width.
- 9.26 In terms of the scale and massing, it is acknowledged that this building is greater than may normally be expected on a site of this size. Less weight is now given to numeric assessment of density, but the adopted Development Management Document recognises that higher densities and a greater scale of development may be appropriate in some cases, especially where specialist forms of housing are proposed. Furthermore, it advises that, in the case of bespoke housing for older people, higher densities may be appropriate, and flexibility should be applied to standards depending on the specific group (DMD 15). Mindful of this, but also giving weight to the design features and resultant appearance of the proposed development, it is considered the proposed scale and massing is considered acceptable in this instance. Weight must also be given to the fact that the design and

appearance has been accepted in previous planning decisions and there are no material change in circumstances which would warrant a change in opinion.

Impact on Residential Amenity

Light and Outlook

- 9.27 DMD 11 applies to rear extensions to residential properties, but it is considered the objective of this policy is relevant to the proposed development in terms of its technical standards to inform the acceptability of relationships between neighbouring buildings. It seeks to protect the amenities of neighbouring properties in terms of light and outlook and requires ground floor rear extensions to not exceed a 45 degree line taken from the centre of the adjoining ground floor windows and that first floor rear extensions do not exceed a 30 degree line taken from the centre of the adjoining first floor windows.
- 9.28 The dwelling most affected by the current proposal would be No.1 Westpole Avenue; situated to the west of the application site. At its greatest, the proposed development would extend beyond the rear of this neighbouring property by a maximum of 18m: at its closest point, the rearward project is reduced to 8m. This relationship would therefore breach the 45 and 30 degree angles from this property but due to the presence and extent of the original Church and associated buildings on the site and the separation between the proposed new building and the existing dwelling (a minimum of 9 metres), it is considered that the development would not result in material change in terms of the levels of amenity available to this property nor would it lead to an unacceptable loss of light or outlook.
- 9.29 In relation to the existing properties in Ridge View Court, the development would not breach a 45 or 30 degree from the rear of this property. Ridge View Court is also located to the east of the site where the existing buildings will already cause some overshadowing of the existing amenity space at the rear of the property. The new development is of greater bulk but on balance the removal of existing building and the improved spatial relationship mean it is considered that the development will not result in an unacceptable impact on the amenities available to this property.
- 9.30 Again, weight must also be given to the fact that the design and appearance has been accepted in previous planning decisions and there are no material change in circumstances which would warrant a change in opinion

Privacy

- 9.31 In relation to privacy, it is proposed that all first floor side facing windows in the main block be fitted with obscure glazing. First floor windows in the rear projecting element would not be. However, given these are separated from the common side boundaries by a minimum of 25m to No 1 Westpole Avenue and 15m to Ridge View Court, this is considered acceptable. No side facing windows are proposed at second storey level. Windows in the ground floor flank elevations will face towards the common boundary fences and will not overlook the neighbouring sites. Juliet balconies are proposed but these do not change the acceptability of the relationship to neighbouring properties.

Intensity of use

- 9.32 The current proposal would provide 28 residential units, mainly occupied by single older residents. The previous use of the site was as a church. Whilst there will be more regular activity associated with the site, it is considered that the proposed use

would not significantly increase the overall intensity of the use of the site as it felt the more constant lower level of activity rather than the more concentrated numbers of visitors generated by a church and associated clubs and activities at particular times, would balance out the effects. The intensity of the use is therefore considered acceptable.

Access Road

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

Quality of Accommodation

Unit Size and Layout

- 9.34 In terms of unit sizes, the London Plan and Nationally Described Space Standards specify minimum Gross Internal Areas (GIA) for new residential units. Although this development is not for a conventional residential use and areas of communal living will also be provided, the published Standards provide a guide as to the acceptable size and standard of accommodation to be provided. It is noted that most of the units will provide for individual occupiers which reflects the evidence of demand for such units: McCarthy and Stone have indicated that 85-90% of their residents are single or widowed with 75% of apartments comprising single female households (Planning Statement Para. 1.6). In this case, 17 x 2-bed and 11 x 1-bed units are proposed. Each of the 2-bed units has 4 bed spaces and the 1-bed units each have 2 bed spaces and all the apartments would meet the minimum standards of 70 & 50 sq. metres respectively, with some significantly exceeding the requirements.
- 9.35 With regard to the layout of the units, as has been previously mentioned, the previous application was initially refused by the Planning Committee due to the proposed number of single aspect units with poor access to natural daylight and sunlight. However, revisions to the layout improved access to light and outlook for individual units. For information, the revised proposal was amended in the following ways:
- Apartments 01, 07, 08 and 09 living room window increased in size;
 - Apartment 08 and 09 bedroom windows increased in size;
 - Apartment 06, 07, 13 and 14 sliding kitchen door introduced;
 - Apartment 04 master bedroom window size increased
 - Apartment 05 & 06 – additional living room window introduced
 - Apartment 10 – Juliet balcony to master bedroom introduced
 - Apartment 10 – master bedroom clear area reduced
 - Apartment 11 – Larger window to bedroom one introduced

- Apartment 12 & 13 – additional living room window introduced
- Apartments 14,15,16,18 and 19 – living room window increased in size
- Apartment 15, 16, 17 and 18 bedroom windows increased
- Apartment 22 – rooflight introduced to bedroom 2
- Apartment 23 – additional rooflight to living room
- Apartment 26 – additional rooflight to bedroom one
- Boundary planting around North Eastern garden constrained a little to maximise light into rear gardens

9.36 The Council commissioned BRE to undertake a review of the revised proposals to assess whether these changes were sufficient to improve the quality of the rooms in question. This review concluded the revisions materially enhanced the overall quality of the accommodation provided, and any deficiencies remaining were considered marginal. This position was endorsed by Planning Committee in the run up to the Public Inquiry and this application is the same as that previously assessed and considered acceptable in this regard.

Amenity Space

- 9.37 There are no standards contained in policy that directly apply to the required levels of amenity space for specialist housing for older people and it is recognised in policy that there may be instances where it is not feasible or desirable to achieve the targets. Housing for older people is given as a case in point in the DMD.
- 9.38 In this case, no private amenity space is proposed. The ground floor flats at the rear of the site have access to small shared gardens/ terraces and there is a larger communal amenity area in the north eastern corner of the site which would measure 170 sq.m. Flats at first floor level would have Juliette balconies but no actual balconies are proposed. Forward facing flats would look out on to areas of green but no direct access is proposed. This provides a setting for the building but does not contribute to quality amenity space provision.
- 9.39 At the time of the previous application, concern was raised in relation to the amount as well as the quality of the amenity space proposed. In response, during the lead in to the appeal, the applicant reduced the level of planting in the north eastern corner to maximize access to sunlight and daylight. The subsequent BRE review highlighted that this would result in 50% of the space having adequate access to daylight and sunlight throughout the year. The DMD advises that reduced standards may be appropriate for specialist housing and this is considered, on balance, acceptable in this instance. Again, this point has been previously accepted.

Highway Considerations

- 9.40 Policy 6.3 of the London Plan is relevant in “assessing the effects of development on transport capacity”. This policy seeks to ensure that impacts of transport capacity and the transport network are fully assessed, and that the development proposal should not adversely affect safety on the transport network. In addition, Core Policies 24 and 25 and DMD policies 45, 46 and 47 are also relevant. Paragraph 32 of the National Planning Policy Framework is also applicable and advises that all developments that generate significant amounts of movement

should be supported by a Transport Statement/ Assessment. The proposal falls outside the Travel Plan Statement requirement criteria as it is fewer than 50 units.

Access

- 9.41 The proposal includes a separate pedestrian and vehicular access arrangement which is appropriate. Traffic and Transportation have commented on the proposed vehicular access and have advised that details are acceptable. The waiting space at the top of the ramp will allow a vehicle to wait off the road whilst the ramp is being utilised. A method of controlling vehicle movements such as traffic lights will also be required at the top and bottom of the ramp to ensure there is no conflict between vehicles. This can be required by condition.

Car Parking Provision

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

Cycle Parking Provision

- 9.43 Four long stay and four short stay cycle spaces are proposed. This is below the required standard; however, Traffic and Transportation advise it is considered appropriate given the specialist housing proposed.

Servicing

- 9.44 On-street servicing is proposed and is considered to be acceptable. The number of bins proposed is in line with the Refuse and Recycle Storage Guidance (ENV/08/162) with the refuse and recycling storage area located adjacent to the waiting area/passing place for vehicles using the basement car park. It is recognised that the applicant must ensure the waiting space is kept clear at all times and does not become occupied by bins on collection day. As this is a managed site, it is felt this can be addressed by condition.

Sustainable Design and Construction

Energy

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

Biodiversity

- 9.47 Core Policy 36 of the Core Strategy seeks to protect, enhance, restore or add to biodiversity interests within the Borough, including parks, playing fields and other

sports spaces, green corridors, waterways, sites, habitats and species identified at a European, national, London or local level as being of importance for nature conservation.

- 9.48 The current application has been accompanied by an Ecology Report. This concludes that it is unlikely that there were any bats roosting on site. It did however identify that it was likely that bats were roosting nearby as they were seen flying close to the site. In light of this, and as the survey is over three years old, an updated ecological survey will be required by condition. Details of proposed ecological enhancements will also be required.

Trees

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

Sustainable Urban Drainage (SUDs)

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

10.0 Legal Agreement - S106 (Affordable Housing)

- 10.1 Core Policy 3 of the Core Strategy states that "The Council will seek to achieve a Borough-wide target of 40% affordable housing units in new developments, applicable on sites capable of accommodating 10 or more dwellings. Affordable housing should be delivered on-site unless in exceptional circumstances, for example where on-site affordable housing would not support the aims of creating sustainable communities...The Council will aim for a borough-wide affordable housing tenure mix ratio of 70% social/affordable rented and 30% intermediate provision."
- 10.2 In this case it has been accepted that providing on-site affordable units would not be appropriate because it is not practical to mix "affordable retirement housing" with "open market retirement housing" within one building because of the communal facilities within retirement housing and the on-going service and maintenance arrangements which results in a weekly service charge. Housing associations are unable or unwilling to meet these charges and thus it is not practical to have mixed tenure affordable housing within an open market retirement housing development. This is further complicated if there is shared/dual management as there will undoubtedly be conflict between the requirements of the Housing Association and those of the private management company. For example, would the communal facilities be shared and, if so, who manages, maintains, replaces and pays for what?

There is also a large body of appeal casework which support the principle of off-site affordable housing. In fact, the Inspector for the appeal in this case did not challenge this approach.

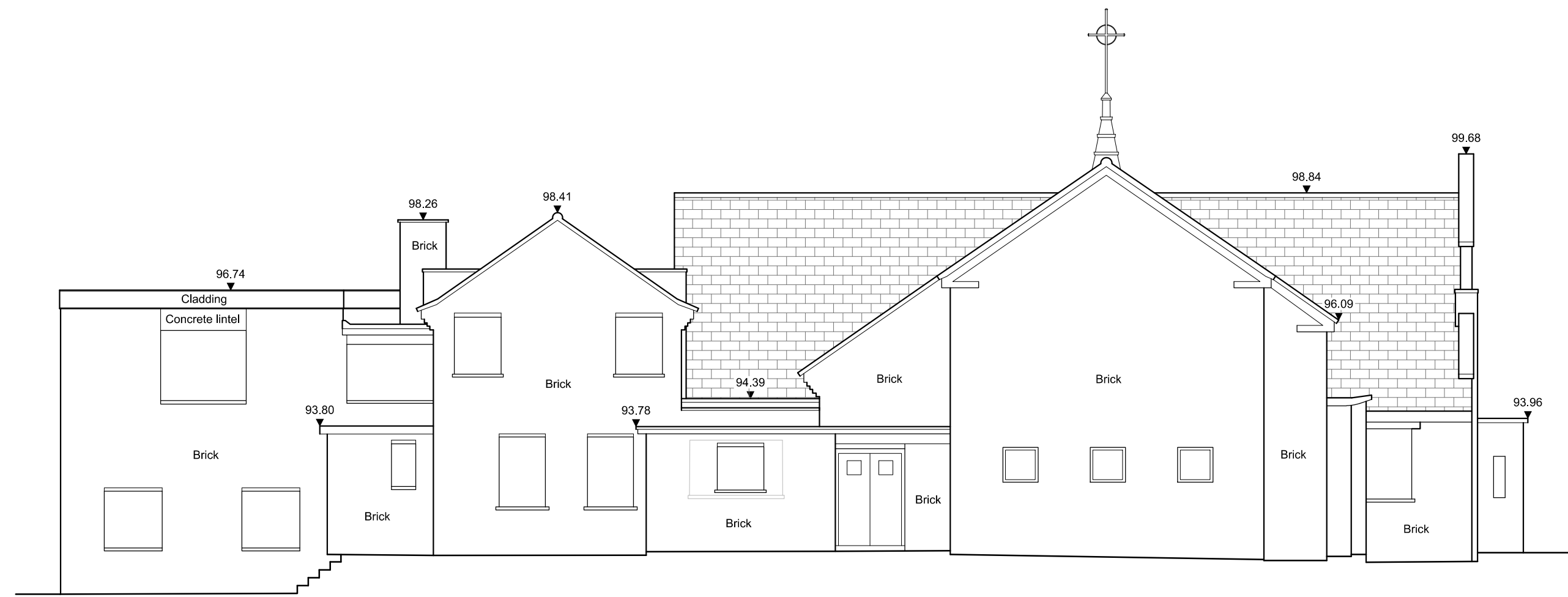
- 10.3 In light of the above, it is accepted that on-site provision of affordable housing would not be appropriate in this instance. However, an appropriate off-site contribution will be expected.
- 10.4 As has been mentioned previously, the remaining issue considered by the Inspector at the Public Inquiry was the amount of financial contribution being offered with the Applicants proposing a figure of £186,916 while the Council's sought a contribution of £2.224 million. This was carefully considered by the Inspector who concluded in supporting the Council by dismissing the appeal that a figure close to the £1 million mark could be sustained by the development and should form the basis of a new offer.
- 10.5 Having regard to the current application and proposal, negotiations have been ongoing between the Council and the applicant. As a result, the applicant has now agreed to make a contribution of £1,216,000 and this is now considered acceptable.
- 10.6 It is acknowledged however that this contribution is dependent on the CIL value at the time of the development which could vary slight from current values. Therefore, the precise amount towards affordable housing will depend on the BCIS payment rate at the time of payment.

11.0 Community Infrastructure Levy

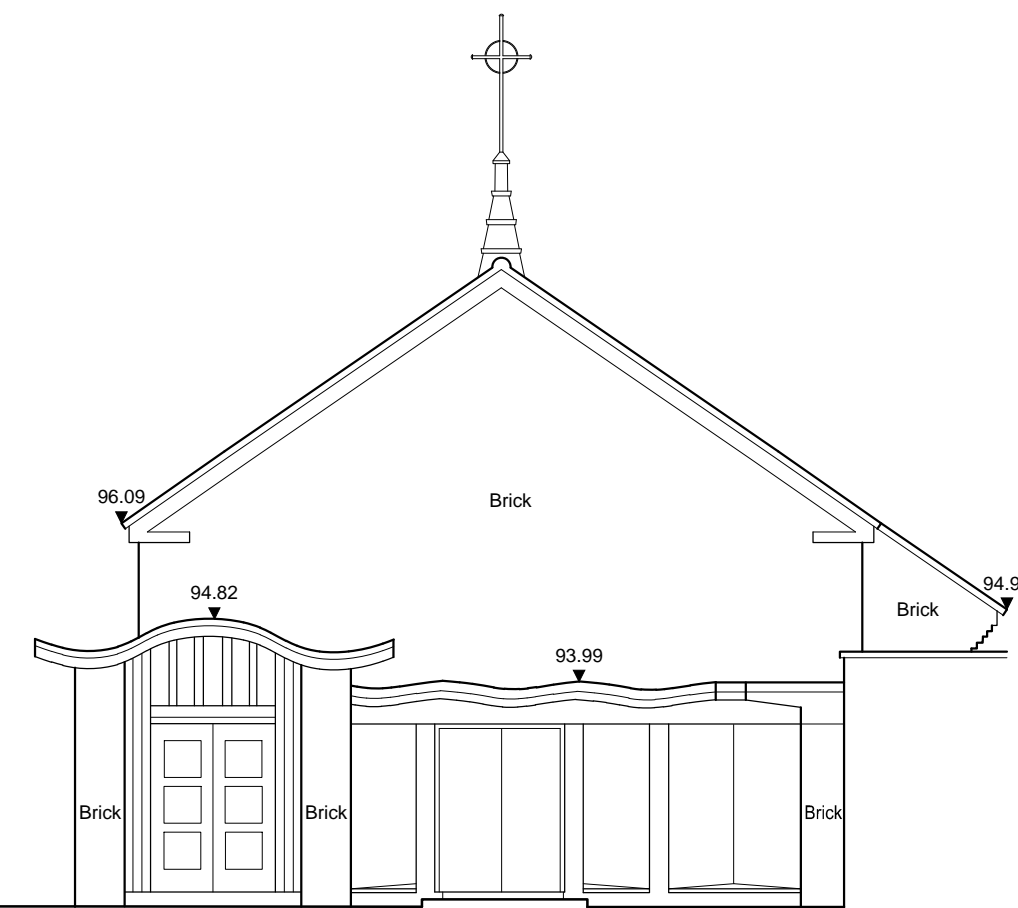
- 11.1 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by the Outer London weight of £60 together with a monthly indexation figure
- 11.2 On 1 April 2016, the Council introduced its own CIL. The money collected from the levy (Regulation 123 Infrastructure List) will fund rail and causeway infrastructure for Meridian Water. The applicable CIL rate is be £120 per square metre together with a monthly indexation figure.
- 11.3 The proposal is CIL Liable and based on a GIA of 3,976 sqm, the CIL charge would amount to £715,680.00 (LBE £477,120.00 + MCIL 238,560.00).

12.0 Conclusion

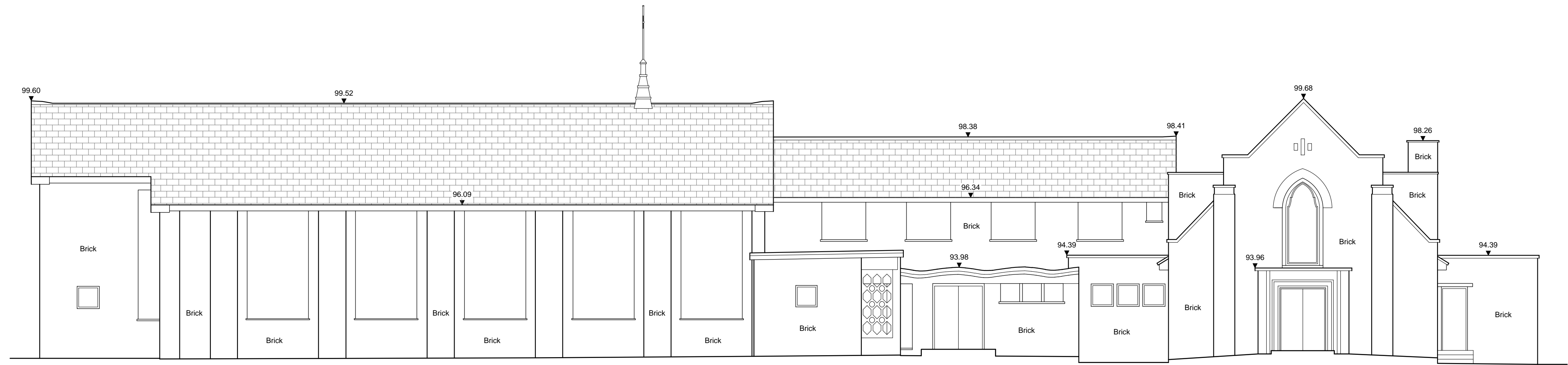
- 12.1 Due to the evolution of the current proposal and the relevant planning history, the majority of the issues that would normally fall to be considered have been previously assessed and determined to be acceptable – either by the Planning Committee when making earlier decisions on by the Inspectors when determining the recent appeal. The key issue therefore was in relation to the level of affordable contribution towards off site affordable housing and it is considered, that now proposed is acceptable.
- 12.2 It is therefore considered that the proposed development would result in the creation of well-designed, purpose-built specialist housing for older people, the principle of which is consistent with the Council's Development Plan policies and supported by the Council's Adult and Social Care department.



