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PLANNING COMMITTEE

Thursday, 21st May, 2020 at 7.30 pm

Contact: Jane Creer / Metin Halil
Committee Administrator
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Ext: 1211 / 1296

PLEASE NOTE : VIRTUAL MEETING

Please click [here](#) to view the meeting or copy and paste the below link into your web browser:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjU5NmZiNzctMGRkNi00OTkxLTk5NTUzMGM2ODZiZjhkODli%40thread.v2/0?context=%7b%22Tid%22%3a%22cc18b91d-1bb2-4d9b-ac76-7a4447488d49%22%2c%22Oid%22%3a%22de181320-9e9a-429c-a8db-b37ae5b5ded1%22%2c%22IsBroadcastMeeting%22%3atrue%7d

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metin.halil@enfield.gov.uk
Council website: www.enfield.gov.uk

MEMBERS

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

N.B. Involved parties may request to make a deputation to the Committee by contacting Democracy@enfield.gov.uk before 12:00 noon on 20/05/20

AGENDA – PART 1

1. WELCOME AND APOLOGIES FOR ABSENCE
2. DECLARATION OF INTEREST
3. MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 21 APRIL 2020 (Pages 1 - 6)

To receive the minutes of the Planning Committee meeting held on Tuesday 21 April 2020.

4. REPORT OF THE HEAD OF PLANNING (REPORT NO.253) (Pages 7 - 8)

To receive the covering report of the Head of Planning.

5. 19/04345/RE4 - TENNIS COURTS, BROOMFIELD PARK, BROOMFIELD LANE, LONDON N13 4HE (Pages 9 - 28)

RECOMMENDATION: That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed granted subject to conditions.

WARD: Southgate Green

6. 20/00022/HOU - 22 LANCING GARDENS, LONDON N9 9EU (Pages 29 - 40)

RECOMMENDATION: Approval subject to conditions

WARD: Haselbury

7. 20/00578/RE4 - 12 NORTH WAY, LONDON N9 0AD (Pages 41 - 52)

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: Lower Edmonton

8. FUTURE MEETING DATES

To note the dates of future meetings of the Planning Committee:

Tuesday 2 June 2020

Tuesday 23 June 2020

PLANNING COMMITTEE - 21.4.2020**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 21 APRIL 2020****COUNCILLORS**

- PRESENT** Mahmut Aksanoglu, Sinan Boztas, Mahym Bedekova, Chris Bond, Elif Erbil, Tim Leaver, Hass Yusuf, Michael Rye OBE and Maria Alexandrou
- ABSENT** Ahmet Hasan, Jim Steven and Dennis Stacey (Conservation Advisory Group)
- OFFICERS:** Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Dominic Millen (Group Leader Transportation) and John Hood (Legal Services) Jane Creer (Secretary) and Metin Halil (Secretary)
- Also Attending:** Councillors Ayfer Orhan, Gina Needs, George Savva and Ian Barnes.
Sarah Cary (Executive Director Place)
40 members of the public, applicant and agent representatives

533**WELCOME AND APOLOGIES FOR ABSENCE****NOTED**

1. Councillor Aksanoglu, Chair, welcomed all attendees.
2. Apologies for absence were received from Councillors Stevens and Hasan.
3. Apologies for absence were also received from Dennis Stacey (Chair – Conservation Advisory Group).
4. An audio recording of the meeting would be available.

534**DECLARATION OF INTEREST**

There were no declarations of interest.

535**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 24
MARCH 2020****NOTED**

PLANNING COMMITTEE - 21.4.2020

The minutes of the Planning Committee meeting held on Tuesday 24 March 2020 were agreed.

536

REPORT OF THE HEAD OF PLANNING (REPORT NO.248)

RECEIVED the report of the Head of Planning.

537

19/03624/VAR - ALMA ESTATE, EN3

NOTED

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. There are two applications on the agenda relating to the Alma redevelopment.
The first is an application to amend the parameters of the existing outline planning permission – the S73 application.
The second is the reserved matters application for Phases 2A and 4. This application deals with the details of the buildings – design, height, layout, landscaping etc for these particular phases, pursuant to the parameters that are set out in the outline planning permission.
3. Outline planning permission was granted in June 2017 for the redevelopment of the Alma Estate. This outline planning permission included a number of conditions that controlled the quantum of development, the development zones, the heights of buildings across the development, the parking ratio etc. Through this outline permission a total of 993 units are permitted.
4. This application seeks to amend the scheme consented and in so doing amend some of the conditions attached to the permission.
The main amendments are:
 - Increase in the number of residential units by 93 (from 993 to 1086)
 - Increase in the heights of some of the blocks in Phases 2A and 4 (slides referenced and explained)
 - Amendments to the parking ratio from 0.6 to 0.4
 - Amendment to the footprint and layout of buildings, particularly Phase 4
 - Minor changes to the retail floorspace and development zones.
5. Affordable housing was secured at 40% within the existing S106 Agreement linked to the outline planning permission. This remains the case, although the second Alma application on the agenda, details how more affordable housing is to be brought forward into these earlier phases.
6. The GLA have been consulted on the application and although the principle of development is supported, they have advised that the application does not yet fully comply with the London Plan and the Intend to Publish London Plan, in respect of a number of matters of

PLANNING COMMITTEE - 21.4.2020

detail. The further information they have requested to cover these matters of detail are set out in the report:

- Tenant relocation strategy – p.29 para 7.2.5
- Further detail on the energy strategy – this has been provided to the GLA under the consultation on the reserved matters application. The response to the GLA's comments on this are set out at P.29, para 7.2.6
- Further detail on the transport assessment, although this has since been addressed by TfL in their detailed comments that are set out in the report at p.30.