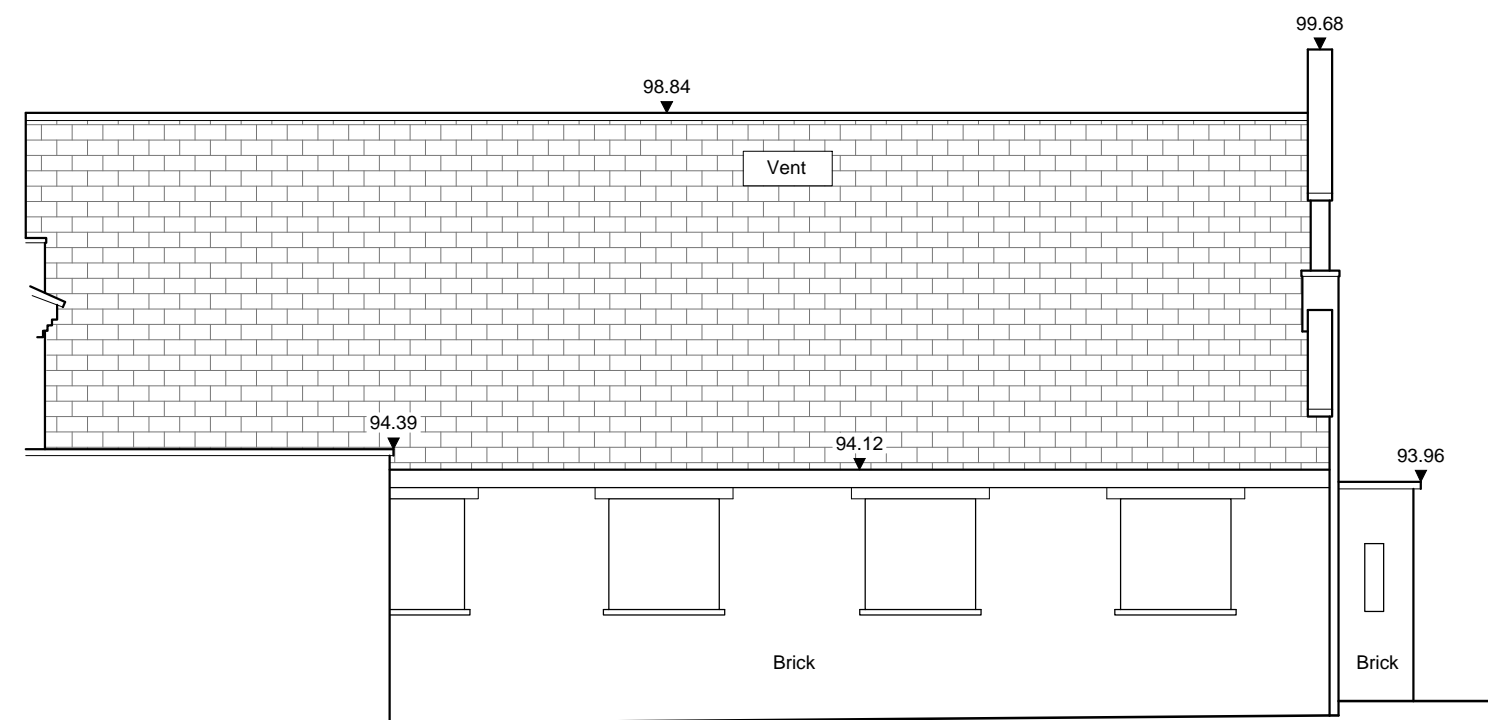
Elevation 1



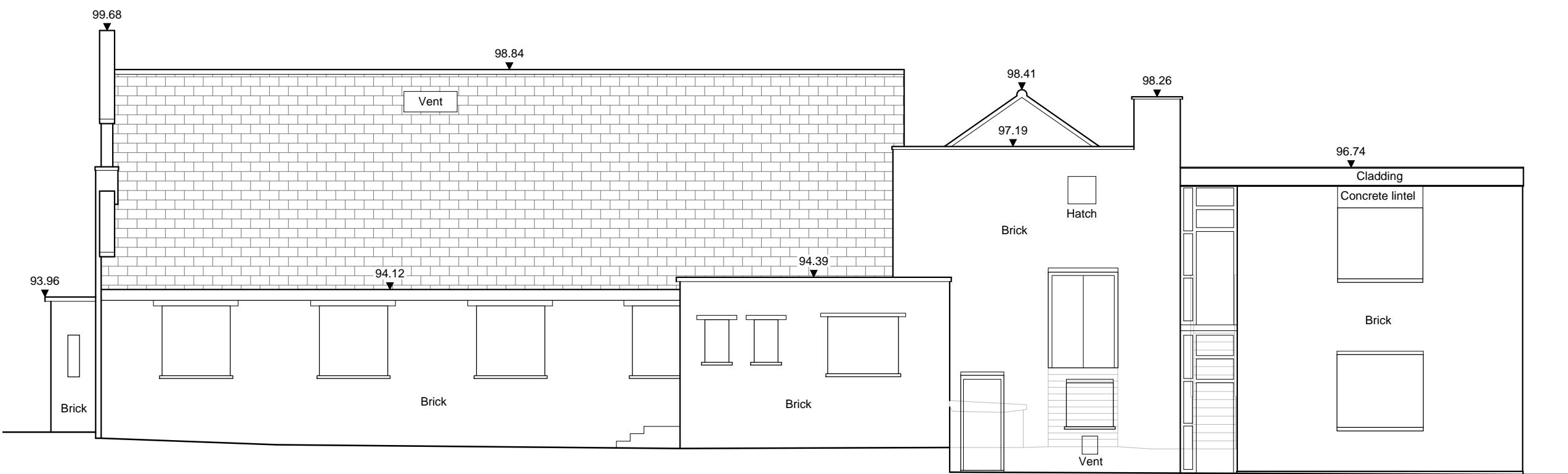
Elevation 3



Elevation 2



Elevation 4

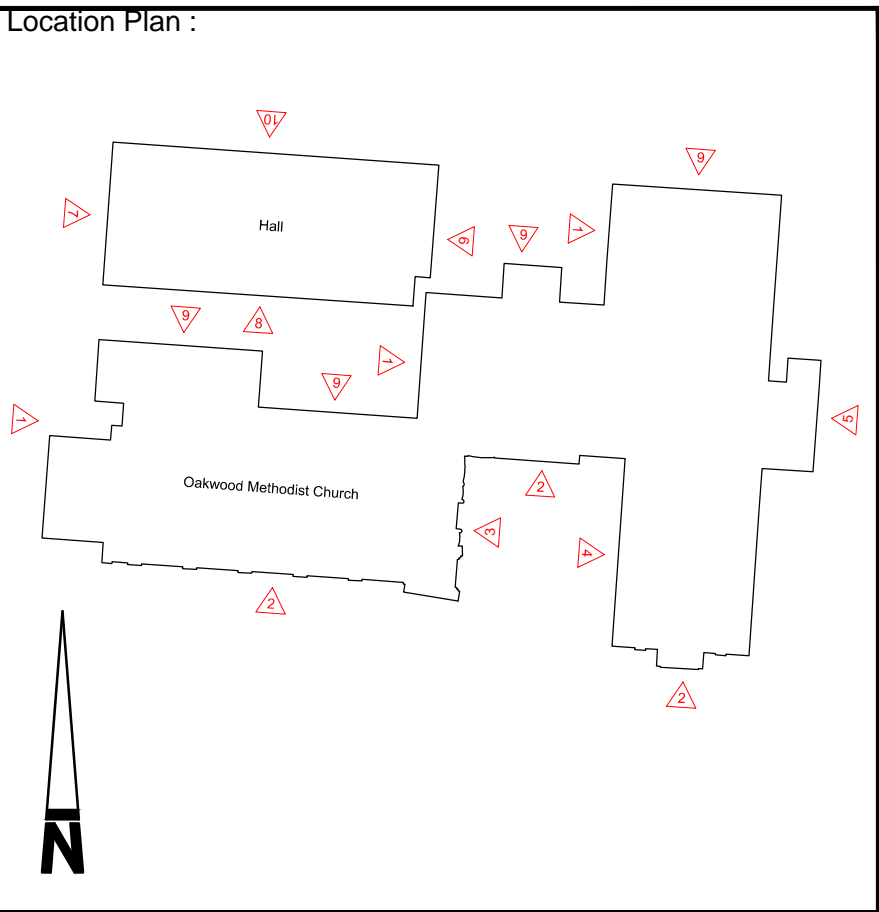


Elevation 5

Datum Line 87.00m

- Notes :
1. LEVELS BASED ON OS DATUM.
 2. FLOOR LEVELS RECORDED AT ENTRANCES AND EXITS AND APPLIED THROUGHOUT.
 3. WINDOW CILL AND HEAD LEVELS MEASURED INTERNALLY.
 4. SANITARY FITTINGS INDICATIVE ONLY.

- General abbreviations :
- AB AIR BRICK
 - ACU AIR-CON UNIT
 - GY GULLY
 - IC INSPECTION COVER
 - MH MANHOLE
 - Rad RADIATOR
 - RC RADIATOR COVER
 - RE RODDING EYE
 - RS ROLLER SHUTTER
 - RWP RAIN WATER PIPE
 - S/C SLOPING CEILING (UP DIRECTION)
 - SOP SOIL PIPE
 - SVP SOIL VENT PIPE
 - STEP UP STEP UP
 - US UNDER SIDE
 - VP VENT PIPE
 - FALL IN ROOF FALL IN ROOF



Revision	Description	Surv. by	Appr. by	Date							
0m	1	2	3	4	5	6	7	8	9	10	11

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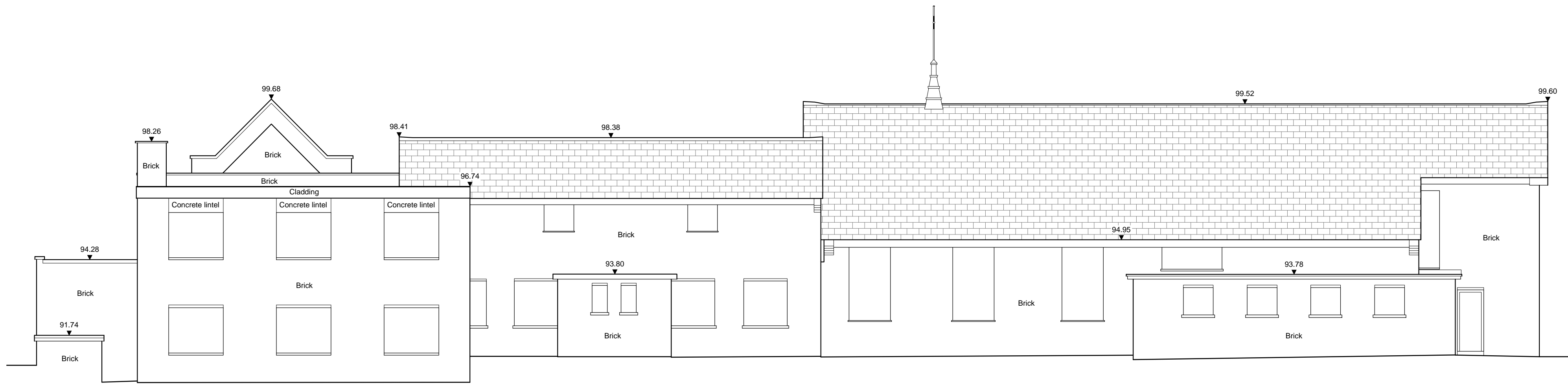
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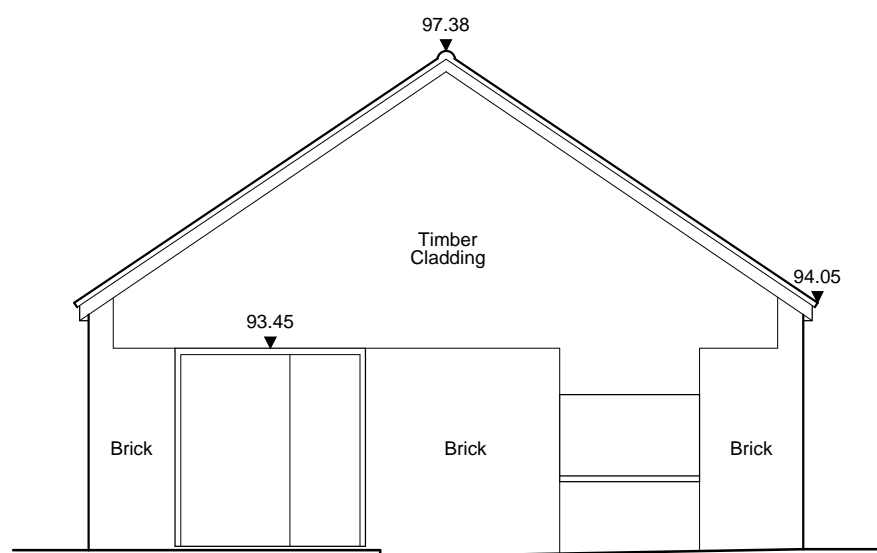
Oakwood Methodist Church
Westpole Avenue
Oakwood
London

Basic Elevations			
Scale	Sheet Size	Sheet Number	Date
1:100	A1	1	February 2016
Project Number:	Rev:	Surveyed By:	Approved By:
22035	-	SL	GF



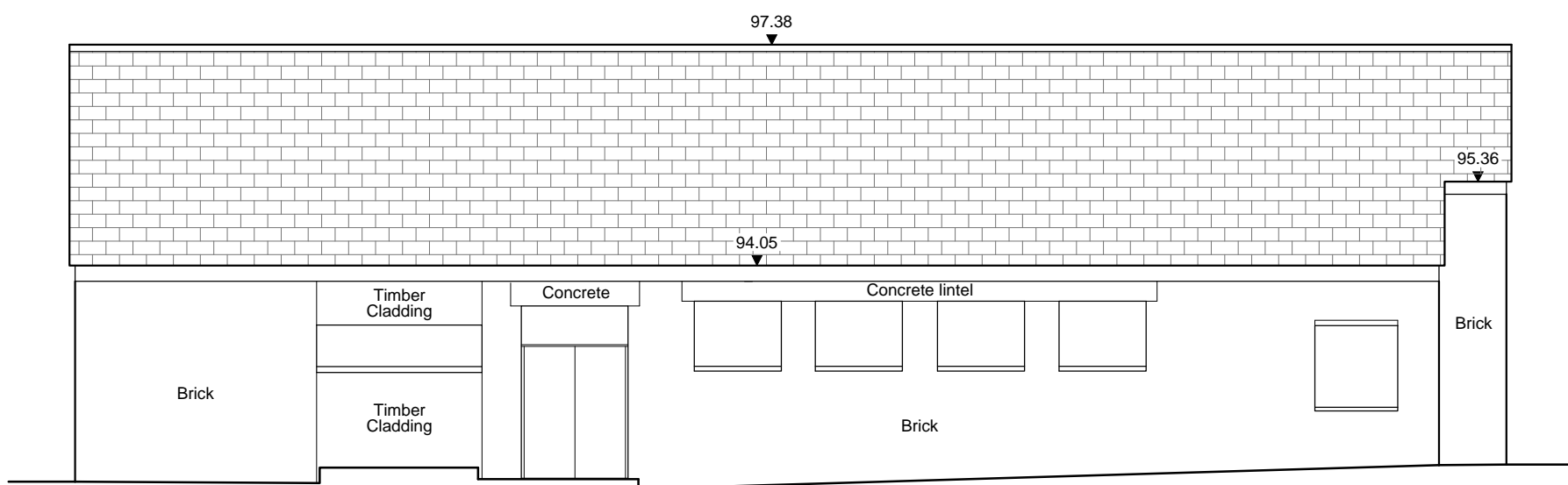
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Datum Line 87.00m

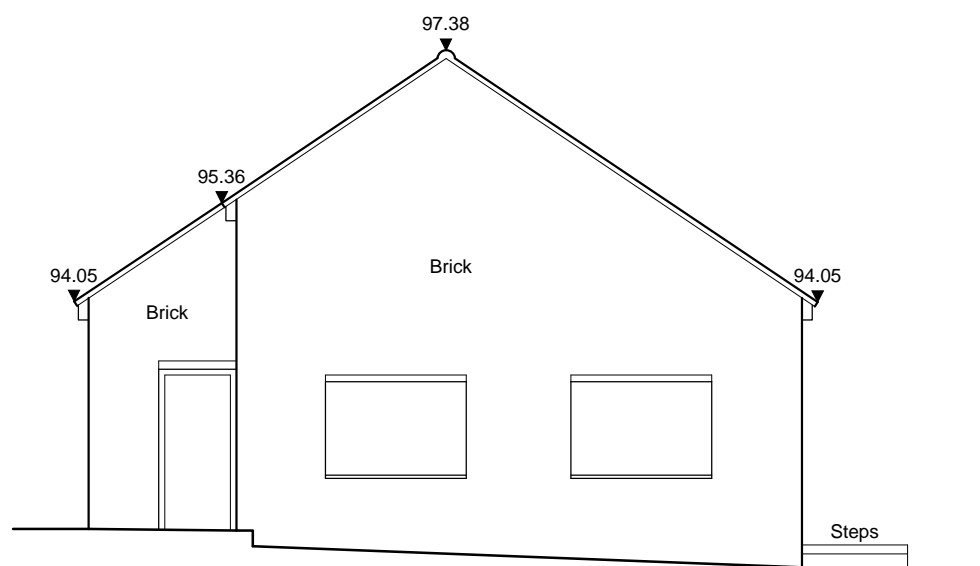


Elevation 7

Datum Line 87.00m

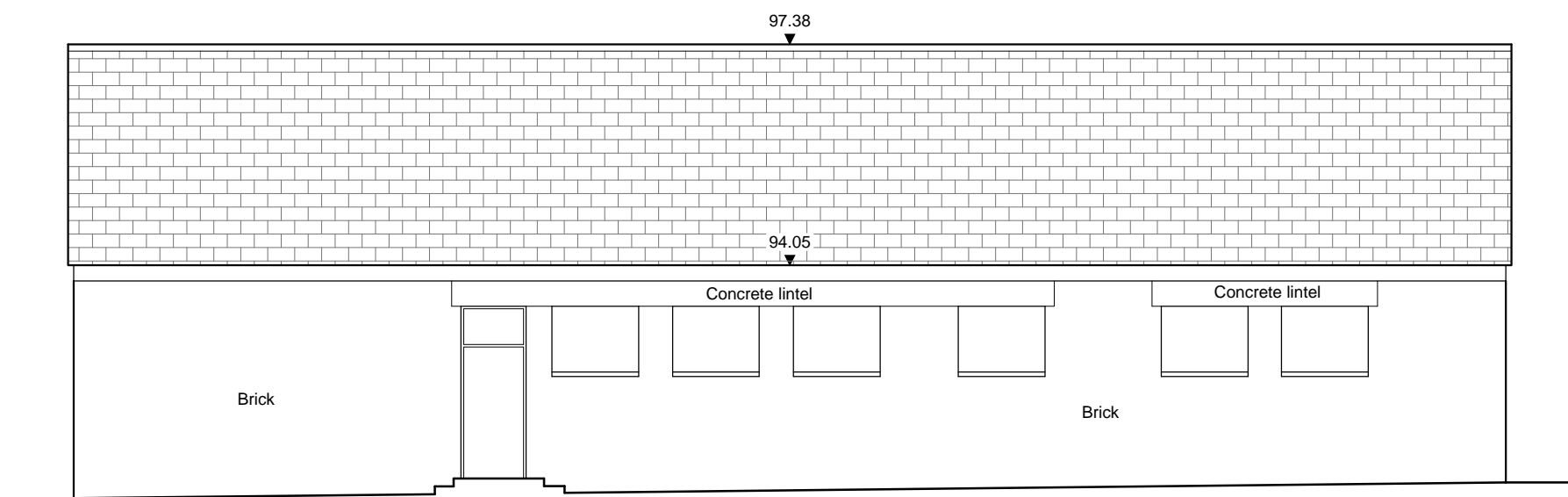


Elevation 8



Elevation 9

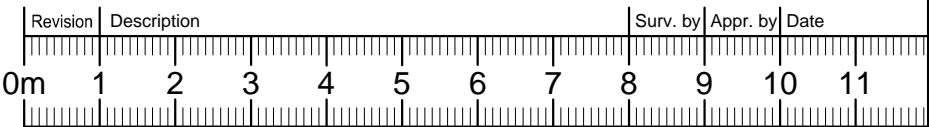
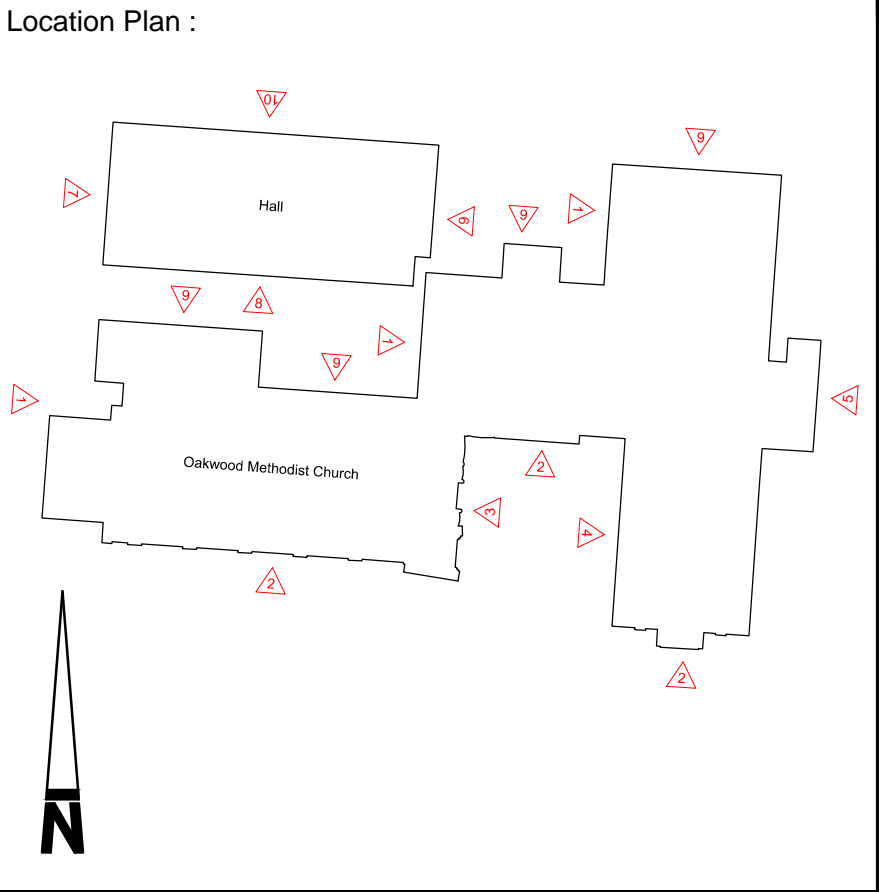
Datum Line 87.00m



Elevation 10

- Notes :
1. LEVELS BASED ON OS DATUM.
 2. FLOOR LEVELS RECORDED AT ENTRANCES AND EXITS AND APPLIED THROUGHOUT.
 3. WINDOW CILL AND HEAD LEVELS MEASURED INTERNALLY.
 4. SANITARY FITTINGS INDICATIVE ONLY.

- General abbreviations :
- AB AIR BRICK
 - ACU AIR-CON UNIT
 - GY GULLY
 - IC INSPECTION COVER
 - MH MANHOLE
 - Rad RADIATOR
 - RC RADIATOR COVER
 - RE RODDING EYE
 - RS ROLLER SHUTTER
 - RWP RAIN WATER PIPE
 - S/C SLOPING CEILING (UP DIRECTION)
 - SOP SOIL PIPE
 - SVP SOIL VENT PIPE
 - STEP UP STEP UP
 - US UNDER SIDE
 - VP VENT PIPE
 - FALL IN ROOF FALL IN ROOF



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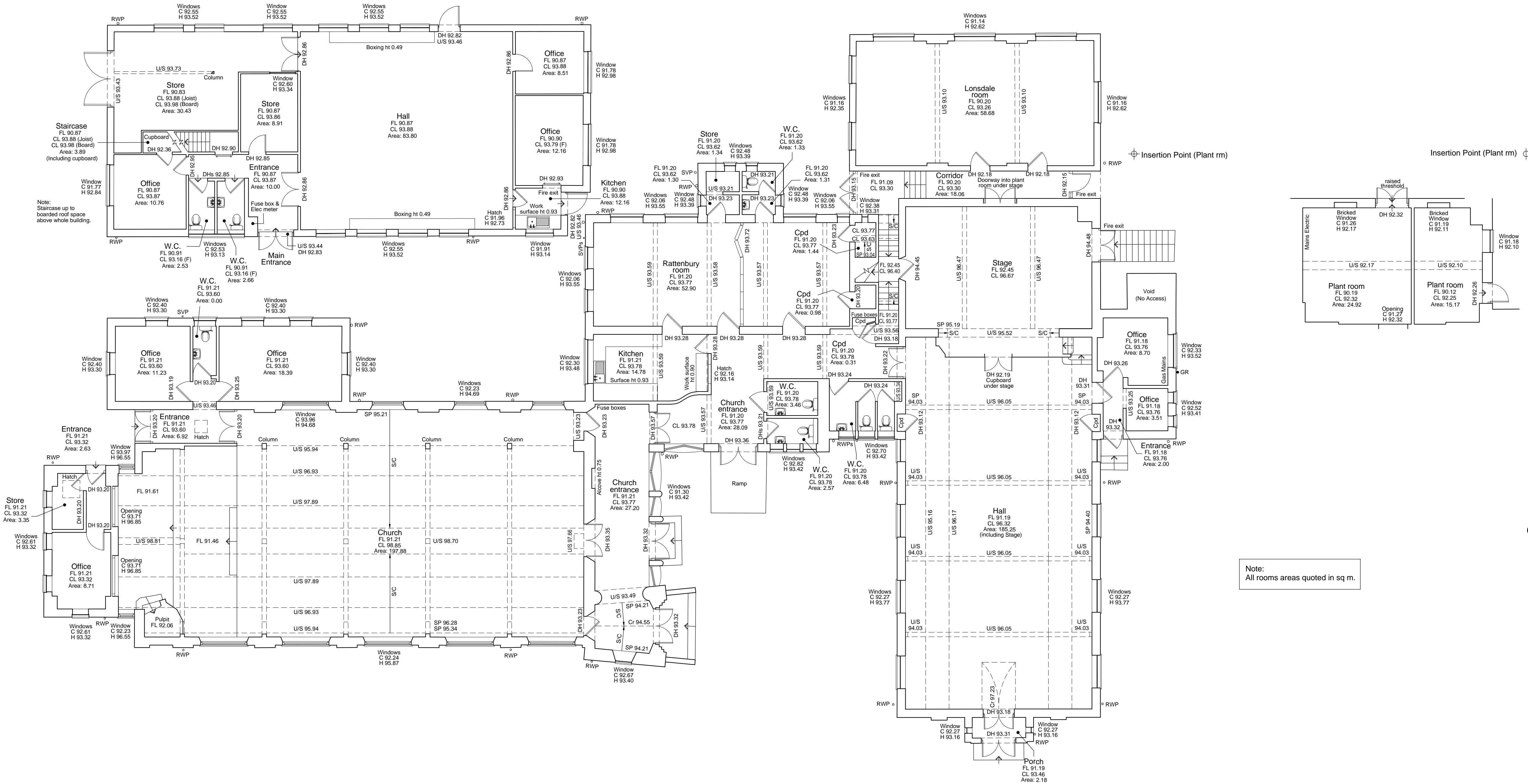
Oakwood Methodist Church
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Basic Elevations			
Scale	Sheet Size	Sheet Number	Date
1:100	A1	2	February 2016
Project Number:	Rev:	Surveyed By:	Approved By:
22035	-	SL	GF

- Notes :
1. LEVELS BASED ON OS DATUM.
 2. FLOOR LEVELS RECORDED AT ENTRANCES AND EXITS AND APPLIED THROUGHOUT.
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 4. SANITARY FITTINGS INDICATIVE ONLY.

- Level abbreviations :
- C CILL LEVEL
 - CL CEILING LEVEL
 - CP CROWN LEVEL
 - CvL COVER LEVEL
 - DH DOOR HEAD LEVEL
 - (F) FALSE/SUSPENDED CEILING
 - FL FLOOR LEVEL
 - H HEAD LEVEL
 - SP SPRING LEVEL
 - U/S UNDER SIDE
 - (S) STRUCTURAL CEILING
 - TOW TOP OF WALL LEVEL

- General abbreviations :
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 - SOP SOIL PIPE
 - SVP SOIL VENT PIPE
 - STEP UP
 - U/S UNDER SIDE
 - VP VENT PIPE
 - ▽ FALL IN ROOF



GROUND FLOOR

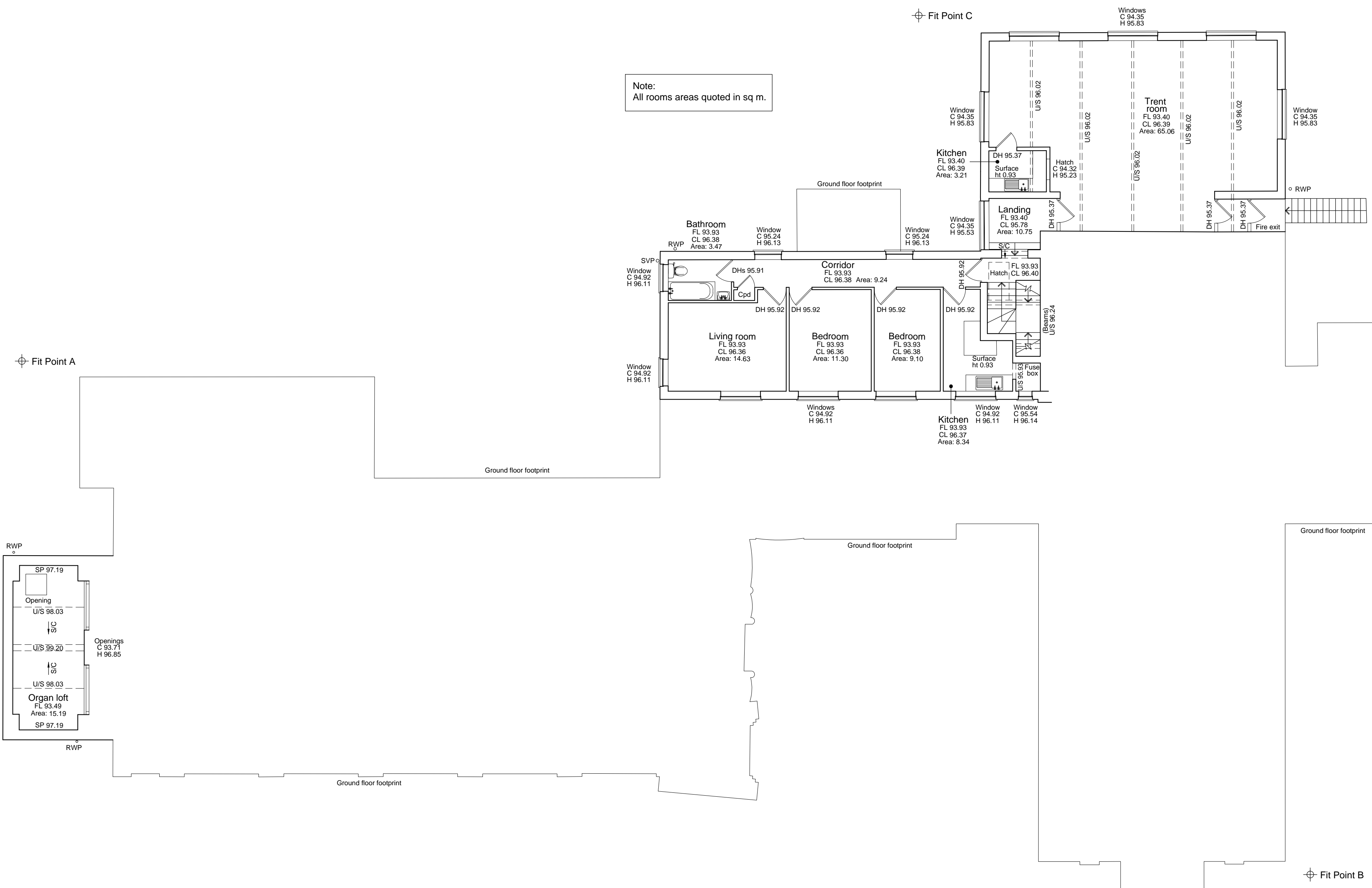


Oakwood Methodist Church
Westpole Avenue
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Floor plans - Ground Floor

Scale 1:100	Sheet Size A1	Sheet Number: 3	Date: February 2016
Project Number: 22035	Rev: -	Surveyed By: SL	Approved By: GF





FIRST FLOOR

Notes :	
1.	LEVELS BASED ON OS DATUM.
2.	FLOOR LEVELS RECORDED AT ENTRANCES AND EXITS AND APPLIED THROUGHOUT.
3.	WINDOW CILL AND HEAD LEVELS MEASURED INTERNALLY.
4.	SANITARY FITTINGS INDICATIVE ONLY.

Level abbreviations :	
C	CILL LEVEL
CL	CEILING LEVEL
CP	CROWN LEVEL
CVL	COVER LEVEL
DH	DOOR HEAD LEVEL
(F)	FALSE/SUSPENDED CEILING
FL	FLOOR LEVEL
H	HEAD LEVEL
SP	SPRING LEVEL
US	UNDER SIDE
(S)	STRUCTURAL CEILING
TOW	TOP OF WALL LEVEL

General abbreviations :	
AB	AIR BRICK
ACU	AIR-CON UNIT
GY	GULLY
IC	INSPECTION COVER
MH	MANHOLE
Rad	RADIATOR
RC	RADIATOR COVER
RE	RODDING EYE
RS	ROLLER SHUTTER
RWP	RAIN WATER PIPE
S/C	SLOPING CEILING (UP DIRECTION)
SOP	SOIL PIPE
SVP	SOIL VENT PIPE
→	STEP UP
U/S	UNDER SIDE
VP	VENT PIPE
▽	FALL IN ROOF



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Oakwood Methodist Church
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First Floor - Floor plans

Scale	Sheet Size	Sheet Number	Date
1:100	A1	4	February 2016
Project Number:	Rev:	Surveyed By:	Approved By:
22035	-	SL	GF



Site Plan

Scale 1:200 @ A1



REVISIONS		
Rev.	Date	By
A	Feb 2017	IDP
Scheme revised following comments from Planning Officers		
B	Oct 2017	IDP
Amendments to access ramp and cycle spaces added		
C	Aug 2018	IDP
Revisions further to daylighting consultant direction		



ALL DIMENSIONS TO BE CHECKED ON SITE
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 DESIGN CONSULTANTS
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 PROJECT MANAGERS
 LANDSCAPE ARCHITECTS
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Project Title

Proposed Retirement Living Development
Westpole Avenue,
OAKWOOD

Drawing Title

Planning
Site Plan

Scale 1:200 @ A1	Date Feb 2017
Drawn IDP	Checked IDP
Drawing No. NL-2740-03-AC-004	Rev. C

CAD plot date:



South Elevation



West Elevation

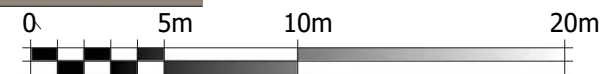


East Elevation



North Elevation

Scale 1:100 @ A1



REVISIONS

Rev.	Date	By
B	7 Feb 2017	IDP
C	Aug 2018	IDP
D	Sept 2018	IDP

Material Specification

	K-Rend Through coloured render - 'White' or similar
	Wienerberger New Red facing brick or similar
	Recon Bath M Stone or similar
	White UPVC frames with glazing bars within
	Contemporary glazed Juliet balconies - glazing tinted grey
	GRP chimneys with brick slips to match facing brickwork
	Black UPVC rainwater goods
	Marley Eternit Rivendale fibre cement tile or similar
	Marley Eternit 'Ashmore' Interlocking tile or similar
	Feature Timber Boarding Detail

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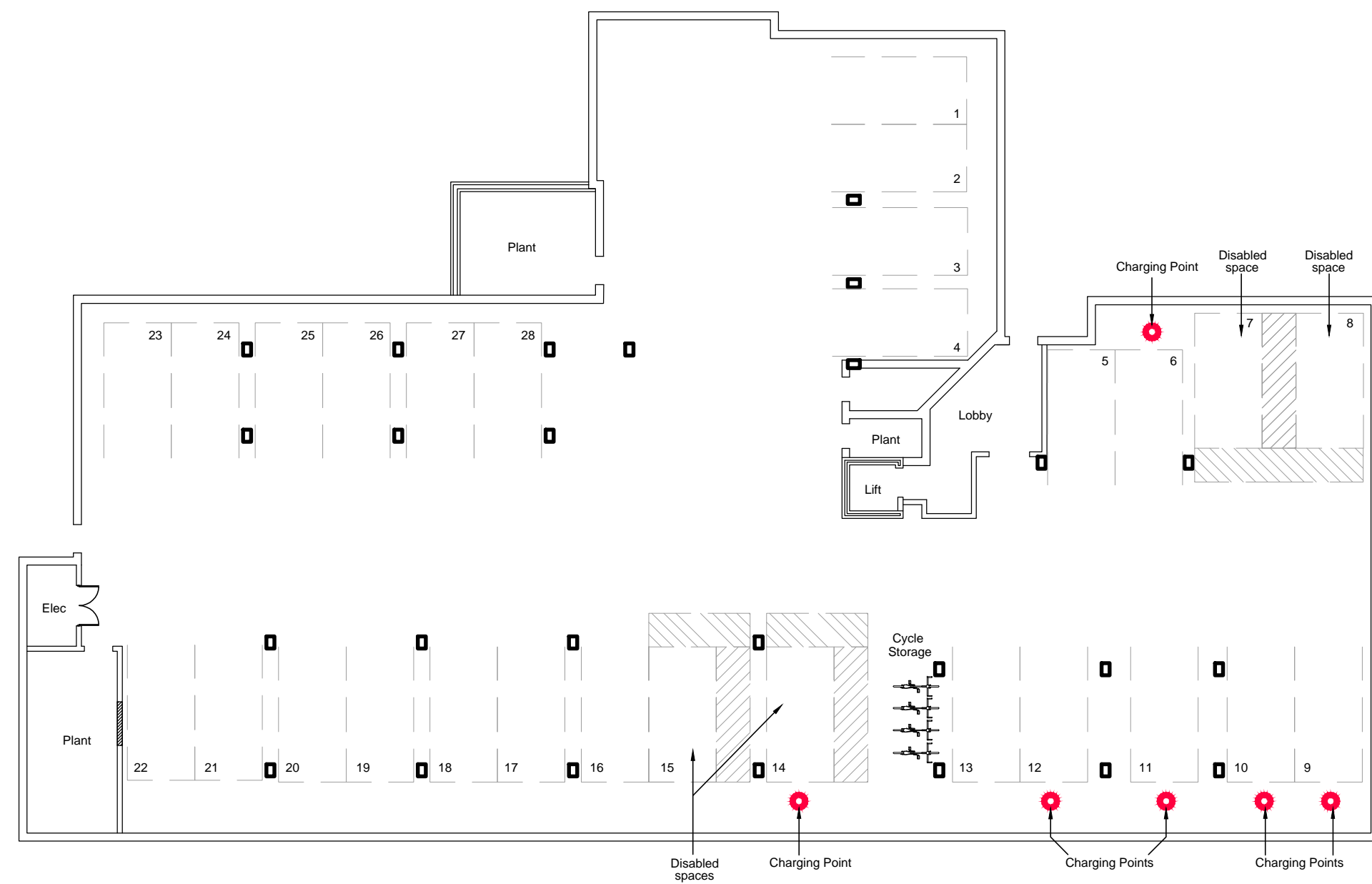
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Project Title
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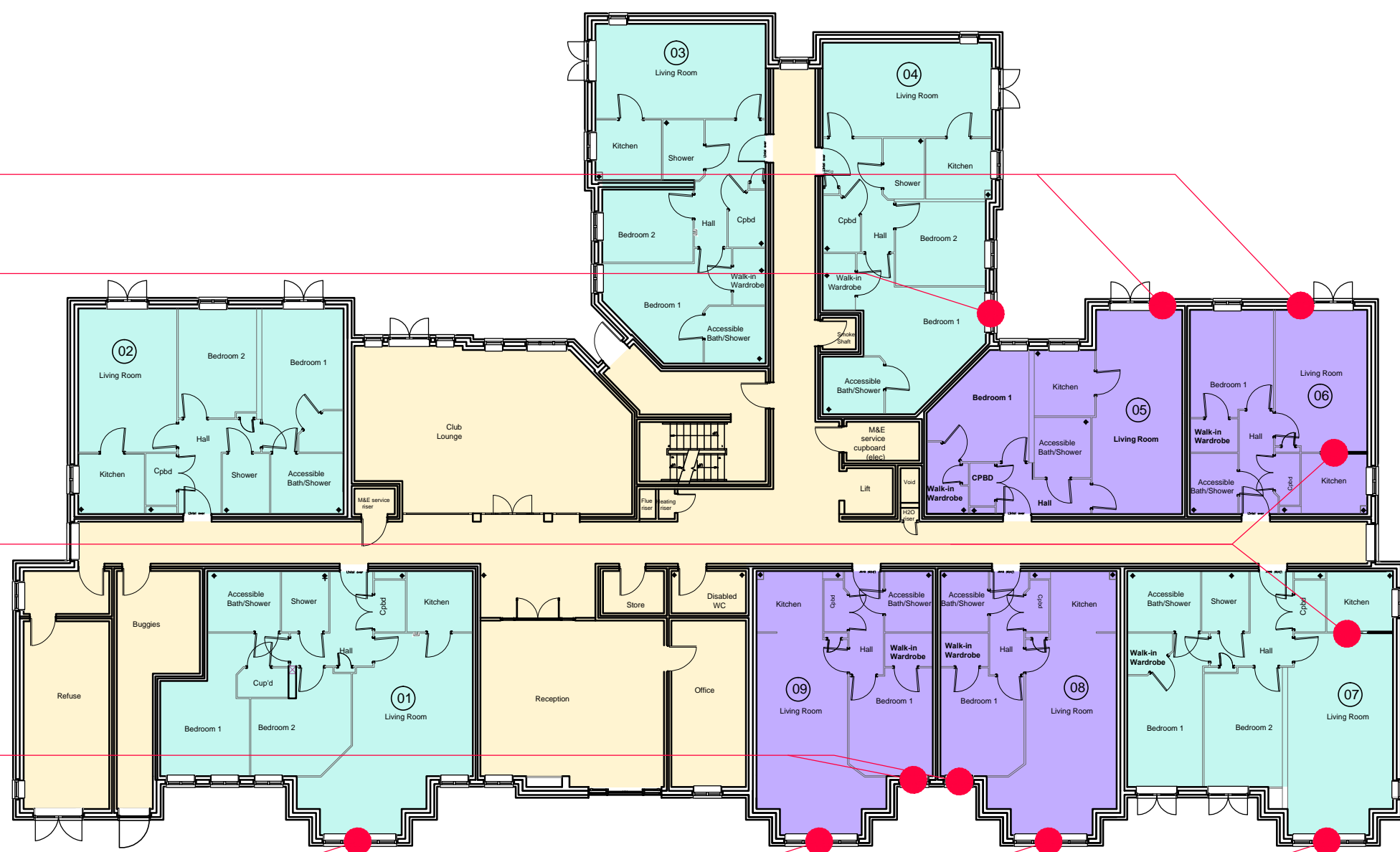
Drawing Title
Planning
Building Elevations

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

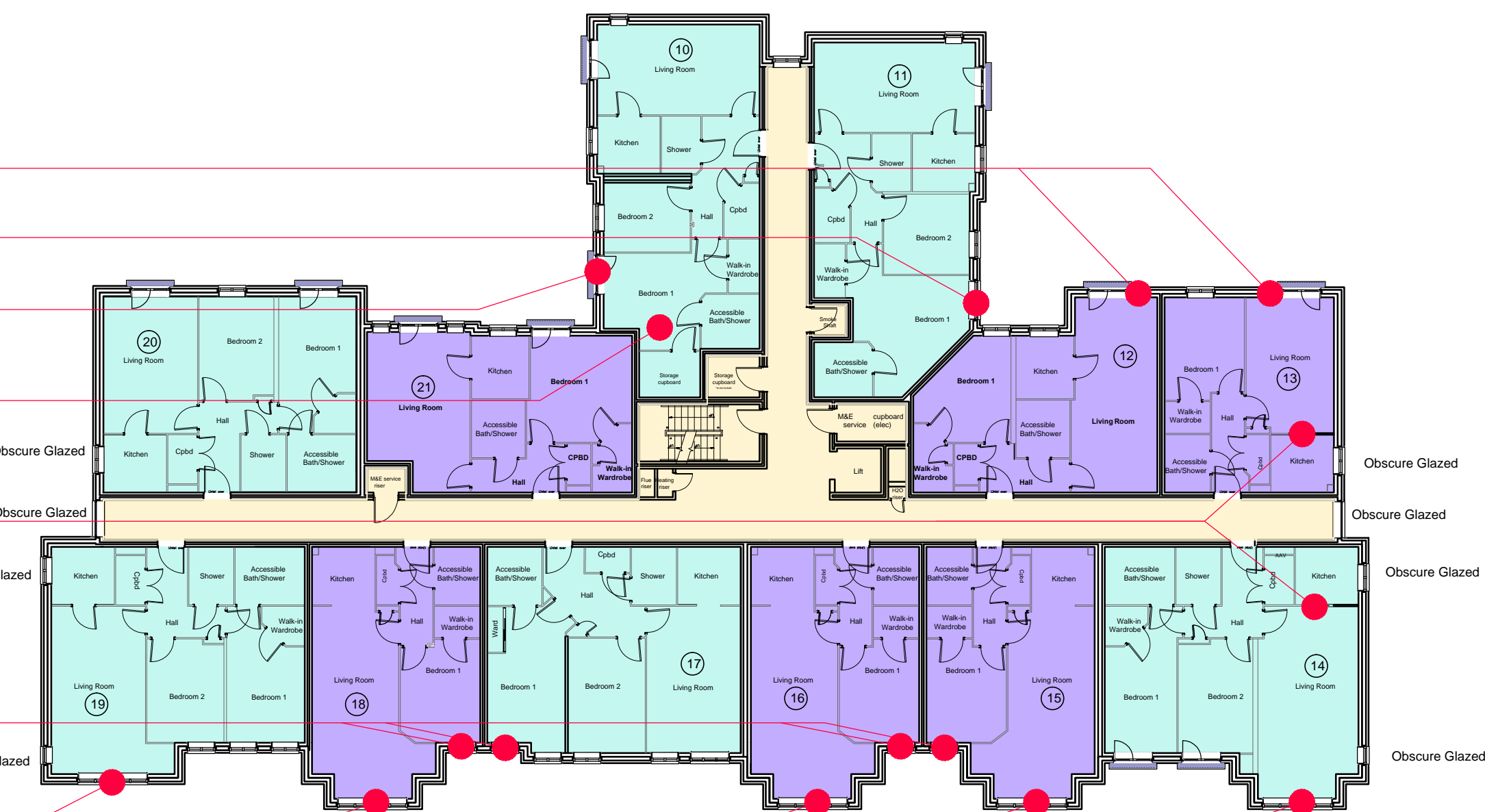
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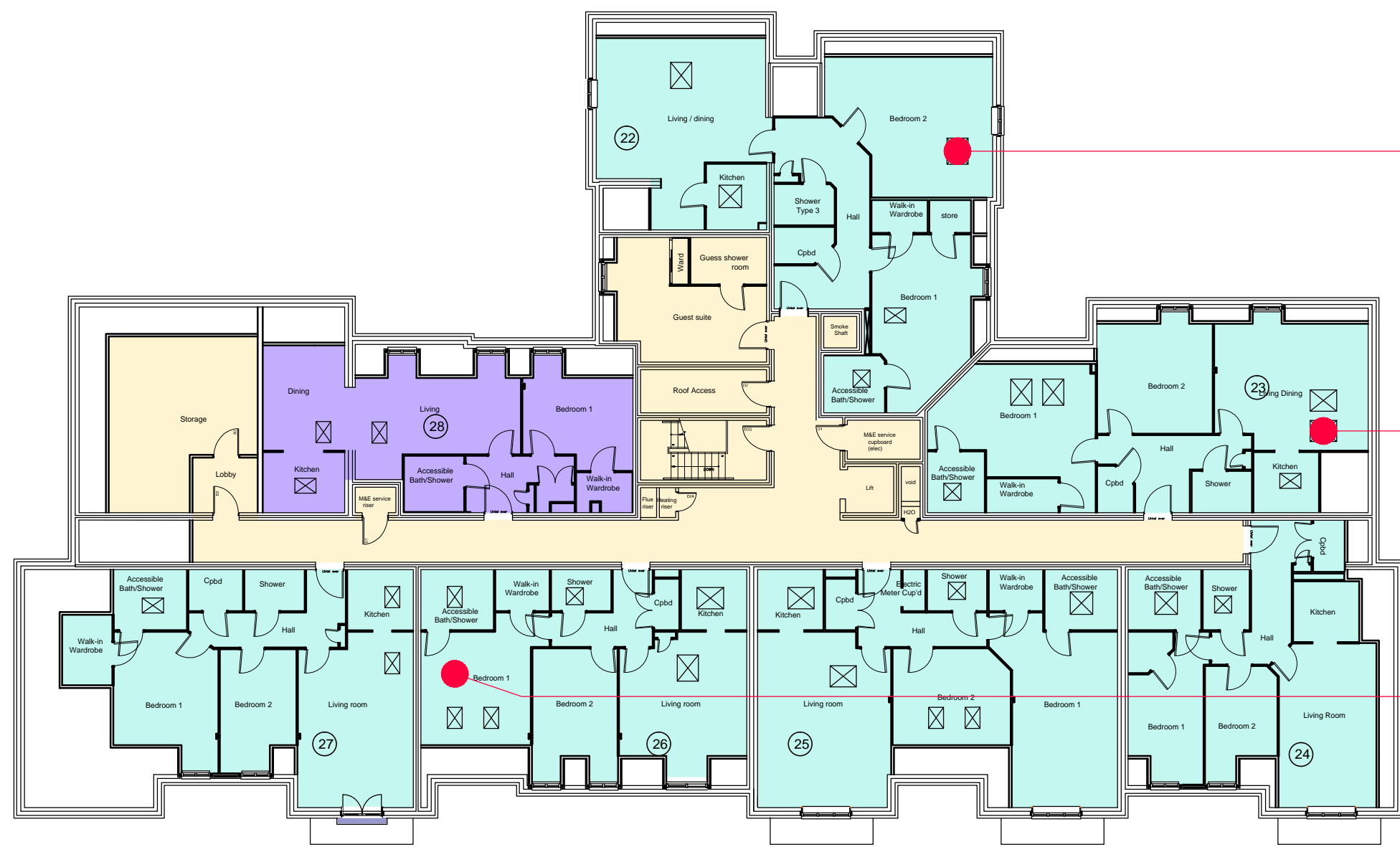
Basement Plan