Overall, the amendments proposed through this S73 application are supported.

7. Additional item to report:

- Cllr Taylor has asked that we ensure fire safety arrangements are fully considered and requests clarity on how any the future of any viability surplus would be determined.

8. The deputation of John Williams, neighbouring resident, speaking against the application.

9. The deputation of Greg Blaquiere, Agent, speaking for the application.

10. During discussion, Members raised concerns regarding the quantum of development and the effects arising from this on the daylight / sunlight available to neighbouring properties and therefore the residential amenities, of neighbouring residential properties, The Mayor of London objections to the plans and the new London Plan that strengthened objections raised, no change to public space but an increase in the development density, playing field sizes and tree planting on the site.

11. Members' debate and questions responded to by officers.

12. Councillor Rye raised concern about phase 4 of the application due to intensification of the development, effect on residents in Alma Road and the detrimental effect on amenities of neighbouring properties. Further discussion was required and made a motion for deferral of the application which was seconded by Councillor Bond.

13. The unanimous support of the Committee for the application to be deferred.

AGREED that the application be deferred.

538

19/03834/RM - ALMA ESTATE, EN3

NOTED

1. This item was not considered and therefore no presentation was given.

AGREED that this item be deferred.

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20/00111/RE4 - IKEA WEST CAR PARK, 6 GLOVER DRIVE, LONDON, N18 3HF

NOTED

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals and highlighting the key issues.
2. This is an application for the engineering works necessary to deliver 393 parking spaces on land to the west and south of the existing IKEA store.
3. Members will recall that at the last Planning Committee it was explained that the implementation of the Strategic Infrastructure Works (SIW) necessary to support the MW regeneration/redevelopment, and particularly the central spine road, would result in alterations to IKEA's existing northern car park. The SIW application included proposals to create new points of access to the south and west of the IKEA store, to facilitate the use of this land for car parking, so that the northern car park would no longer need to be used for parking. The SIW permission will include a condition that requires that the existing car park access cannot be altered until the new points of access to this land are in place, to ensure the land can be accessed and used for car parking before the existing car park is altered.
4. The land the subject of this application is presently hard surfaced. The proposal within this application will improve the quality of the surface finish, formally mark out the parking bays and access aisles and provide necessary lighting etc. The works proposed are considered acceptable.
5. The Environment Agency have now confirmed no objection to the application subject to conditions. In summary:
 - Remediation – details of a remediation strategy.
 - Verification report – to confirm compliance with the remediation strategy.
 - Monitoring and maintenance plan
 - That previously unidentified contamination is dealt with in accordance with an approved strategy if found
 - No infiltration of surface water unless approved by the LPA
 - A scheme for the decommissioning of any boreholes to be agreed.
6. The SUDS officer has some remaining technical issues with the drainage strategy and therefore condition 7 as recommended is still required to ensure a drainage strategy can be agreed. An additional condition is also recommended requiring a verification report to demonstrate that the approved drainage strategy has been implemented.
7. The deputation of Rebecca Sanders (Interested Party) speaking in support of the officers' recommendation.
8. The unanimous support of the Committee for the Officers' recommendation.

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AGREED that subject to the Environment agency withdrawing their objection to the scheme, Members give delegated authority to finalise the number and wording of conditions in light of any conditions suggested by the Environment Agency, and the Head of Development Management/Planning Decisions Manager in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, be authorised to grant planning permission subject to conditions.

540

AUDIO RECORDING

NOTED

1. Work is currently being done to finalise the audio recording for inclusion with these minutes.

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MUNICIPAL YEAR 2019/2020 - REPORT NO 253

COMMITTEE:
 PLANNING COMMITTEE
 21.05.2020

AGENDA - PART 1	ITEM 4
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SUBJECT -

MISCELLANEOUS MATTERS

REPORT OF:
 Head of Planning

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

4.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

4.1.1 In accordance with delegated powers, 325 applications were determined between 09/04/2020 and 11/05/2020, of which 237 were granted and 88 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.