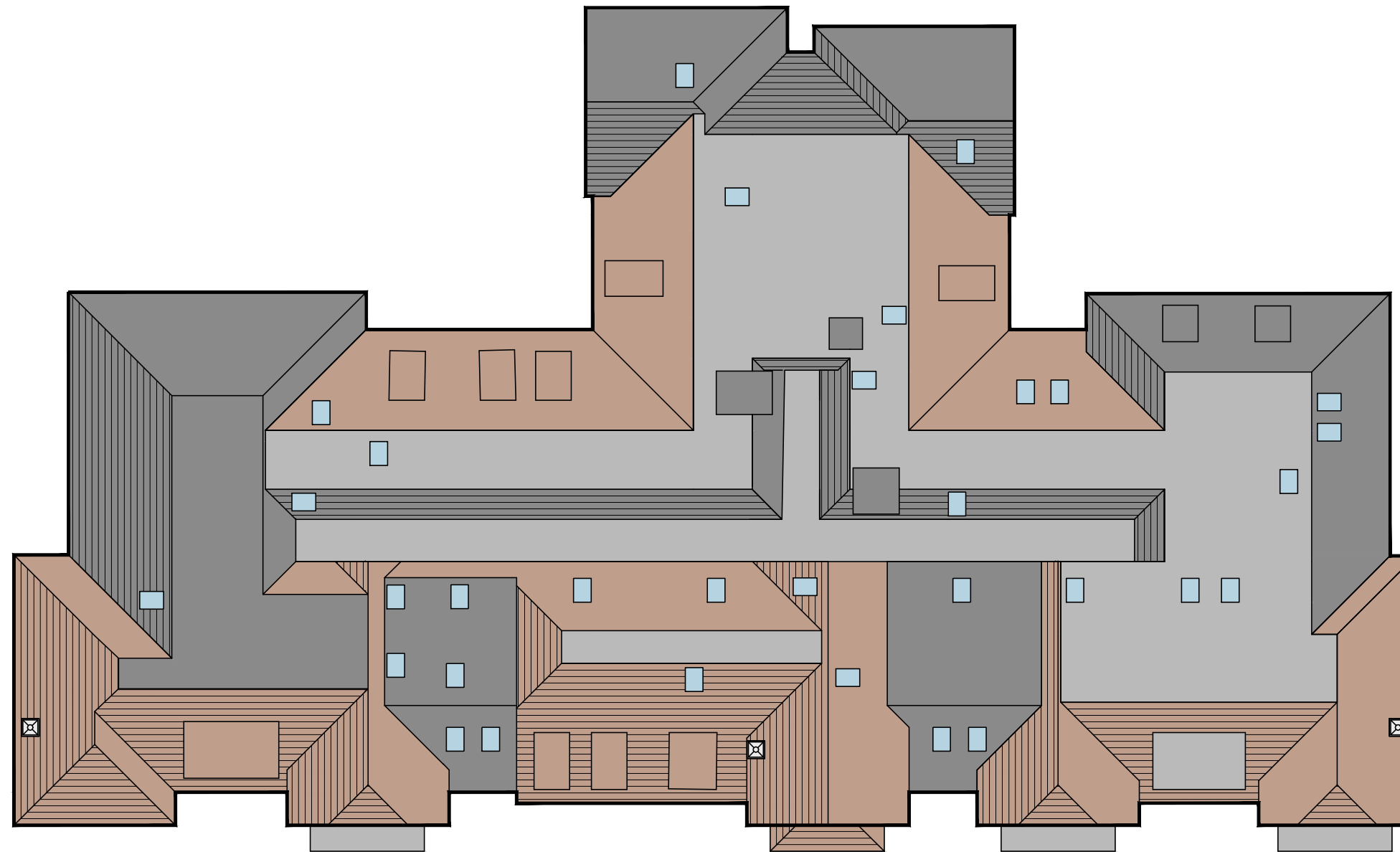
Ground Floor Plan



First Floor Plan



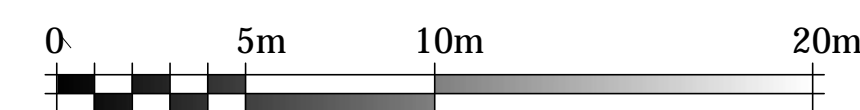
Second Floor Plan



Roof Plan

- Communal Area
- One Bed Apartment
- Two Bed Apartment

Scale 1:200 @ A1



REVISIONS		
Rev.	Date	By

Rooflight added to Bedroom 2 - Apartment 22

Rooflight added to Living Room - Apartment 23

Rooflight added to Bedroom 2 - Apartment 26

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Project Title

Proposed Retirement Living Development
Westpole Avenue,
OAKWOOD

Drawing Title

Planning
Floor Plans
Revisions Study

Scale 1:200 @ A1	Date Sept 2018
Drawn IDP	Checked IDP
Drawing No.	Rev.

NL-2740-03-AC-006

CAD plot date:

Perspective

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Project Title
Proposed Retirement Living Development
Westpole Avenue,
OAKWOOD

Drawing Title
Planning
Streetscene & Perspective

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

CAD plot date:

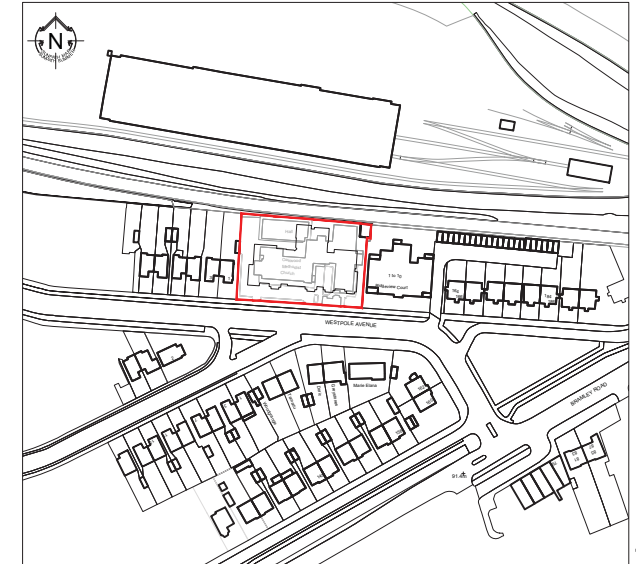
REVISIONS

Rev.	Date	By
A	24.02.2017	ISP

Revised further to planning comments



Context Plan - Scale 1:500



Location Plan - Scale 1:1250

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Project Title
Proposed Retirement Living Development
Westpole Avenue,
OARWOOD

Drawing Title
Location & Context Plan

Scale: As Noted @A1	Date: August 2016
Drawn: ISP	Checked:
Drawing No.: NL-2740-03-AC-001	Rev.: A

CAD plot date:

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 25 February 2020
Report of: Head of Planning	Contact Officers: Andy Higham Claire Williams Alex Johnson	Ward: Southgate Green
Application Number: 19/03108/FUL		Category: Minor Dwellings
LOCATION: 106A Fox Lane, London, N13 4AX		
PROPOSAL: Redevelopment of site and erection of a 2-storey building with accommodation in the roof space comprising 4 x self-contained flats (2 x 1-bed, 1 x 2-bed, 1 x 3-bed) with associated communal amenity space, private amenity space, cycle parking and refuse storage.		
Applicant Name & Address: Mr C Antoniadou c/o Agent		Agent Name & Address: Ms Bridget Miller HGH Consulting 45 Welbeck Street London W1G 8DZ
RECOMMENDATION: That subject to the conditions as set out in the report, the Head of Development Management / the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions.		

Ref: 19/03108/FUL LOCATION: 106A Fox Lane, London, N13 4AX,



1.0 Note for Members

- 1.1 Although a planning application of this nature would normally be determined under delegated authority, due to the local interest in this premises and the proposal, it is reported to Planning Committee for a decision.

2.0 Recommendation

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

1. Time Limited Permission
2. Development to be carried out in accordance with approved plans and documents.
3. Demolition and Construction Management Plan
4. Materials including brickwork, doors and windows, balcony details and window reveals
5. Detailed Landscaping Plan
 - i) *Details of trees, shrubs, grass and all other soft landscaped areas of internal and external amenity spaces to be planted on the site;*
 - ii) *Where feasible biodiversity enhancement interventions incorporated into the design; and*
 - iii) *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.*
 - iv) *Details of management of communal amenity area*
6. Energy Performance

Energy Performance Certificate accompanied by a Built Energy Performance Assessment shall be submitted.
7. Potable Water
8. SuDS Strategy
9. Cycle Storage

Full Details of the siting and design of secure covered cycle parking facilities.
10. Pedestrian Access
11. Waste and Recycling Storage
12. Nesting Boxes

Details of bird and/or bat nesting boxes/bricks.

13. Boundary Treatments

3.0 Executive Summary

- 3.1 The report seeks approval to a scheme involving the re-development of the application site to construct a two storey building to provide 4 units of residential accommodation comprising two 1 bedroom units, one 2 bedroom unit and one 3 bedroom unit in place of the existing three bedroom dwelling. The development also proposes private and communal amenity space as well as cycle parking and waste and recycling storage facilities.
- 3.2 The reasons for recommending approval are:
- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of additional housing stock in the borough for which there is an identified need at a national, London and local level;
 - ii) The development would provide a policy compliant and varied mix of units in line with development plan policy guidance
 - iii) The existing site which is little architectural merit would be improved through the development of the application site.
 - iv) The proposal would not result in any significantly unacceptable impacts upon neighbouring amenity
 - v) The re-development of the application site would not result in any harmful transport and parking impacts in the locality.
- 3.3 The existing site area is 145 sqm. The application proposes an additional 148 sqm of gross internal residential floorspace and 203 sqm net additional gross floorspace.

4.0. Site and Surroundings

- 4.1 The site, measuring 0.0145ha comprises of a detached dwelling with pitched roofline located on a corner plot at the junction with Fox Lane and Amberley Road. The application site tapers to the rear and contains a detached garage with access onto Amberley Road.
- 4.2 The surrounding area is residential in character and comprises a number of dwellings of varied design, size and character.
- 4.3 The site does not contain a listed building nor is it located within the boundaries of a Conservation Area.

5.0 Proposal

- 5.1 The proposal is for the re-development of the application site to provide a two storey building to deliver four residential units of accommodation. More specifically the proposal comprises the following elements:
- Construction of a new two storey building which would deliver four units of residential flatted accommodation comprising of two 1 bedroom units, one 2 bedroom unit and one 3 bedroom unit

- Associated private and communal amenity space for the future occupants of the proposed dwellings
- Provision of parking and cycle parking
- The provision of waste and recycling storage
- Associated hard and soft landscaping

5.2 This is the resubmission of a scheme previously refused and dismissed at appeal ref. 18/03881/FUL.

6. Relevant Planning History

- 6.1 16/01351/PREAPP - Proposed redevelopment of site by erection of a 2-storey block of 5 flats (1 x 1-bed, 3 x 2-bed, 1 x 3-bed) with associated car parking and amenity – Response Issued
- 6.2 17/01085/PREAPP - Proposed redevelopment of site and erection of one 2-storey block with accommodation in roof space comprising 6 x self-contained flats (1 x studio, 3 x 1-bed, 2 x 2-bed) – Response Issued
- 6.3 17/03311/FUL - Redevelopment of the site and erection of 2-storey block of 5 x self-contained flats comprising(2 x 1-bed, 2 x 2-bed & 1 x 3-bed) with rooms in roof together with private amenity space, refuse storage, vehicle and cycle parking – Refused, Appeal Dismissed
- 6.4 18/03881/FUL - Redevelopment of the site and erection of one 2-storey block with accommodation in roof space comprising 4 x self-contained flats (2 x 1-bed, 1 x 2-bed & 1 x 3-bed) incorporating private amenity space, cycle parking and refuse storage – Refused, Appeal Dismissed

7.0 Consultation

Public Response:

- 7.1 Consultation letters were sent to 32 neighbouring properties. A total of 2 objections were received in relation to the following points
- This application does not differ from previous refusals
 - No objection to the principle but development should not exceed the footprint of the existing building
 - The existing dropped kerb belongs to a neighbouring property
 - The development will result in over-development
 - Will cause parking impacts
 - The balcony areas will cause harmful amenity impacts
- 7.2 Officers note the comments in objection, the material planning considerations are considered in the report below.
- 7.3 Two support comments were also received in relation to the following matters:
- The development will provide new housing in the area for which there is a local need
 - The proposal will improve the design and character of the site and area

- 7.4 The support comments are noted; the principle of development and design considerations are assessed below in the report.

External Consultees:

None

Internal Consultees:

- 7.5 Transportation: Advised details required in relation to pedestrian access, cycle parking
- 7.6 SuDS Officer: Advised a SuDS strategy will need to be submitted

8. Relevant Policies

8.1 London Plan (2016)

Policy 3.3 – Increasing Housing Supply
Policy 3.4 – Optimising Housing Potential
Policy 3.5 - Quality and design of housing development
Policy 3.8 - Housing choice
Policy 3.9 - Mixed and balanced communities
Policy 5.3 - Sustainable design and construction
Policy 5.5 – Decentralised Energy Networks
Policy 5.12 – Flood Risk Management
Policy 5.13 - Sustainable drainage
Policy 5.14 - Water quality and wastewater infrastructure
Policy 5.15 - Water use and supplies
Policy 6.9 – Cycling
Policy 6.10 - Walking
Policy 6.13 - Parking
Policy 7.1 – Lifetime Neighbourhoods
Policy 7.2 – An Inclusive Environment
Policy 7.3 – Designing Out Crime
Policy 7.4 - Local character
Policy 7.6 – Architecture
Policy 7.13 – Safety, Security and Resilience to Emergency
Policy 7.14 – Improving Air Quality
Policy 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
Policy 7.19 – Biodiversity
Policy 7.21 – Trees
Policy 8.3 – Community Infrastructure Levy

8.2 The London Plan – Draft

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The draft plan is a material consideration in determining applications but is likely to carry little or no weight until there is a response to consultation submissions or until after its examination. Of particular relevance is Policy H1 (Increasing Housing Supply), Policy H2 (Small Sites) and Policy D2 (Delivering Good Design).

8.3 Core Strategy

CP2	Managing the supply and location of new housing
CP4	Housing Quality
CP9	Supporting Community Cohesion
CP20	Sustainable Energy use and Energy Infrastructure
CP21	Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP25	Pedestrians and Cyclists
CP28	Managing Flood Risk Through Development
CP30	Maintaining and Improving the Quality of the Built and Open Environment
CP36	Biodiversity

8.4 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
DMD 37	Achieving high quality and design-led development
DMD 45	Parking standards and layout
DMD 46	Vehicle crossovers and dropped kerbs
DMD 47	Access, new roads and servicing
DMD 48	Transport assessments
DMD49	Sustainable Design and Construction Statements
DMD 51	Energy efficiency standards
DMD 58	Water efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD 65	Air quality
DMD 68	Noise
DMD70	Water Quality
DMD81	Landscaping

8.5 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019 (revised)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- Enfield Characterisation Study
- Mayors Transport Strategy (May 2010)
- Revised Technical Standards for Footway Crossovers (April 2013)
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- London Plan Housing SPG
- London Plan the Control of Dust and Emissions During Construction and Demolition SPG
- London Plan Sustainable Design and Construction SPG

9.0 Summary of Key Reasons for Recommendation

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of additional housing stock in the borough for which there is an identified need at a national, London and local level;
- ii) The development would provide a policy compliant and varied mix of units in line with development plan policy guidance
- iii) The existing site which is little architectural merit would be improved through the development of the application site.
- iv) The proposal would not result in any significantly unacceptable impacts upon neighbouring amenity
- v) The re-development of the application site would not result in any harmful transport and parking impacts in the locality.

10.0 Assessment

10.1 The main issues arising from this proposal for Members to consider are:

- 1. Principle;
- 2. Quality of Accommodation
- 3. Design
- 4. Impact upon Neighbouring Amenity
- 5. Transport
- 6. Refuse, Waste and Recycling;
- 7. SuDS;
- 8. Energy
- 9. Ecology;
- 10. Community Infrastructure Levy

Principle of Development

- 10.3 The proposal seeks the re-development of the application site to provide a two storey building to deliver 4 self-contained flats.
- 10.4 In terms of land use, London Plan Policy 3.3 recognises the pressing need for new homes in London and to provide a real choice of affordable housing for Londoners. At a local level, Policy CP2 of the Core Strategy outlines the need to deliver additional housing stock for residents to meet housing demand.
- 10.5 The proposal would be wholly consistent with the aforementioned policies. Furthermore, the redevelopment of the site would raise the visual quality of the area.
- 10.6 It is noted by officers that the proposal would result in the loss of an existing three bedroom dwelling. However, it is noted that a compensatory three bedroom unit is proposed in the development, as such this element of the proposal is considered acceptable.
- 10.7 Members are also reminded that the previous applications considered by the Council has accepted the principle of a residential redevelopment of the application site. Members are also advised that the principle of delivering additional residential units on site has not been objected to by the Council in previous applications 18/03881/FUL and 17/03311/FUL. Furthermore, when

these applications were considered at appeal by the Planning Inspectorate the principle of development for additional residential units was considered acceptable.

- 10.8 It is clear therefore that in principle, the redevelopment of the site is wholly compatible with national, regional and local planning policy. subject to further assessment of any design, quality of accommodation, amenity and/or transport impacts.

Quality of Accommodation

- 10.9 The London plan outlines the importance of delivering high standards of internal accommodation that meet the needs of occupants within policy 3.5 and that these must be of the highest standard both internally and externally. At a national level the DCLG space standards outlines minimum internal floorspace standards that all new residential dwellings must accord with. The Core Strategy states within policy CP4 states that *'High quality design and sustainability will be required for all new homes. New housing developments should take account of the design and construction policies and sustainable design and construction guidance set out in the London Plan'*.
- 10.10 The supporting London Plan Housing SPG provides detailed guidance on furniture arrangements, internal daylight/sunlight and circulation, amongst other considerations.
- 10.11 It is noted that each of the units accord with the minimum floorspace standards. Furthermore, it is noted that each of the units would offer a good functional, internal layout that can accommodate practical furniture layouts in line with standard 25 of the London Plan Housing SPG and allow good levels of ventilation, circulation as well as internal daylight, sunlight and good levels of outlook.
- 10.12 In relation to amenity space standards officers have carefully considered the requirements of policy DMD9 and standards 26 and 27 of the London Plan Housing SPG as well as Policy DMD9 of the Council's Development Management Document which states that when communal amenity space is provided it must not be:
- Accessible to the public
 - Provide a functional area of amenity space having regard to the housing mix/types to be provided by the development
 - Is overlooked by surrounding existing and proposed development
 - Is accessible to wheelchair and other disabled users
 - Has suitable management arrangements in place
- 10.13 The development would provide 75sqm of amenity space with planting around the edging on the ground floor. Each of the units are all provided with dedicated private balcony areas which officers consider is an acceptable provision that accords with the above policy subject to a condition requiring full details of the landscaping for the communal amenity area and how it will be managed. It should also be noted that the previous applications and subsequent appeals did not raise any objections to the internal floorspace and whilst the issue of amenity space had been raised, this current application has been amended accordingly to offer an acceptable provision.

Unit Mix

- 10.14 In relation to delivering a balanced mix of housing, Policy 3.8 of the London Plan seeks to provide a balanced mix of housing types that meet the needs of Londoners today. Policy DMD3 of the Development Management Document re-iterates a similar objective and seeks for Enfield to have a mix of homes that meet needs of the Strategic Housing Market Assessment 2015.
- 10.15 The proposed mix comprises of the following dwelling types
- 2 x 1 bed units
 - 1 x 2 bed unit
 - 1 x 3 bed unit
- 10.16 Based on the above unit mix officers consider for a development of this nature that the proposed unit mix is varied and positively contributes to delivering a mix of home types in Enfield in line with the Council's 2015 Strategic Housing Market Assessment (SHMA), as such the proposed unit mix is considered acceptable in this instance. It is also noted that the Inspector has raised no previous concerns in relation to unit mix.

Design and Appearance

- 10.17 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context.
- 10.18 Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitable designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 10.19 London Plan Policy 7.4 has regard to local character and states in its overall strategic aim that 'development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings'. Policy 7.5 of the London plan outlines a similar aim and seeks for proposals in public places to be 'Secure...easy to understand and maintain, relate to local context, and incorporate the highest quality design'. Policy 7.6 of the London Plan sets out regional requirements in regard to architecture and states that development should 'incorporate the highest quality materials and design appropriate to its context'. The policy goes on to state that buildings and structures should 'comprise details and materials that complement...the local architectural character.'

Legibility / Character

- 10.20 The existing site comprises a two storey three bedroom dwelling on a corner plot location. Officers are supportive of the re-development of the application site which is not designated as a local or statutory heritage asset.

- 10.21 The existing dwelling is considered to be of little to no architectural merit and as such, the re-development of the application site is supported subject to a high standard of design for the proposed development which can integrate with the locality.
- 10.22 The immediate surrounding area comprises predominantly rows of two storey terraces and handed pairs of semi-detached dwellings of an Edwardian design. Additionally, there are other examples of later developments including a flatted development on the opposite side of Amberley Road at the junction with Fox Lane. It is noted that a good spacing and set back from the return frontage has been maintained by all properties fronting Fox Lane with return frontages at either The Mall or Amberley Road.
- 10.23 The surrounding developments are of a substantial scale and include design features which provide some visual context for the corner bay turret feature of the proposal. It is noted that the first floor level and above, the nearby corner buildings are set back some distance from the boundary, which mitigates the massing of the upper floors of the buildings and gives the area around the junction a relatively open character. In particular; No. 106a Hannah Court has retained a three metre separation, which wraps around to the front elevation, No. 149 has a similar separation of approximately 4 metres and no. 151 has a side extension on the flank elevation, however this is at single storey level only with the first floor element set back by approximately 3 metres.
- 10.24 Members are advised that the most recently dismissed appeal was considered by the Inspector under application 18/03881/FUL who found the scheme to be acceptable in relation to its design merits.

Height, Bulk and Massing

- 10.25 The proposed development is a two storey building with roof level. The building has a height from the natural ground level to the eaves of 6.3m, rising to 9m at the ridge. The building has a width of 11.2m and a depth of 17m to the deepest point at the rear from the front principal building line.
- 10.26 It is noted that the eaves and ridge height of the proposed new building are in keeping with the adjoining dwelling and would represent a continuation of the existing building heights and built form in the vicinity. It is therefore considered that the proposal is acceptable in this regard.

Appearance

- 10.27 The proposed building is proposed to a predominantly brick built development with the use of a textured beige brick, slate roof, stone cills, stone balustrade, stone parapets and brick lintels. Whilst these materials are generally acceptable officers consider it necessary to impose a condition requiring the submission and approval of material samples prior to above ground works on site to ensure a satisfactory standard of external appearance is delivered in the development.
- 10.28 It is noted that the proposed fenestration arrangement, eaves and ridge heights would be consistent with the adjoining property and result in a consistent building line and rhythm along the street scene which is considered acceptable.

Amenity

- 10.29 London Plan Policy 7.6 states that buildings should not cause unacceptable harm to residential amenity, including in terms of privacy and overshadowing. Policies DMD 6 and 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment and the principles contained in this policy have been applied in this case given the relationship to residential properties. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 10.30 The site is located in a predominantly residential area on the corner of Fox Lane and Amberley Road in a predominantly residential setting with dwellings of a consistent height and massing.
- 10.31 Given the corner plot location of the application site, it is considered the properties most impacted by the development in terms of amenity are 63 Amberley Road to the north and 108 Fox Lane to the immediate west.

Overlooking / Privacy

- 10.32 Careful consideration has been given to the impacts of the increased built form and nature of the development upon neighbouring properties, particularly on the aforementioned properties to the immediate north and west of the application site.
- 10.33 Due regard has been given to Policy DMD10 which provides detailed guidance on separation distances from buildings. Based on these guide lines the building should be sited at least 25m from neighbouring properties to the rear and it is noted that the property to the north on Amberley Road would be located in excess of 26m away from the rear elevation of the proposed new building. The properties to the south are separated by Amberley Road which provides a buffer and is public realm. As a result, it is not considered that these surrounding properties would be harmed by the proposal.
- 10.34 It is noted that the application does not seek the installation of any additional flank windows looking onto 108 Fox Lane, however due regard has been given to the impacts associated with the proposed balconies.
- 10.35 In this regard, No. 108 features a rear outrigger with windows facing the proposed development as well as a habitable window within the recessed rear wall. It was noted that the dwelling would retain a 30 degree line from the nearest rear habitable window at the ground and first floor level. It is recognised however that further from No 108, the rearward projection of the development would not maintain a 45 degree line to the neighbouring windows at the ground and first floor level but because of the separation, this arrangement is considered acceptable and there is only a minor effect on two no habitable windows.
- 10.36 With respect to the proposed balcony areas whilst it is acknowledged that the previous application for a materially similar development (ref: 18/03881/FUL), raised concern to the amenity impacts of the balconies it was concluded in

the subsequent dismissed appeal by the Planning Inspectorate that *'Whilst I consider that the creation of self-contained flats at first floor and loft level may have a negative impact on the perception of overlooking, I do not consider that the design of the enclosed balconies set 2m back from the external wall of the building) would result in any greater overlooking than could be achieved through the presence of windows at those levels. Further, given the relative levels of overlooking already in place within the immediate surrounding area, I do not consider the proposals would add to this in any significant way'*.

- 10.37 Given that there has been no substantive deviation from the balconies of the previously appealed scheme, it is considered the proposal is acceptable in this regard. Due regard has also been taken to the comments made by the Inspector for the appeal I respect of 18/03881/FUL for which the inspector stated in regard to privacy and overlooking impacts that the scheme which is materially similar to this current proposal would not result in any harmful privacy or overlooking impacts.

Noise

- 10.38 It is acknowledged the redevelopment of the will lead to an increase in noise and disturbance associated with the greater intensity of occupation and uplift in the number of units when compared with the existing quantum of development on site at present. However, given the nature of the proposal which is for four self-contained flats in a predominantly residential setting, it is felt the uplift of three additional units would not result in any unacceptably harmful noise impacts.
- 10.39 It is also noted that in the appeal pursuant to the previous refusal on site (ref: 18/03881/FUL) that the Inspector commented with respect to noise impacts *'It seems to me to be unlikely that significant noise and disturbance would result from the development overall. Whilst it is likely that there would be a higher level of occupation within the flats, the creation of internal balconies, private terrace areas and external private garden spaces would not, in my view, automatically lead to materially greater noise levels, above those already generated by a family occupying the existing 4 bedroom house'*.
- 10.40 It is acknowledged that there would be noise impacts upon properties in the locality during the construction phase of the development, however this would be temporary in nature. To prevent and harmful noise and pollution impacts it is considered necessary to impose a condition requiring the submission and approval of a construction management plan to prevent any harmful impacts during this phase of the development.

Daylight/Sunlight Impacts

- 10.41 In support of the application, a Daylight and Sunlight Assessment has been submitted which has been prepared by Herrington Consulting Limited. The assessment considers daylight impacts upon 106 Fox Lane, 108 Fox Lane and 2 Amberley Road.
- 10.42 In relation to skylight availability the surveyed windows meet BRE requirements to retain 80% of the existing VSC. The assessment finds that of 48 windows tested on the three properties 48 out of 50 windows would pass

BRE standards with two windows on 108 Fox Lane being subject to a minor adverse impact. It is noted that these two windows that do not comply with BRE standards are small secondary windows for which the rooms they serve are provided with daylight by larger windows as such the proposal in relation to VSC is considered acceptable.

- 10.43 In relation to Annual Probable Sunlight Hours the assessment undertakes a three step process in light with BRE guidance to establish if the surveyed window would receive less than 25% APSH, or less than 5% of APSH between 21 September and 21 March. The assessment finds that one window in 106 Fox Lane falls marginally short of target values for all year sunlight hours, however the assessment finds that the room this window serves would receive acceptable levels of all year sunlight. The assessment finds that 108 Fox Lane and 2 Amberley Road pass the assessment in this regard.

Summary

- 10.44 Overall, while there would lead to some denunciation in light, the development would remain in line with BRE guidance. In light of the above the proposal is considered acceptable in terms of residential amenity impact subject to conditions as stated.

Transportation Impacts

- 10.45 DMD 45 relates to car parking, cycle provision and parking design. DMD 47 states that new development proposals will need to demonstrate that enough space for servicing, circulation and access to, from and through the site is provided. All developments must be fully accessible to pedestrians and cyclists and assist with general permeability within an area and the current factory does not provide this. London Plan policy 6.13, DMD policy 45 (Parking Standards and Layout) and 47 (Access, New Roads and Servicing) states that operational parking for maintenance, servicing and deliveries is required to enable a development to function.
- 10.46 The proposals include the provision of one off-street parking space within an existing garage located to the rear of the site and accessed from Amberley Road. The site is not located with an area that is highly accessible by public transport and therefore as the private car is the predominant mode of transport, the demand for parking will increase as a result of the proposed new units.

Car Parking

- 10.47 The proposal has been revised from previous submissions to provide a lesser quantum of development. The proposal seeks to provide one parking space. To support the proposed parking arrangement the application has been accompanied by a parking survey which identifies a maximum parking stress of 76% which indicates that adequate on street parking would remain to accommodate the development.
- 10.48 It is noted that the Planning Inspectorate, as part of the appeal of a previous planning application for x5 residential units (ref: 17/03311/FUL) , concluded that the proposal would not be detrimental to highway safety arising from an increase in car parking demand or traffic movements in the area. Given the

proposal has reduced the overall number of units in comparison to the previous scheme, it is considered that there is no material change in circumstances which would conflict with the Inspectors conclusion. As such the proposal would not conflict with Policy 6.13 of the Local Plan or DMD 45 of Development Management Document with regards to the scale of the development and existing parking pressures. Furthermore, it is noted that the previous application (ref: 18/03881/FUL) which was for 4 units was found acceptable in this regard and had similar parking arrangements.

Cycle Parking

- 10.49 It is noted that the cycle parking whilst provided, does not fully accord with policy requirements A suitable worded condition is therefore recommended.

Refuse, Waste and Recycling

- 10.50 Policy 5.17 of the London Plan requires suitable waste and recycling storage facilities in all new developments whilst Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development. Meanwhile Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.
- 10.51 The proposal shows a dedicated area to the rear for refuse and recycling storage. Whilst the location is considered acceptable, it is felt necessary to impose a condition requiring full detailed specifications of the storage capacity and type of bins to be used to ensure that sufficient capacity is provided to meet the needs of future occupants given the uplift in the number of units on site.

Sustainable Drainage

- 10.52 Policy DMD61 of the Development Management Document requires that all minor developments must maximise the use of SuDS in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management Train.
- 10.53 It is noted that the application has not been accompanied by a SuDS strategy and therefore an appropriately worded condition is to be imposed.

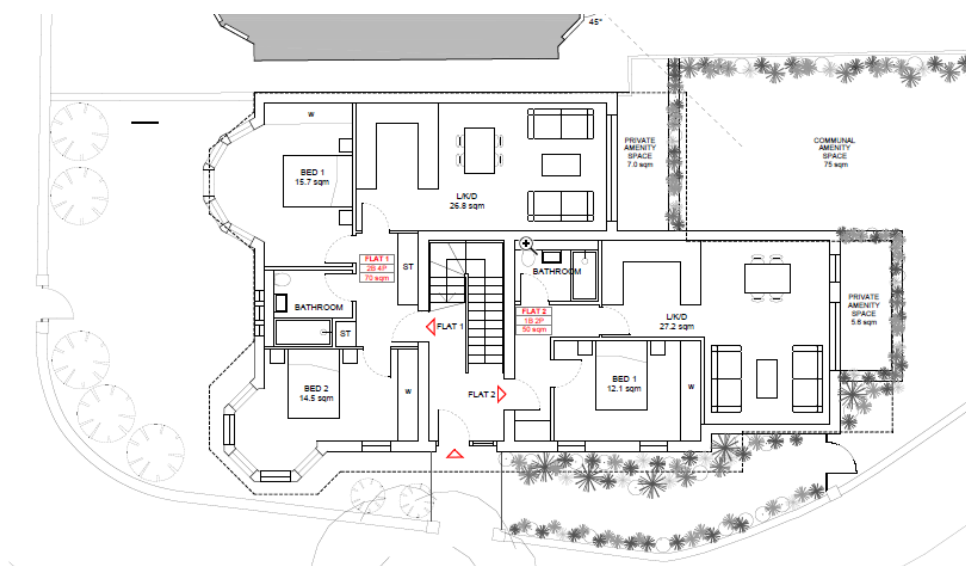
Sustainability/Energy

- 10.54 The NPPF strongly emphasises a presumption in favour of sustainable development, stating that there are three dimensions to sustainable development: economic, social and environmental. Policy 5.2 of the London Plan (Minimising carbon dioxide emissions) states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
1. Be lean: use less energy
 2. Be clean: supply energy efficiently
 3. Be green: use renewable energy

- 10.55 It is noted that the application has not been accompanied by an Energy Statement and therefore an appropriately worded condition is to be imposed

Biodiversity

- 10.56 Through Policy 36 of the Core Strategy, the Council commits to 'protect, enhance, restore or add to biodiversity interests within the Borough'. This is reaffirmed in the DMD policies 78 to 81.
- 10.57 The National Planning Policy Framework (NPPF) recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including the establishing of coherent ecological networks that are more resilient to current and future pressures. Paragraph 175 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should therefore be encouraged.
- 10.58 The application proposes a landscaped communal amenity area to the rear which is shown below for reference.



- 10.59 The proposed landscaping and general arrangements are considered to be acceptable although it is recommended that a condition requiring full landscaping details is imposed.

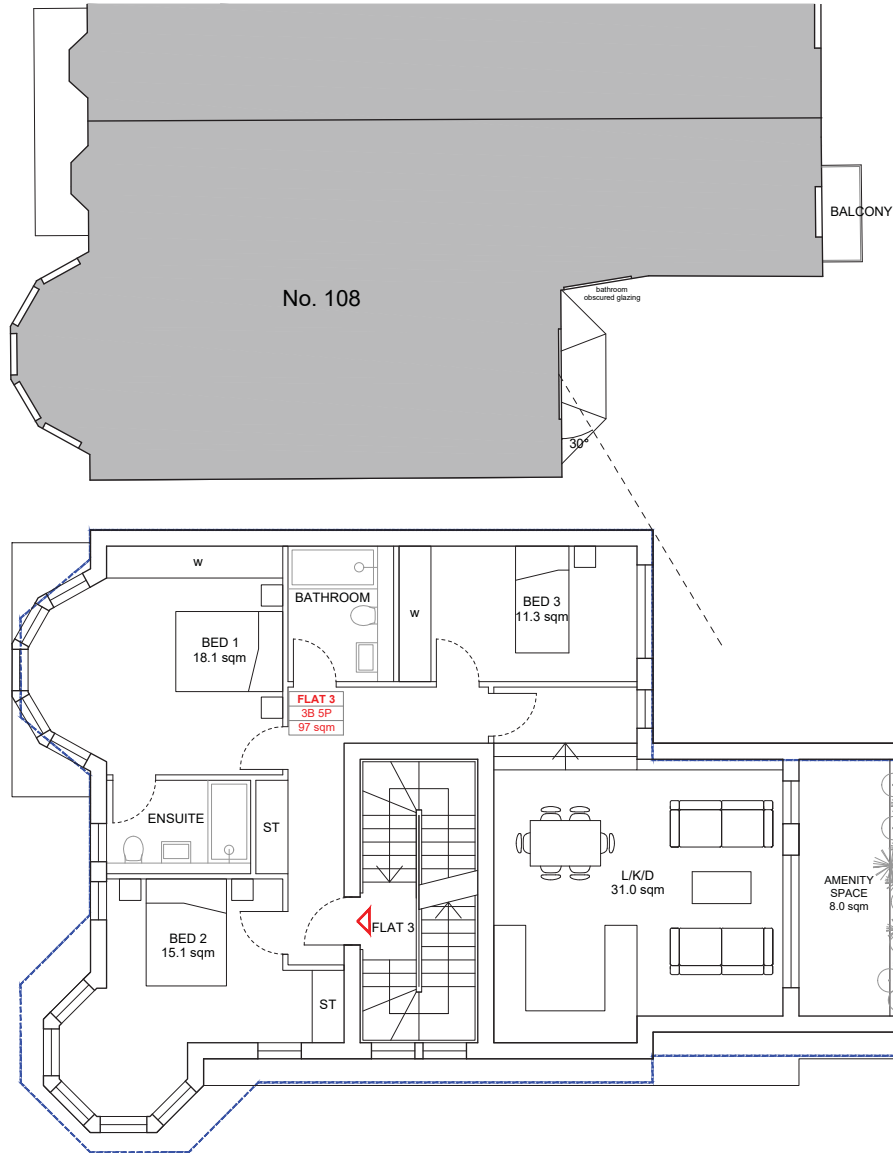
11. Community Infrastructure Levy (CIL)

- 110.1 This would be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and Enfield's adopted Community Infrastructure Levy Charging Schedule 2016. The payments would be chargeable on implementation of the development.

- 10.2 The proposal is considered a CIL liable development and as such is a chargeable development.

12. Conclusion

- 12.1 The proposed redevelopment of the application site is welcomed in principle, and the application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.
- 12.2 The proposed redevelopment is considered to make efficient use of a brownfield site to provide additional housing stock in Enfield for which there is an identified need.
- 12.3 The proposal is considered acceptable in terms of land use, when considered against the surrounding context and the previous lawful use on site. The proposal is also considered acceptable in terms of design, neighbour amenity impact, transport impact. This is subject to conditions, the draft Heads of Terms of which have been agreed with the applicant.
- 12.4 This report shows that the benefits of the proposed development have been given due consideration and are sufficient enough to outweigh any perceived harm. In this respect the benefits are summarised again as follows:
- The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of additional housing stock in the borough for which there is an identified need at a national, London and local level;
 - The development would provide a policy compliant and varied mix of units in line with development plan policy guidance
 - The existing site which is little architectural merit would be improved through the development of the application site.
 - The proposal would not result in any significantly unacceptable impacts upon neighbouring amenity
 - The re-development of the application site would not result in any harmful transport and parking impacts in the locality.
- 12.5 Having regard also to the mitigation secured by the recommended conditions, it is considered the proposed development is acceptable when assessed against the suite of relevant planning policies and that planning permission should be granted subject to conditions.

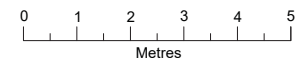


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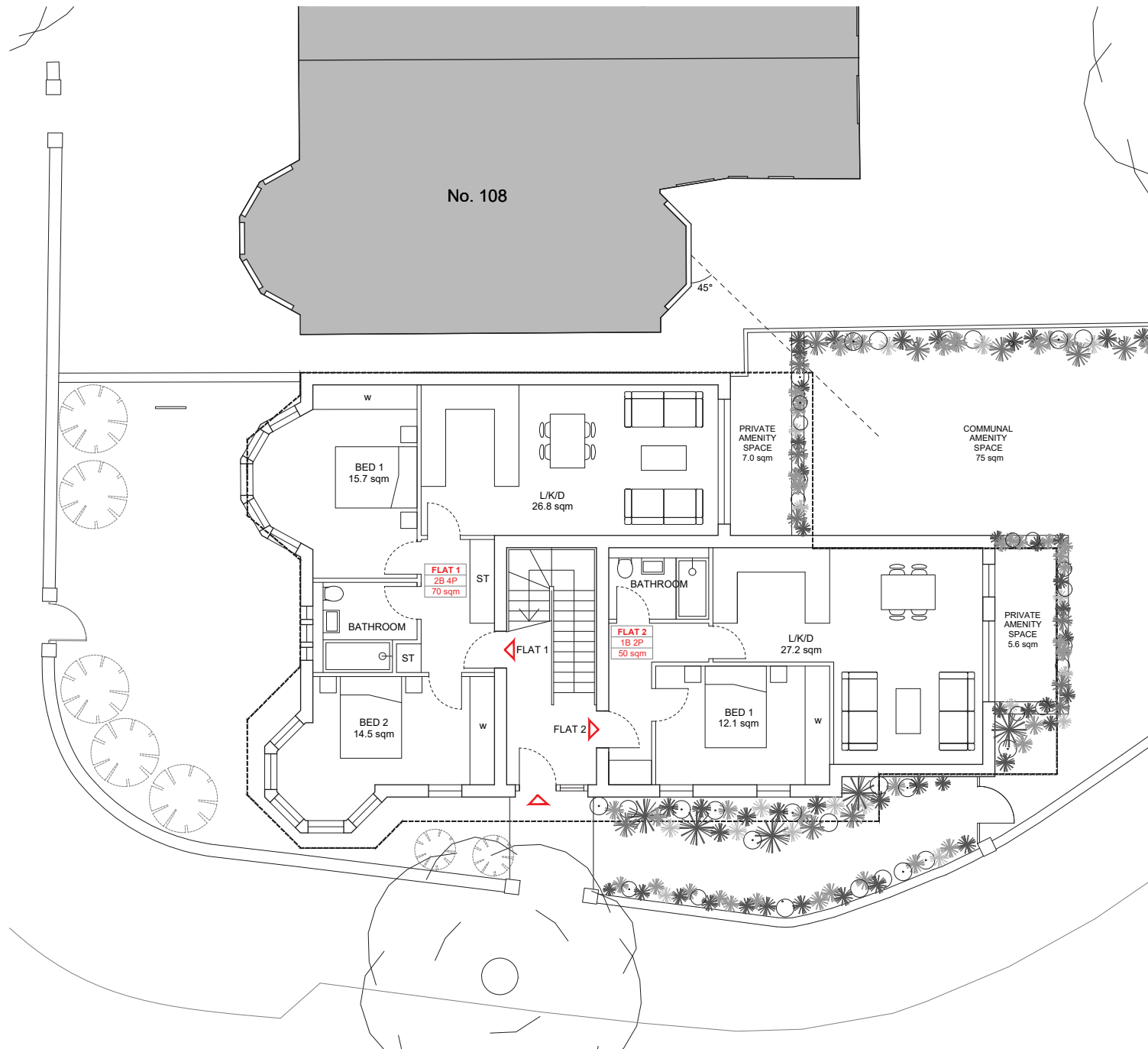
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 London N13 4AX

Drawing Title	Drawn By
Proposed First Floor Plan	LP

Scale	Project No
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Drawing Status	Date
Planning	September 2018

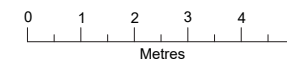
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Project
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 London N13 4AX

Drawing Title
 Proposed Ground
 Floor Plan

Drawn By
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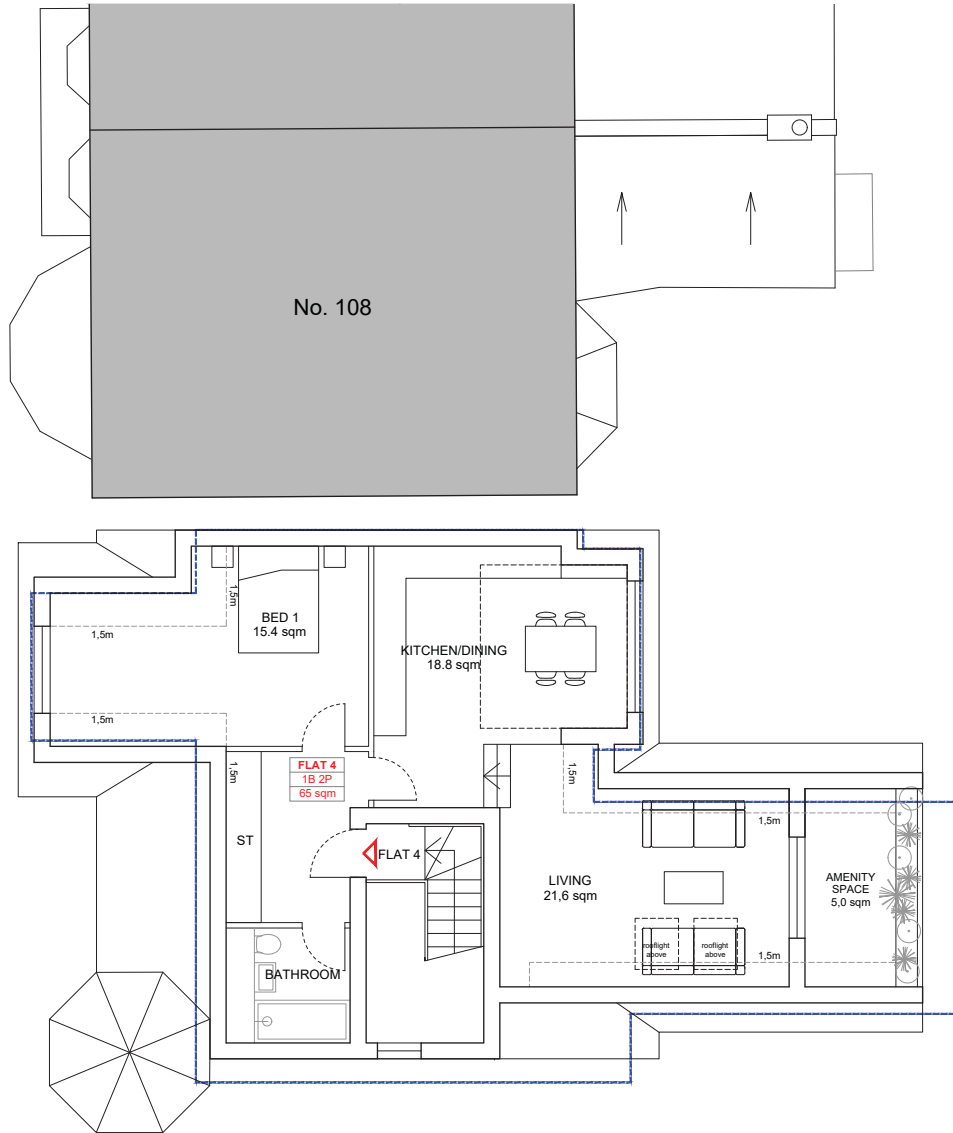
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Date
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Drawing No
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Revision
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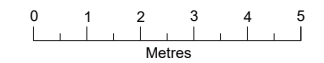


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Project
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Drawing Title	Drawn By
Proposed Loft Floor Plan	LP

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Drawing Status	Date
Planning	September 2018

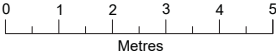
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Previous application outline

- 1 Existing front boundary
- 2 Existing gate
- 3 Existing tree
- 4 Textured beige brick
- 5 Rooflight
- 6 Window
- 7 Brick lintel
- 8 Stone cill
- 9 Feature turret
- 10 Solid balustrade
- 11 Stone parapet
- 12 Slate pitched roof
- 13 Rear dormer window
- 14 Existing timber fence
- 15 Bi-fold door
- 16 Communal entrance
- 17 Brick boundary



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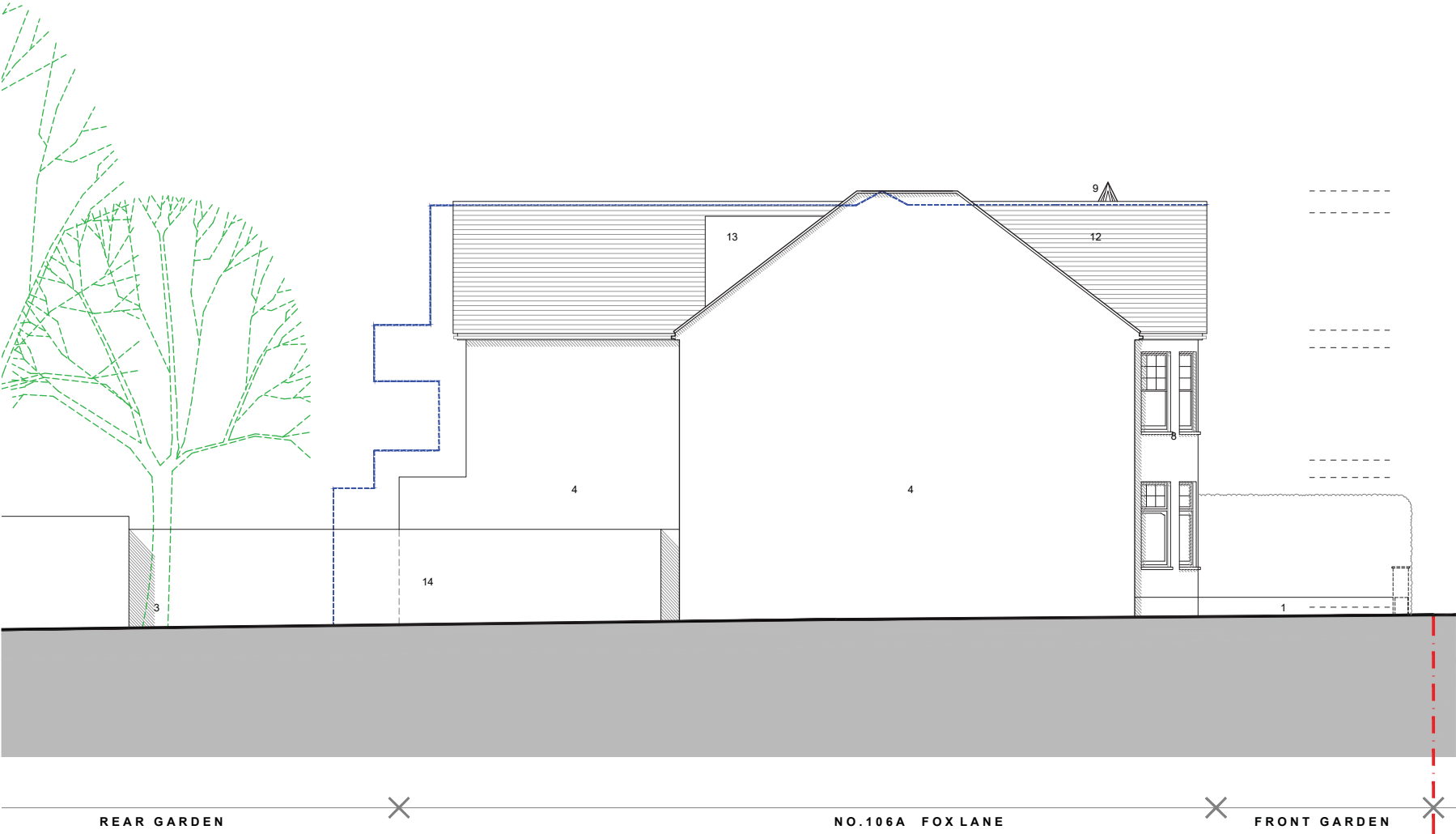
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London N13 4AX

Drawing Title	Drawn By
Proposed Side Elevation North-West Facing)	AD/LP

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Drawing Status	Date
Planning	October 2018

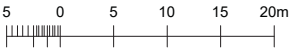
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Previous application outline



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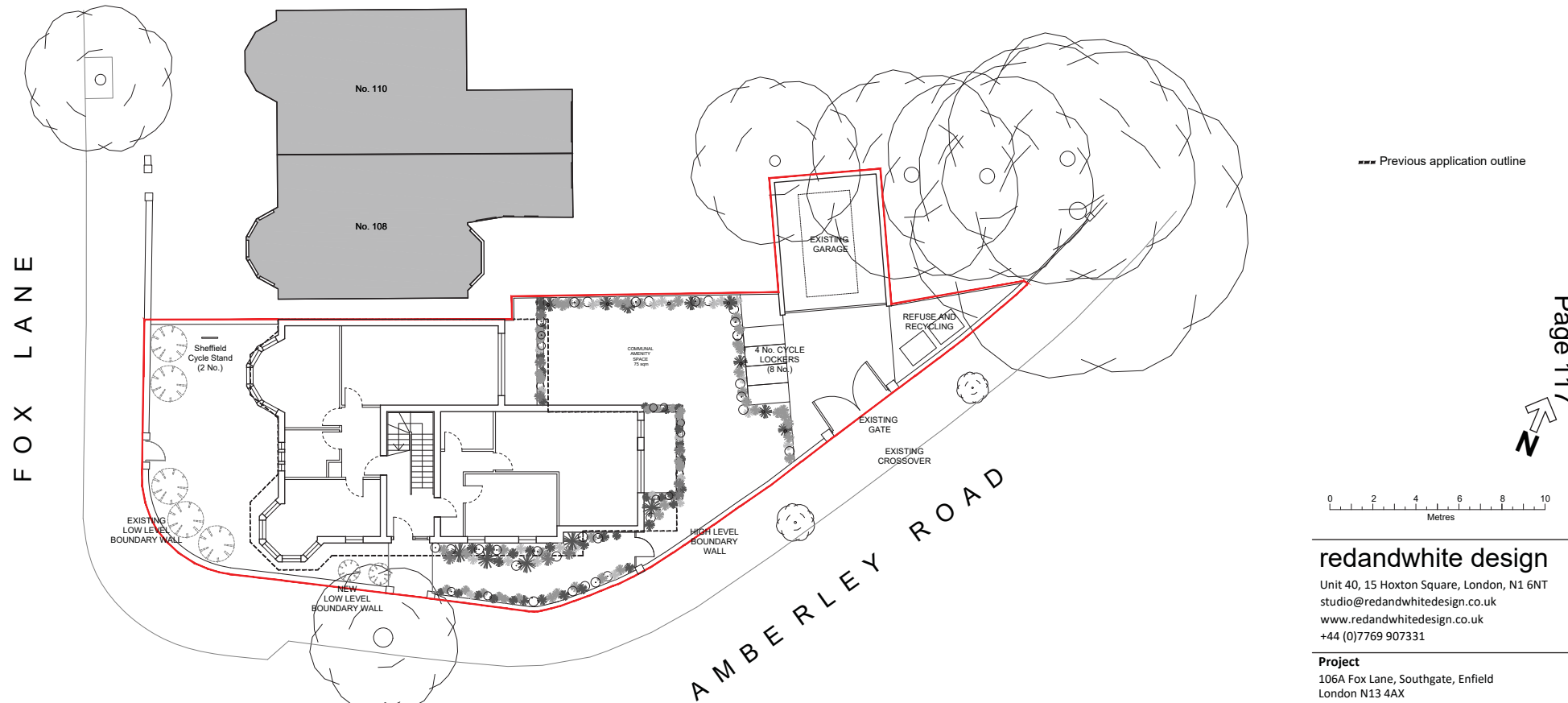
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Planning	September 2018

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Drawing Title	Drawn By
Proposed Site Plan	LP

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Planning	Jan 2019

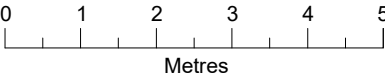
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--- Previous application outline

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- 6 Window
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- 16 Communal entrance
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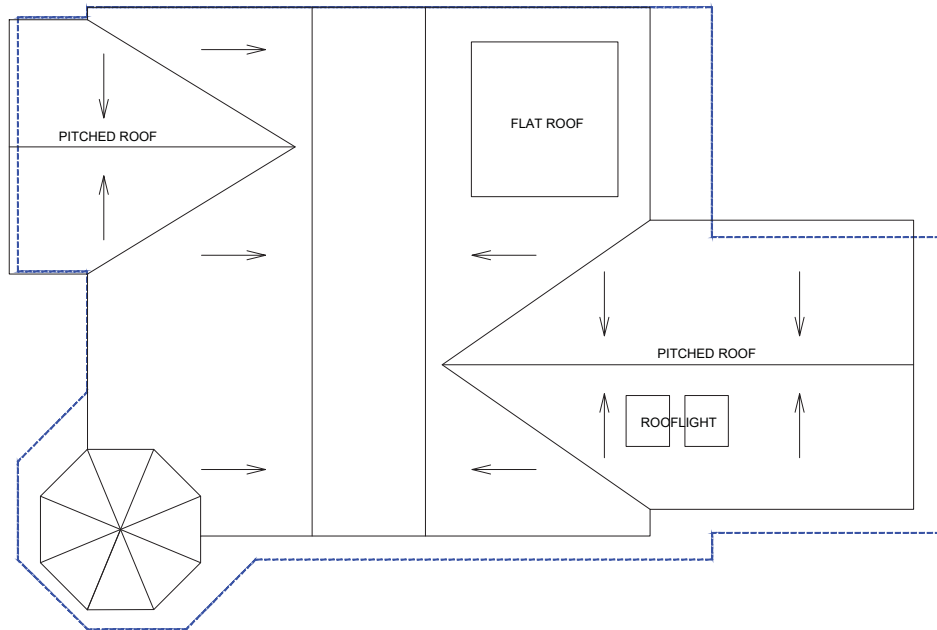
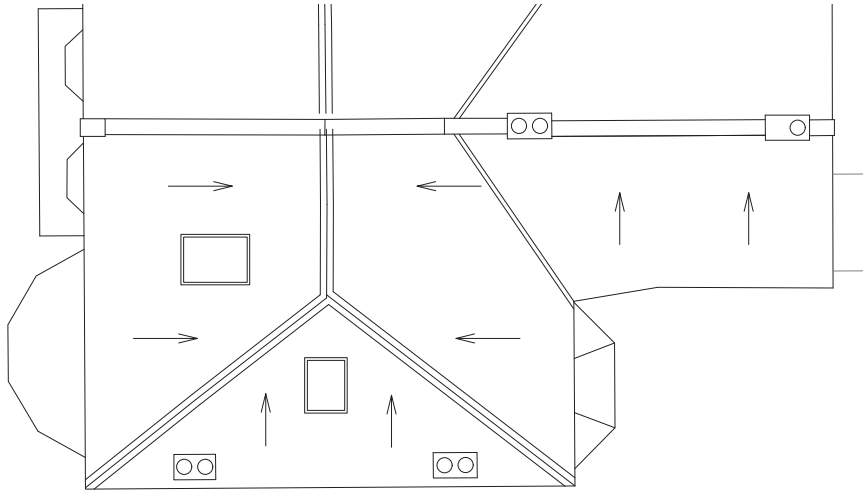
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Drawing Title	Drawn By
Proposed Rear Elevation (North-East Facing)	LP

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Drawing Status	Date
Planning	September 2018

Drawing No	Revision
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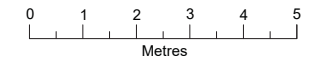
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Project
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Drawing Title
 Proposed Roof Plan

Drawn By
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Scale
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Drawing Status
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Date
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Drawing No
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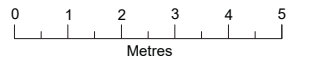
Revision
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Rev	Date	Revision
-	-	-



- Previous application outline
- 1 Existing front boundary
 - 2 Existing gate
 - 3 Existing tree
 - 4 Textured beige brick
 - 5 Rooflight
 - 6 Window
 - 7 Brick lintel
 - 8 Stone cill
 - 9 Feature turret
 - 10 Solid balustrade
 - 11 Stone parapet
 - 12 Slate pitched roof
 - 13 Rear dormer window
 - 14 Existing timber fence
 - 15 Bi-fold door
 - 16 Communal entrance
 - 17 Brick boundary



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Project
106A Fox Lane, Southgate, Enfield
London N13 4AX

Drawing Title	Drawn By
Proposed Side Elevation (South-East Facing)	LP

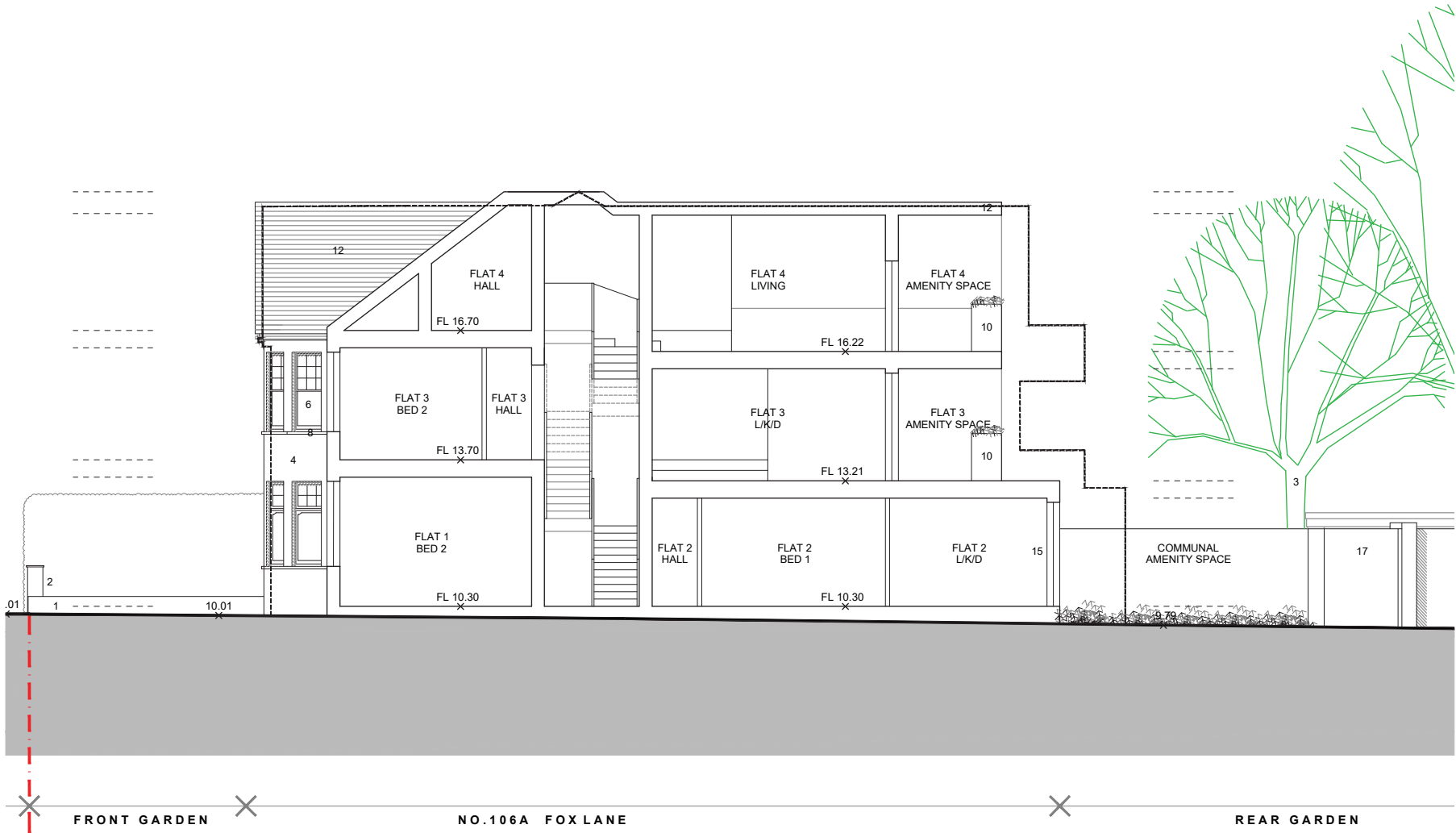
Scale	Project No
1:100 @ A3	18-018

Drawing Status	Date
Planning	September 2018

Drawing No	Revision
18-018-P09	-

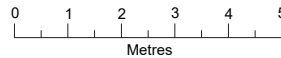
Notes
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Rev	Date	Revision
A	10.09.19	Finished floor and site levels added



--- Previous application outline

- 1 Existing front boundary
- 2 Existing gate
- 3 Existing tree
- 4 Textured beige brick
- 5 Rooflight
- 6 Window
- 7 Brick lintel
- 8 Stone cill
- 9 Feature turret
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- 13 Rear dormer window
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- 16 Communal entrance
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Project
106A Fox Lane, Southgate, Enfield
London N13 4AX

Drawing Title	Drawn By
Proposed Section	AD

Scale	Project No
1:100 @ A3	18-018

Drawing Status	Date
Planning	December 2018

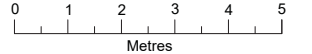
Drawing No	Revision
18-018-P11	A

Notes
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Rev	Date	Revision
-	-	-



- Previous application outline
- 1 Existing front boundary
 - 2 Existing gate
 - 3 Existing tree
 - 4 Textured beige brick
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Project
106A Fox Lane, Southgate, Enfield
London N13 4AX

Drawing Title
Proposed Front Elevation
(South-West Facing)

Drawn By
LP

Scale
1:100 @ A3

Project No
18-018

Drawing Status
Planning

Date
September 2018

Drawing No
18-018-P07

Revision
-

LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 25 February 2020
Report of: Head of Planning	Contact Officer: Andy Higham Claire Williams Allison Russell	Ward: Edmonton Green
Application Number: 19/04192/RE4		Category: Council's Own Development.
LOCATION: Block 1 - 8 Bradwell Mews, London, N18 2QX		
PROPOSAL: External works and communal upgrade works to the existing block to include window and external door replacement, flat entrance door replacement, external refurbishment works, roof repairs, roof perimeter handrail and replacement fencing.		
Applicant Name & Address: Enfield Council The Edmonton Centre 36-44 South Mall Edmonton N9 OTN		Agent Name & Address: Playle And Partners LLP Crest House 138 Main Road Sidcup DA14 6NY United Kingdom
RECOMMENDATION: In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to conditions		

Ref: 19/04192/RE4 **LOCATION:** Block, 1 - 8 Bradwell Mews, London, N18 2QX



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Scale 1:1250

North



1. Note for Members

- 1.1 Although a planning application for this type of development would normally be determined by officers under delegated authority, the application is been reported to the Planning Committee for determination as it is the Council's own development and two letters of objection have been received.

2. Recommendation

- 2.1 In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to conditions:

1. Time limit
2. Approved Plans
3. Materials to Match

3. Executive Summary

- 3.1 The Council is currently undertaking a programme of upgrade/refurbishing works to Council housing stock in the Upper Edmonton area of the borough. A building condition survey in 2016 revealed the need for refurbishment. The programme is broadly for external communal upgrade works to the existing block which include window and external door replacement, flat entrance door replacement, external refurbishment works, roof repairs, roof perimeter handrail and replacement fencing. This application seeks approval for these works at this site now that the previous permission 16/05517/RE4 dated 26 January 2017 has lapsed.
- 3.2 It is anticipated that the refurbishment programme will commence in May 2020 and last for approximately a year.
- 3.3 The reasons for recommending approval are:
- i) The proposed works are essential for the future of the residential accommodation.
 - ii) Redevelopment of the roof coverings and balcony coverings will enhance the building and reduce future maintenance costs.
 - iii) Improvements to the buildings will improve the visual amenity.
- 3.4 As stated above, this is part of a wider regeneration programme and the proposed works are designed to match the wider area. Several permissions have been approved under delegated powers for similar schemes to adjoining residential blocks.

4. Site and Surroundings

- 4.1 The application site is located on the eastern side of Bradwell Mews at the junction with Lyndhurst Road, which is within the Edmonton Green electoral ward.
- 4.2 Constructed by the local authority circa 1980, the site is within a development of similar properties. There are more traditional terraces adjacent to the site, however this block is part of an easily identifiable social housing development of red brick, flat roofed four storey blocks set amongst open space with mature trees.
- 4.3 This particular block is a four-storey residential block consisting of a total of eight maisonettes, which are a mixture of leasehold and council owned properties.
- 4.4 No part of the application is listed or located within a conservation area.

5. Proposal

- 5.1 The application seeks planning permission for external works and communal upgrade works to the existing block to include window and external door replacement, flat entrance door replacement, external refurbishment works, roof repairs, roof perimeter handrail and replacement fencing
- 5.2 More specifically, the following improvements are proposed:
- Renewal of roof coverings and finishes.
 - Renewal of fascia's, soffits and rainwater goods
 - Renewal of a number of windows and balcony doors with double glazed u-PVC units as identified on the proposed drawings.
 - Renewal of flat entrance doors
 - Repair and resurfacing of individual balconies, hallways and walkways
 - Balcony balustrade repairs
 - External concrete and brick repairs and repointing works
 - Upgrade and repairs to communal areas
 - Internal and external repairs and redecorations
 - Improved communal lighting
 - New door entry system or replacement of existing where required
 - New landlord's communal TV aerial system
 - Flat entrance doors upgraded
 - Paving and hard standing repairs and releveling to prevent trip hazards.
 - Works to fencing and gates to improve access and security where required
- 5.3 All refurbishment works would be fully compliant with the current Building Regulations to provide suitable insulation for energy efficiency and will seek to use sustainable materials if possible

6. Relevant Planning History

- 6.1 16/05517/RE4: External refurbishment involving repairs to brick stonework, balustrades, entrance door, balconies and fencing together with roof repairs

and installation of edge protection, rainwater goods, fascias, hard standing, garden fencing and other associated works. Approved on 26.01.2017 and not implemented.

7. Consultation

Public Response:

7.1 Consultation letters were sent to 45 neighbouring properties Two representations have been received from the same individual and these are summarised as follows:

1. Scope of the development is not realistic and over exaggerated and does not reflect the needs of the community.
2. No real accurate consultation was undertaken before submitting the application and out of date info were included in the proposals.
3. Some proposals need to be optional and not compulsory and the financial restraints will impact families and put a real burden on low budget incomers.
4. Objecting strongly to the proposals until real accurate feedback and proper consultation take place

7.2 Officer response to neighbour comments as follows and will be further discussed in the analysis section of the report:

1. Whilst acknowledging the neighbour's concerns, which are founded on costs and lack of prior consultation by Housing, the comments are not, material to the planning application. Engagement between the project team/Housing with owners to agree any division of costs or scope of works is not a matter for the planning authority.
2. Housing has advised that a consultation event was held on 8th May 2019 at Green Towers at which all residents and leaseholders and internal stakeholders were invited and this included local councillors. Indeed, several consultation events have been held. According to Housing the only feedback from the residents was anger because the works have been delayed for a number of years and they did not believe that the works will be delivered on site.
3. Housing refutes that there has been a lack of consultation and advised that the scheme has been consulted on for 3 to 4 years now.
4. Specifically relating to the planning application, a separate consultation was undertaken in the form of neighbour notification which resulted in the neighbour's comments.

External Consultees:

7.3 None.

Internal Consultees:

7.4 None.

8. Relevant Policies

8.1 London Plan (2016)

- 2.6 Outer London: vision and strategy
- 3.1 Ensuring equal life chances for all
- 4.12 Improving opportunities for all
- 5.3 Sustainable design and construction
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive development
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture

8.2 The London Plan – Draft

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The current 2016 (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision makers, but it gains more weight as it moves through the process. It is anticipated that the publication of the final London Plan will be in February/March 2020, and as such its weight, as a material consideration, is increasing.

8.3 Core Strategy

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

8.4 Development Management Document

DMD 37 Achieving high quality and design-led development

8.5 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019
- National Planning Practice Guidelines (NPPG)

9. Summary of Key Reasons for Recommendation

- i) The works would improve the standard of residential accommodation;
- ii) The works are absolutely necessary to maintain housing stock and prevent further deterioration;
- iii) The works would improve safety and security for residents;
- iv) The works would enhance the visual amenity and complete the renewal of the overall housing estate;

- v) The works would reduce future maintenance costs.

10. Assessment

10.1 The main issues arising from this proposal for Members to consider are:

1. Principle of Development
2. Design.

Principle of Development

- 10.2 Under consideration is a proposal to upgrade and refurbish housing stock as part of a wider programme of works to improve living conditions for residents and secure the long-term future of the properties. The programme has been agreed and promoted by the Council, therefore the principle has been established.
- 10.3 The site is not protected in terms of containing a listed building or being located within a Conservation Area. Given the results of the building condition survey in 2016, these works were identified as being essential. Similar proposals affecting neighbouring blocks have already been approved therefore further establishing the principle.
- 10.4 It is clear that principle of the upgrade/refurbishment and wider estate renewal is wholly compatible with national, regional and local policy. Given the significant improvements the works would bring to residents' wellbeing, the application is supported by planning officers of the Council.
- 10.5 The external works will provide improved visual amenity to surrounding residential occupiers via the provision of a new and better designed facility. There will also be an upgrade to the boundary to the adjacent area of green space with new fencing and shrub planting.

Design and Appearance

- 10.6 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Whilst Core Strategy Policy 9 requires proposals to promote attractive, safe, accessible, inclusive and sustainable neighbourhoods as well as connecting and supporting communities and reinforcing local distinctiveness.
- 10.7 Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitable designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 10.8 The appearance of the refurbished block would largely remain the same, with any external works to match the existing property. The aim of the proposed works would not impose any major design alterations to the existing blocks, as the majority of the works are to reinstate or replace the blocks existing materials and fittings with upgraded materials of improved performance

- 10.9 Paragraph 4.2 lists the proposed works. The table below sets out proposed materials and choice of colours:

Proposed Materials		
Aspect	Material	Colour
Windows	uPVC	White
Flat Entrance Door	Engineered Timber	Tenants will be given a choice of 4nr. colours (colours TBC)
Soffits	uPVC	White
Fascias and Cladding	Rockpanel Colours	Allow for White (Colour TBC by Client)
Rainwater Goods	uPVC	Black
Roof	Reinforced bitumen membrane	
Walkways	Liquid applied system	
Canopies	Liquid applied system	
External Balcony Doors	Upvc	White
Stair Nosings	EcoBriteUltra Photoluminescent anti-slip stair nosing -SN ²⁰ ₃₀	As product data sheet

Scale

- 10.10 The works listed above are mainly the improvements to the existing materials and external fabric, replacement of existing building elements or improved security measures. As such, the nature of the proposed works means the size of the building will remain the same. All works will fall within the properties existing footprint and will not increase the building's form.

Landscaping

- 10.11 The external landscaping would be a mixture of hard and soft standing. This is to be retained and replaced 'like-for-like' in the event of any refurbishments being required to the external areas.

Summary of Design and Appearance

- 10.12 The proposal would bring wide ranging improvements for both residents and the buildings. Moreover, the Council would benefit from retaining housing stock and improving the running costs. All of this would be in tandem with

visual appearance of the building and would be beneficial to the appearance to the wider area.

- 10.13 Given the above the proposal is in accordance with the development plan therefore considered acceptable in terms of design and appearance.

11. Planning Obligations

- 11.1 Not applicable due to the nature of the proposed works.

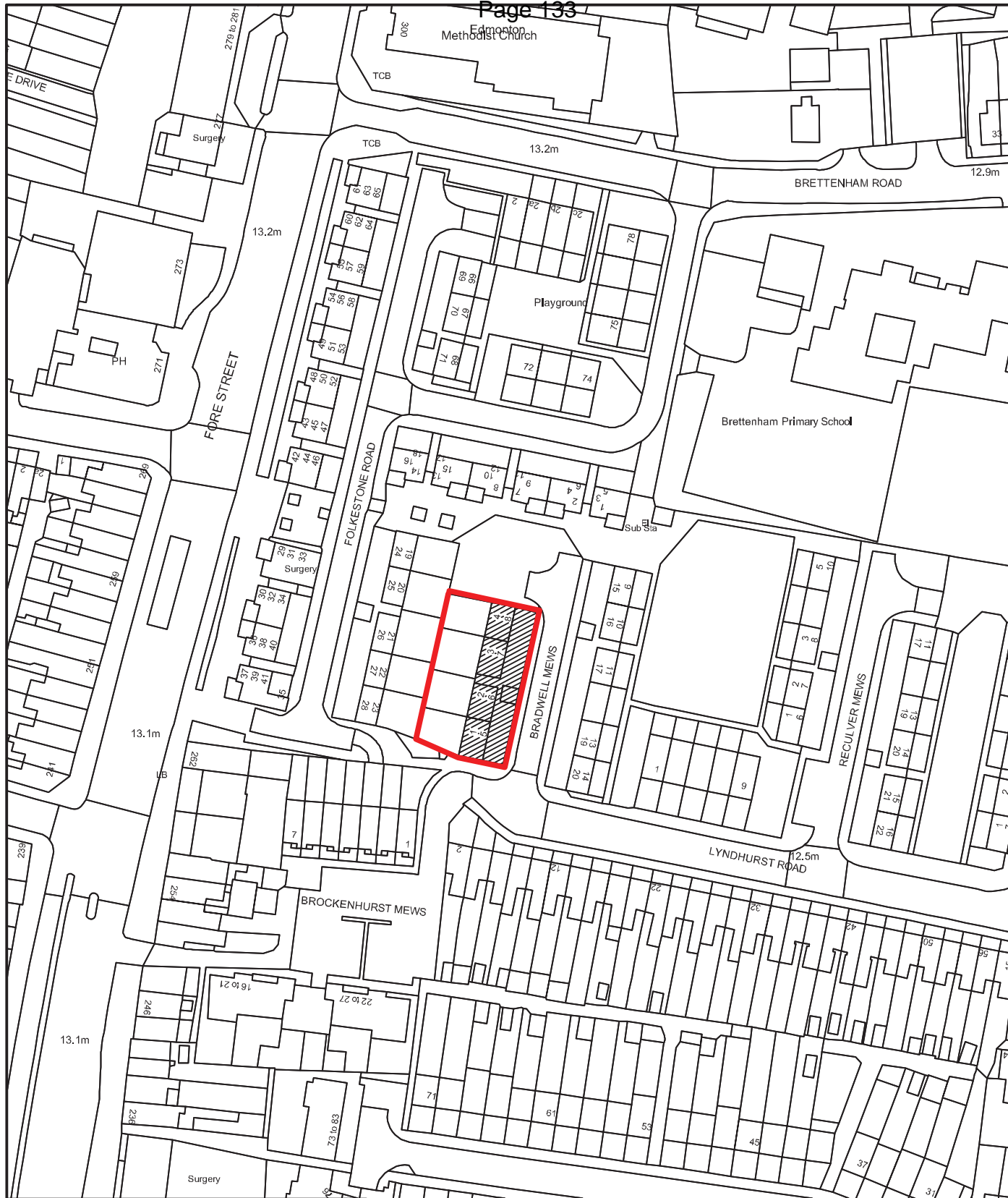
12. CIL

- 12.1 Not applicable due to the nature of the proposed works.

13. Conclusion

- 13.1 The proposed upgrade and refurbishment of the existing residential has been considered with regard to national and local planning policy.
- 13.2 The upgrade of the site will ensure its future sustainability in terms of being fit for purpose going forward, which is entirely consistent with a number of Council corporate priorities and the prevailing Development Plan policies in the London Plan and Core Strategy. This is a key material planning consideration to be weighed up as part of the assessment of the application.
- 13.3 The proposal is considered acceptable in terms of land use, which is already established and is also considered acceptable in terms of design.
- 13.4 This report shows that the benefits of the proposed development have been given due consideration.
- 13.5 It is considered the proposed development is acceptable when assessed against the suite of relevant planning policies and that planning permission should be granted.





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B Updated boundary line 10.12.19
A Updated Planning Application 23.10.19



PLAYLE & PARTNERS LLP

CONSTRUCTION & PROPERTY CONSULTANTS

Crest House • 138 Main Road • Sidcup • Kent DA14 6NY

Telephone 020 8300 6811 • Fax 020 8300 2260

Email sidcup@playleandpartners.co.uk

PROJECT	1-8 Bradwell Mews, Edmonton, London, N18 2QX	DRAWN	DJ	CHECKED	DP		
		TITLE	Site Location Plan	DATE	06/09/2016	SCALE	1:1250 at A4
CLIENT	Enfield Council	DWG No.	8578/02/P01			REV.	B

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Proposed Materials

Aspect	Material	Colour
Windows	UPVC	White
Flat Entrance Door	Engineered Timber	Tenants will be responsible for the colour of flat entrance doors (colour TBC)
Soffits	UPVC	White
Fascias and Cladding	Rockpanel Colours	Allow for White (Colour TBC by Client)
Rainwater Goods	UPVC	Black
Roof	Reinforced aluminium membrane	
Walkways	Liquid applied system	
Canopies	Liquid applied system	
External Balcony Doors	UPVC	White
Stair Nosings	EcoBriteUltra anti-slip stair nosing - SN88	As product data sheet

Notes:

The felt coverings to the roof have isolated areas of those left to the parapets. To be repaired where required.

Renew PVC copings to private balconies.

Overlay all asphalt walkways and balconies with liquid applied system.

Break out and renew leaking gutters within the communal first floor walkway.

Test external walls for cavity insulation and provide new blown full fill cavity insulation if no insulation is present.

Replace damaged RWPs on the GF columns with new UPVC profiles.

Remove all debris that has been dumped on the flat roofs.

Install self support perimeter handrails to the main roof as indicated on the drawing.

Replace fire escape doors between balconies highlighted in red door with timber doors with white glass painted finish.

Communal staircase window to be replaced with white UPVC.

Replace communal door to the staircase on the east elevation with metal powder coated unit.

Install anti-slip aluminium safety stair nosings - to be fitted to the surface of all step edges.

Fit new metal handrail to the communal staircase against the wall to replace the defective existing handrail. Handrail to be painted Allow for colour Black (Client to confirm final colour choice).

Replace weathered and decayed plywood cladding and fascias to top floor balconies with Rockpanel Colours panels.

Carry out concrete repairs as per specification.

Decorate all previously painted surfaces internally and externally. Include masonry, render, plaster, insulation and woodwork.

Remove satellite dishes and aerials including brackets and wiring and install new IRS. Fencing to the rear gardens along the west elevation to be renewed with 1800mm high chesterboard wooden fencing (refer to block layout drawing 867613P07).

Existing non-compliant flat front entrance doors (i.e. ALL FLAT ENTRANCE DOORS) are to be replaced with new engineered timber fire doors, the residents will have a choice of four colours.

Walls to the interior of the bin enclosure to be redecorated in white 'Class O' Masonry paint.

Hidden East Elevation

Hidden East Elevation

East Elevation

West Elevation

South Elevation

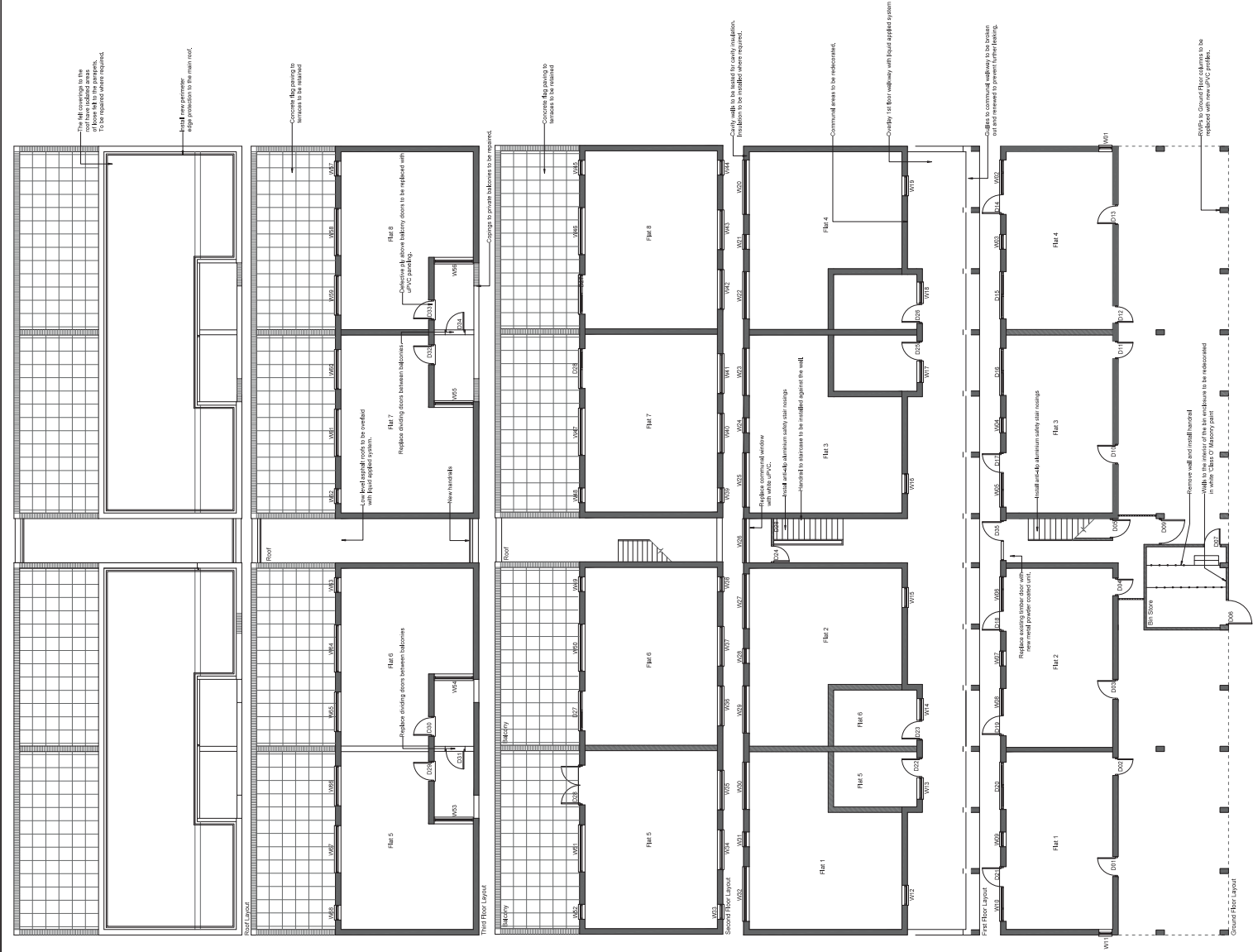
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CONSTRUCTION & PROPERTY CONSULTANTS
1-8 Bradwell Mews,
Edmonton, London, N18 2QX

Enfield Council
MOD DP
19/10/2016
8579/02/P06

Page 134

- NOTES:
- The flat coverings to the roof have isolated areas of loose felt to the parapets. To be repaired where required.
- Renew PVC copings to private balconies.
- Overlay all asphalt walkways and balconies with liquid applied system.
- Break out and renew leaking gullies within the communal first floor walkway.
- Test external walls for cavity insulation and provide new blown full fill cavity insulation if no insulation is present.
- Replace damaged RWP's on the GF columns with new uPVC profiles.
- Remove all debris that has been dumped on the flat roofs.
- Install self support perimeter handrails to the main roof, as indicated on the drawing.
- Replace the escape door between balconies highlighted in red cloud with timber doors with white gloss painted finish.
- Communal staircase window to be replaced with white uPVC.
- Replace communal door to the staircase on the east elevation with metal powder coated unit.
- Install anti-slip aluminium safety stair nosings - to be fitted to the surface of all step edges.
- Fit new metal handrail to the communal staircase against the wall to reduce the defective existing handrail. Handrail to be painted. Allow for colour. Black (Client to confirm final colour choice).
- Replace weathered and decayed plywood cladding and fascias to top floor balconies with 'Rockpanel Colours' panels.
- Carry out concrete repairs as per specification.
- Decorate all previously painted surfaces internally and externally. Include masonry, render, plastic, metalwork and woodwork.
- Remove satellite dishes and aerials including brackets and wiring and install new RS.
- Fencing to the rear gardens along the rear elevation to be renewed with 1800mm high double-sided wooden fencing (refer to block layout drawing 887813/P07).
- Existing non-compliant flat front entrance doors (i.e. ALL FLAT ENTRANCE DOORS) are to be replaced with new engineered timber fire doorsets. The residents will have a choice of 4mr. colours.
- Walls to the interior of the bin enclosure to be redecorated in white 'Class O' Masonry paint.

Proposed Materials		
Aspect	Material	Colour
Windows	uPVC	White
Flat Entrance Door	Engineered Timber	Tenants will be given a choice of 4mr. colours (colours TBC)
Soffits	uPVC	White
Fascias and Cladding	Rockpanel Colours	Allow for White (Colour TBC by Client)
Rainwater Goods	uPVC	Black
Roof	Reinforced bitumen membrane	
Walkways	Liquid applied system	
Canopies	Liquid applied system	
External Balcony Doors	Upvc	White
Stair Nosings	Ecobrite/ultra Photoluminescent anti-slip stair nosing - SN88	As product data sheet



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E	Updated Planning Application	22/10/19
D	Bin Store Beyond installed	12/08/19
C	Amendments as per Client review	14/08/19
B	Descriptions amended and bin	03/07/19
A	Descriptions amended by Client	15.11.15
REV	COMMENTS	DATE
PLAYLE & PARTNERS LTD		
1 - 8 Bradwell Mews, 2QX		
Enfield Council		
Proposed Ground, First, Second, Third Floors & Roof Layout		
Enfield Council		
MOD	DP	
19/10/2016	1:100 @ A1	
8578/02/P05		



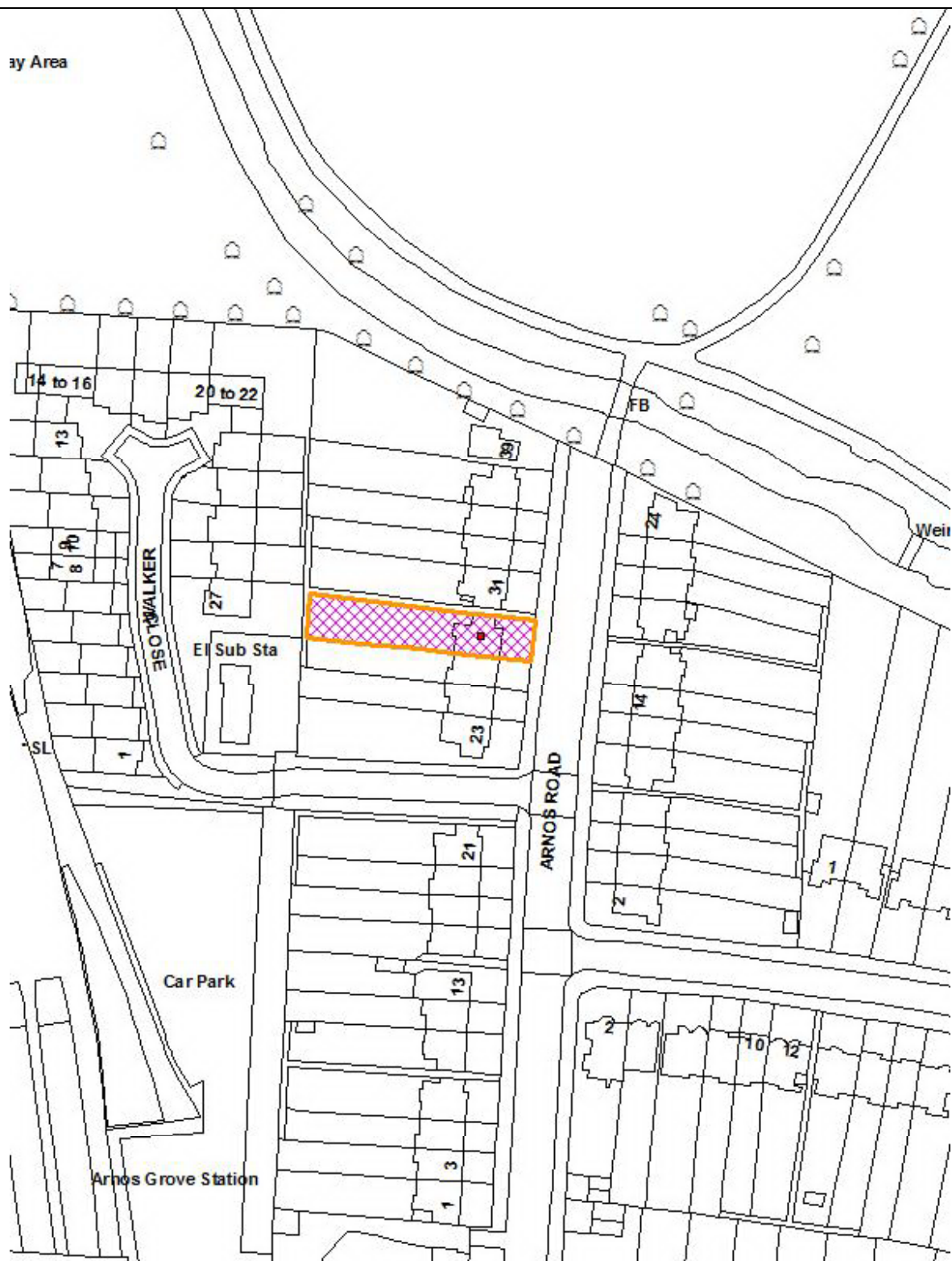




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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 25.02.2020
Report of Head of Planning	Contact Officer: Andy Higham Claire Williams Ronny Ferley	Ward: Southgate Green
Application Number: 19/04291/HOU		Category: Householder
LOCATION: 29 Arnos Road, London N11 1AP		
<p>PROPOSAL: Part single, part two storey rear and side extension; remodelling of existing double storey side extension including introduction of a hipped roof, conversion of garage into habitable room with window alterations; rear dormers, front rooflights and solar panels on main rear dormer. The proposed single storey rear extension would have a maximum projection of 6m, a minimum of 3m and a flat roof with an eaves height of 2.9m.</p>		
Applicant Name & Address: Mr John Jugnarain 29 Arnos Road London N11 1AP		Agent Name & Address: Mr Daniel Rees Rees Architects Studio 28, Monohaus 143 Mare Street London E8 3FW
RECOMMENDATION: That the Head of Development Management / the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions.		

Ref: 19/04291/HOU LOCATION: 29 Arnos Road, London, N11 1AP,



1.0 Note for Members:

- 1.1 A planning application of this nature would normally be determined by officers under delegated authority. However, in this case, the applicant's wife is a Council employee and in accordance with the scheme of delegation, the application has been forwarded to the Planning Committee for determination.

2.0 Recommendation

- 2.1 It is recommended that planning permission is GRANTED subject to the following conditions:
1. Time limited permission
 2. Approved drawings
 3. Materials to match
 4. No Additional Fenestration
 5. Restricted Use of Flat Roofs
 6. FF level window serving study o/g and top level opening only

3.0 Executive Summary

- 3.1 The report seeks approval for part single, part two storey rear and side extension; remodelling of existing double storey side extension including introduction of a hipped roof, conversion of garage into habitable room with window alterations; rear dormers, front rooflights and solar panels on main rear dormer.
- 3.2 The reasons for recommending approval are:
- i. The proposed scheme is considered acceptable based on the existing site-specific circumstances and the precedent of the neighbouring property surrounding context
 - ii. There would be minimal impact the visual amenities of the street scene;
 - iii. The relationship to neighbouring properties in terms of light, outlook and amenity is considered acceptable.

4.0 Site and Surroundings

- 4.1 The application site comprises a two-storey end-of-terrace single family dwelling located to the western side of Arnos Road near its junction with Walker Close. The building is finished in a mixture of brickwork and render, and its main features include a prominent first floor front bay projection with a gable above, a high hipped roof and a stack chimney rising above the roof. On the northern flank elevation there is a double storey projection which incorporates a garage on the ground floor, this structure has a flat roof with parapets above. The street is on a small hill and properties to the south are on higher ground and those to the north on lower ground than the natural ground level of the application site.

- 4.2 The site lies on a residential street and the houses are predominantly two storey terraces many with habitable roof space.
- 4.3 A short distance to the north, is land designated as Metropolitan Open Land (MOL) at Arnos Park and the Pymmes Brook marks the boundary with the park and the street.

5.0 Proposal

- 5.1 This application is for a part single, part double storey rear/side extension; remodelling of existing double storey side extension including conversion of garage into habitable room; roof extension incorporating dormers to rear roof slope, rooflights to front roof slope and solar panels on main rear dormer. The proposed single storey rear extension would have a maximum projection of 6m, a minimum of 3m and a flat roof with an eaves height of 2.9m.
- 5.2 Revised drawings based on the urban design officer's comments were received and included the following changes:
- Alignment of windows and rooflights at the front elevation
 - Removal of a proposed overhang of the roof at the front elevation
 - Reducing opening scales on dormer windows
 - Demarking the finished floor level at the front elevation where there are differences in ground level.

6.0 Relevant Planning History

- 6.1 None

7.0 Consultation

Public:

- 7.1 Consultation letters were sent to 4 neighbouring properties. One objection was received raising the following issues:
- Inaccuracies and discrepancies on the submitted drawings in relation to the adjoining property at No.31
 - Loss of privacy
 - Loss of daylight/sunlight
 - Visual obtrusion
 - Inappropriate scale
 - Unauthorised development
- 7.2 The objections are covered and addressed in the 'Amenity and Living Conditions' section of this report. However, in short, due to site specific circumstances and context, it is not considered the proposed development would result in undue loss of amenity to neighbouring residents.

Statutory Consultees:

- 7.3 None

8. Relevant Policies

8.1 New Draft London Plan

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The current 2016 (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision makers, but it gains more weight as it moves through the process. It is anticipated that the publication of the final London Plan will be in March 2020, and as such its weight, as a material consideration, is increasing.

8.2 London Plan (2016)

- 5.1 – Climate Change Mitigation
- 5.12 – Flood Risk Management
- 6.13 – Parking
- 7.4 – Local Character
- 7.6 – Architecture
- 7.17 – Metropolitan Open Land

8.3 Core Strategy (2010)

CP4: Housing Quality

CP30: Maintaining and Improving the Quality of the Built and Open Environment

8.4 Development Management Document (DMD) (November 2014)

- DMD 6: Residential Character
- DMD 8: General Standards for New Residential Development
- DMD11: Rear Extensions
- DMD13: Roof Extensions
- DMD14: Side Extensions
- DMD 37: Achieving High Quality and Design-Led Development
- DMD 45: Parking Standards and Layout
- DMD 51: Energy Efficiency Standards
- DMD 59: Avoiding and Reducing Flood Risk
- DMD 71: Protection and Enhancement of Open Space

8.5 Other Policy

National Planning Policy Framework (NPPF, 2019)

National Planning Practice Guidance (NPPG)

9.0 Analysis

9.1 The main issues arising from this proposal for Members to consider are

- *Design and effect on Local Character*
- *Effect on Amenity and Living Conditions of Neighbours*
- *Parking*

Design and Effect on Local Character

- 9.2 There is an existing two storey side extension to the northern flank wall of the property which runs about a third of the depth of the existing house. It is flat roofed and set visibly below the eaves of the hipped end main roof. The proposal would alter this arrangement to create an extension which would project beyond the rear elevation and wrap around the rear of the existing property with a proposed single storey ground floor rear extension. It would incorporate a rear facing catslide roof which would slope down towards the single storey element of the proposal and the rear garden. A gable dormer is proposed on this roof slope on the 1st floor in addition to a box dormer on the main roof along with other roof alterations (rooflights and solar panels). The hipped end of the roof is also to be extended to cover the side extension where there is currently a flat roof. This would be an improvement in terms of the property's appearance in the street scene.
- 9.3 Policy DMD 14 requires side extensions to be set in by at least a metre from the side boundary. It also states that a greater distance may be required depending on the size and nature of the residential plots, and to prevent adverse impacts on the street scene and residential amenity. This is to ensure extensions to the side of properties do not result in the creation of a continuous facade of properties or 'terracing effect' which is out of character with the locality. In this case, a minimum distance of 1metre from the boundary with adjoining properties is maintained.
- 9.4 Also, in this case, although part double storey in height, the proposed extension would not dominate the existing house and it would harmonise with its original appearance, with original features such as a side hip roof replicated and the side element when adjoined with the existing, would be set back from the front elevation by just about a metre as one entity at the northern side elevation, to appear subordinate in form.
- 9.5 It is also considered that the extensions when viewed from the rear in the outlook from neighbouring properties would not appear overly dominant in the surrounding area.
- 9.6 The existing situation is highlighted below:

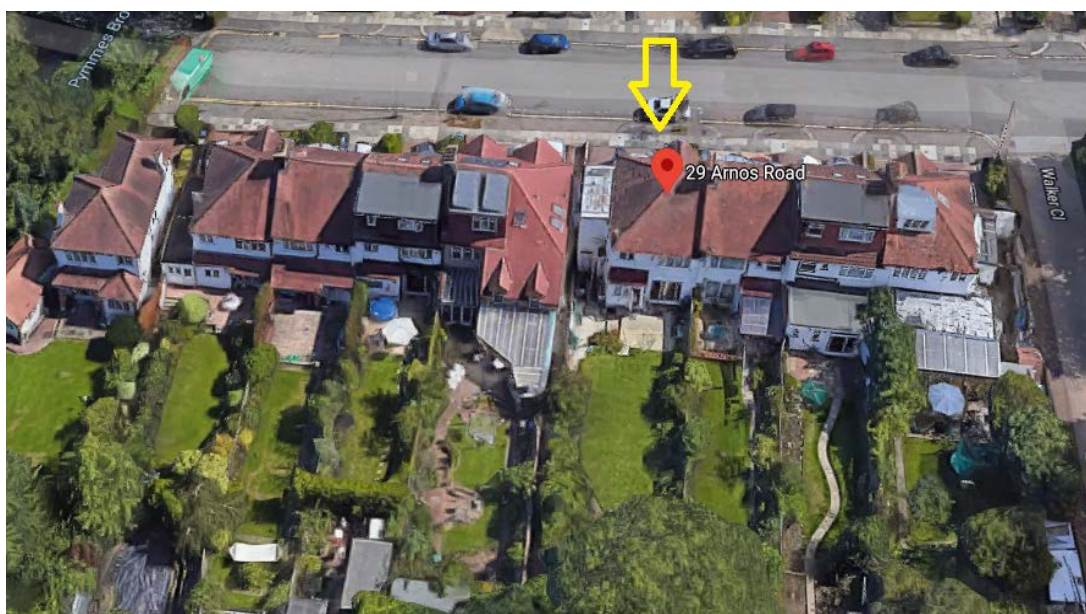


Figure 1: Existing rear layouts

Roof extension

- 9.7 Policy DMD 13 covers roof extensions and requires dormers to be inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm). It also mentions that roof extensions to the side of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part. In this case, the proposed roof extensions would create a new hip end at the side which would be similar to the existing roof form, except that it extends over the side element by approx. 3m by maintaining a similar eaves to existing. This it is considered would have a neutral impact overall as it maintains a hip end which would match the other end of the terrace.
- 9.8 It is considered that the rear dormer is of scale but would sit comfortably within the available roof slope, sited up from the eaves, in from the sides and down from the ridge by approx. 0.4m. This would leave a sufficient amount of undisrupted roof slope. In addition, it is felt the proposed dormer is no larger than others observed on the main rear roof slopes of properties in the terrace block and immediate surrounds.
- 9.9 It is also considered that the secondary gable dormer on the proposed catslide roof of the first floor would be adequately in-scale with the rest of the roof and it would be positioned neatly to the side and below the main rear dormer.

Fenestration

- 9.10 The proposed fenestration alterations would introduce windows of similar style and detailing and would not detract from the appearance of the property. The proposed rooflights to the front roof slope would line up with each other and with the windows on the floors below to avoid visual clutter on the roof. The proposed solar panels on the dormer roof would not be visible from neither the front or rear roof slopes and therefore they would have no visual impact.

Metropolitan Open Land

- 9.11 The MOL lies approx. 45m north at Arnos Park and there would be limited views towards the property which would be amongst an array of obstructions including

trees, vegetation/foliage and other structures. Therefore, the proposal would not impact on the openness of this space and the available views would not affect the setting on the MOL due to distance and natural screening.

- 9.12 Overall, it is considered the proposed extensions would not detract from the character and appearance of the surrounding area.

Amenity and Living Conditions

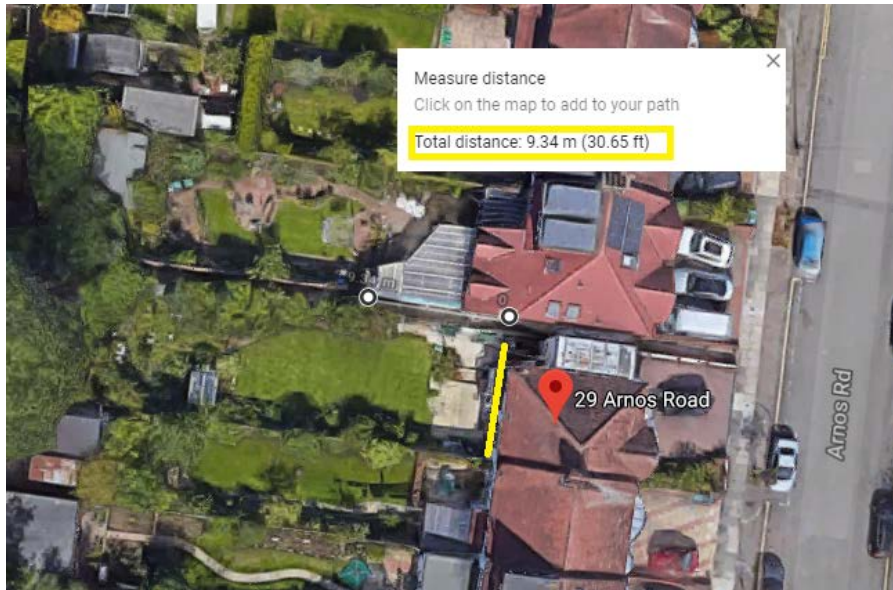
- 9.13 Policy DMD 11 states that extensions to residential properties must not prejudice the amenities of neighbouring properties and contains guidance to inform the assessment of acceptability i.e. extensions must not exceed a line taken at 45° from the mid-point of the nearest original ground floor window to any of the adjacent properties or secure a common alignment with neighbouring rear projections. For first floor extensions, extensions must not exceed 30° line taken from the midpoint of a first floor window. This seeks to ensure that proposed extensions are not overbearing, cause loss of light/overshadowing or enclose neighbouring windows and gardens.

Impact on No.27:

- 9.14 Due to the change in ground levels across the site, the adjoining property at No.27 is on higher ground than the application site. On the common boundary, the proposed extension would be 3 metres in depth in line with policy requirements. The extension does project further, but this element is 5 metres from the common boundary. This element would not be within a 45° angle when taken from the midpoint of the ground floor rear habitable room window at No.27 and coupled with the lower ground level and height of the proposed structure when viewed from No.27 would mean that the amenities of this neighbouring property are not unduly affected.

Impact on No.31:

- 9.15 To the north lies No.31: a two storey end of terrace property that has been previously extended in a similar size and form. There is a separation between the properties of approx. 1 metre and this adjacent property is set at a lower level than the application site by approx. 1.5 metres.
- 9.16 Due to the presence of the existing rear additions to No 31, which project 9.1 metres beyond the rear of the application property, the proposed extension which reflects the form and appearance, it is considered there would be no effect on the residential amenities of this property.
- 9.17 In arriving at this conclusion, the difference in ground levels and the potential for this to impact on the neighbouring property, has been considered but it is felt, there relationship would not be detrimental to the level of residential amenity enjoyed.



Figs. 2 & 3: Extension at No.31

- 9.18 An objection has been received from No.31 stating that the proposal would be detrimental to the amenity of the current occupiers of this property due to the scale of the extensions. However, due to the existing extension and the fact the proposal would not project beyond the rear elevation of No.31, it is considered the proposed design of the extension (including the side hip roof and catslide roof with the dormer) would not cause any visual intrusion to the adjacent property. No.31, which has a windowless flank wall facing the application site. Additionally, whilst it is noted that the roof of the extension/conservatory at No.31 is fully glazed, the offset of approx. 1m from the boundary and the eaves height of approx. 2.9m would be sufficient to mitigate impacts of overshadowing and overbearingness.
- 9.19 Further, it is not considered that there would be impacts on visual amenity from within the rear extension/conservatory at No.31 as the rear layout of both sites, is such that only oblique views would be available from internally in the rear projection at No.31 owing to gaps and ground level heights. Therefore, the proposal would not be

unduly obtrusive when viewed from surrounding residential gardens and rear habitable room windows or other openings.

- 9.20 It is recognised that due to the elevated position of the application site, there would be some views into neighbouring gardens. Nevertheless, given the degree of mutual overlooking from the existing first floor windows and dormers at neighbouring properties, it is considered there would be no material increase in overlooking or loss of privacy detrimental to the amenities of neighbouring properties.
- 9.21 It is noted that there is a window proposed in the northern elevation side wall facing No.31. However, this window would be obscure glazed and subject to a condition to be both obscure-glazed and non-opening 1.7m above finished floor level.



Fig. 4: No.31's southern flank wall facing the application site

- 9.22 Overall, the amenities of residents at the adjoining properties in the surrounding context would not be unduly affected by the proposed extension having regard to adopted policy.

Transportation and Parking

- 9.23 Policy DMD 45 encourages the retention of off-street parking spaces and is relevant because the proposal would include the conversion of an existing garage. However, the garage does not meet the current standard for accommodating modern vehicles (7m (d) x 3m(w)) and is not currently used for parking cars at present. There is sufficient off street parking provided on the forecourt and this is retained. No objection is therefore raised to the loss of off-street parking.

Sustainability

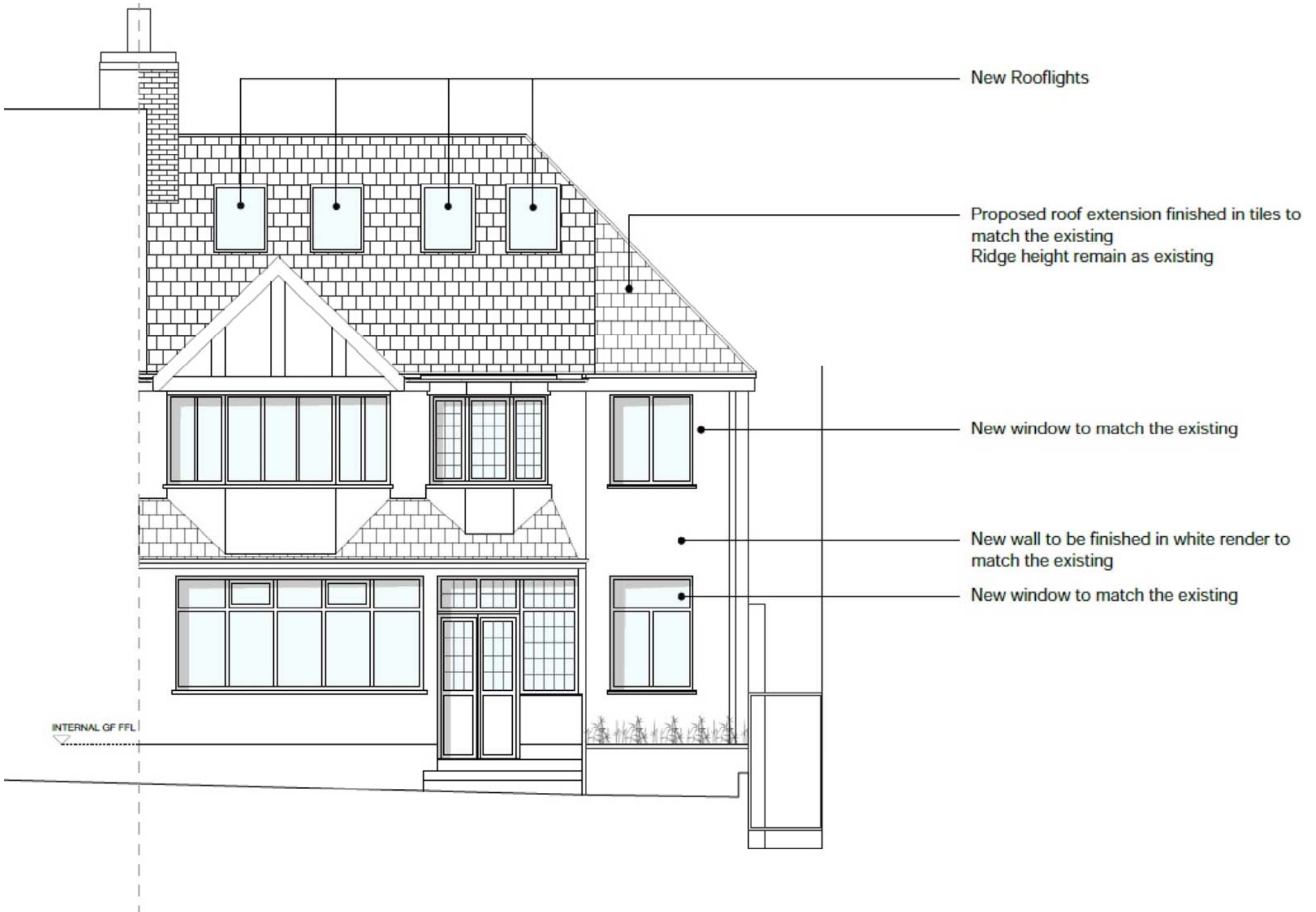
- 9.24 Policy DMD 51 encourages developments to include energy efficiency measures and reduce carbon emissions. The proposed scheme includes the installation of solar photovoltaic panels which is an efficient way of to use energy from renewable sources and is accepted as meeting the requirement so this policy.

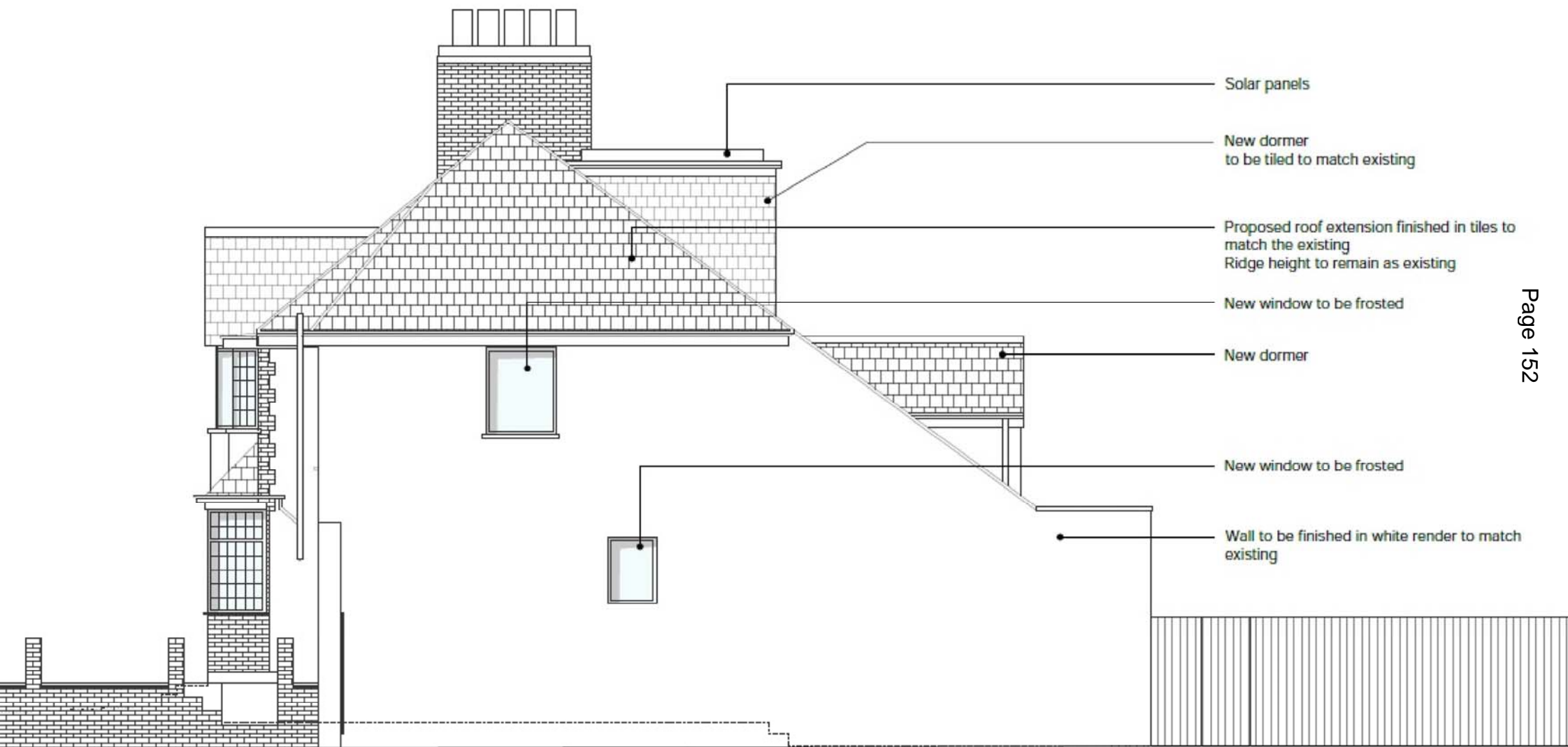
10. Community Infrastructure Levy

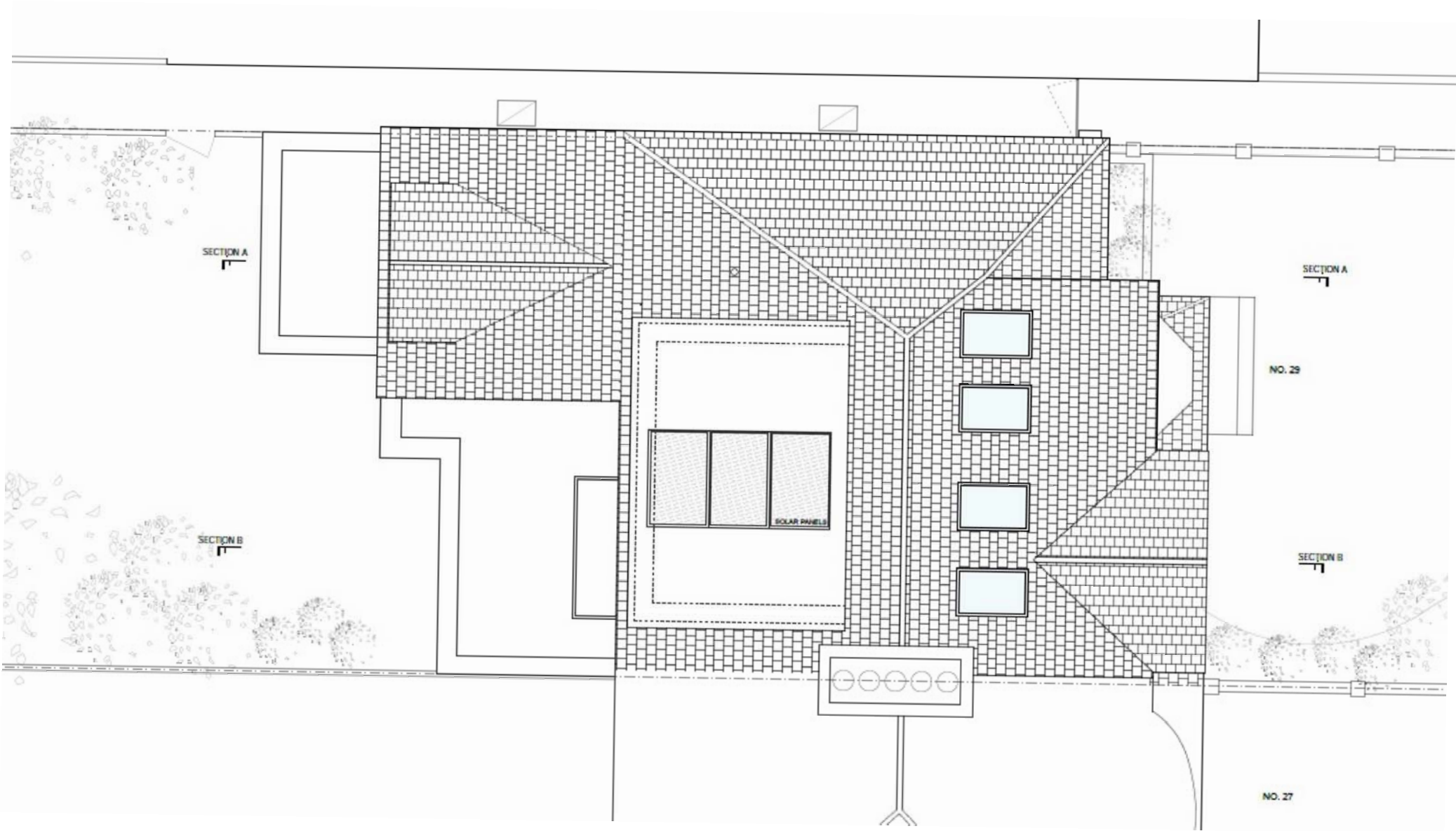
- 10.1 This development is not liable for a CiL contribution

11.0 Conclusion

- 11.1 The proposed extensions are considered to be acceptable taking account of the existing site-specific circumstances, the relationship to neighbouring residential properties and its setting and appearance within the surrounding area.
- 11.2 It is therefore recommended that planning permission be granted. and the surrounding context







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