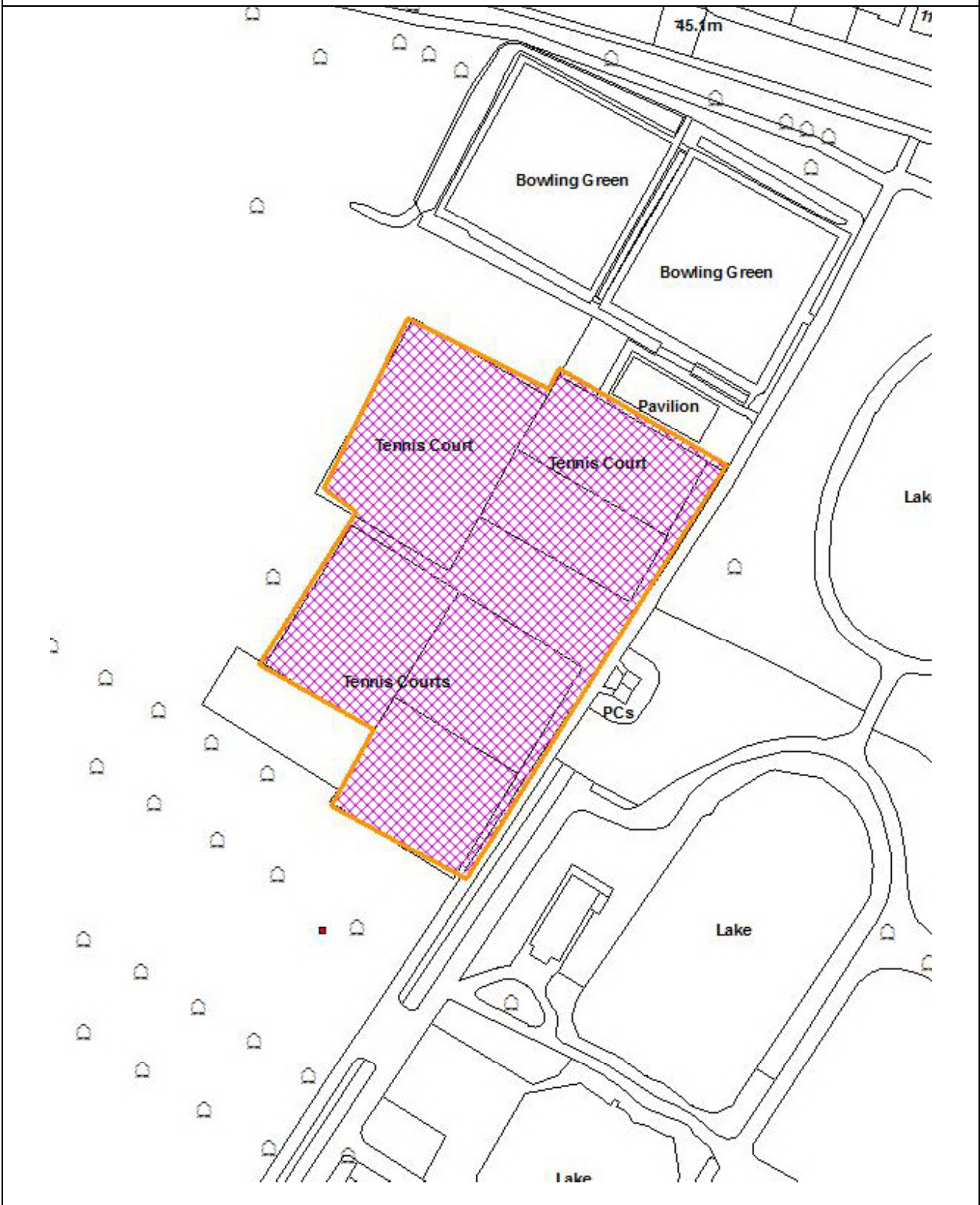
Background Papers

- (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: 21 May 2020
Report of Head of Planning	Contact Officer: Andy Higham Claire Williams Eloise Kiernan Tel No: 020 8132 1230	Ward: Southgate Green
Ref: 19/04345/RE4		Category: Minor Application
LOCATION: Tennis Courts, Broomfield Park, Broomfield Lane, London N13 4HE		
PROPOSAL: Refurbishment of 9 Sports courts involving resurfacing and partial reconstruction of the courts, installation of low level footpath bollard lighting from the entrance at Alderman's Hill to the courts and installation of floodlighting.		
Applicant Name & Address: Danny Hammond London Borough of Enfield	Agent Name & Address: Danny Hammond London Borough of Enfield Civic Centre Silver Street Enfield EN1 3XD	
RECOMMENDATION: That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed GRANTED subject to conditions.		

Ref: 19/04345/RE4 LOCATION: Tennis Courts Broomfield Park, Broomfield Lane, London, N13 4HE



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Scale 1:1250

North



1. Note for Members

- 1.1 Although an application of this nature would normally fall to be determined under delegated authority, the application is reported to the Planning Committee for determination because it is a Council promoted development scheme.

2. Recommendation

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

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plan.

3. No Clearance During Bird Nesting Season

All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive).

4. Hours for Deliveries

Deliveries and removal of construction and excavation materials to and from the site by road shall take place between 08:00 - 18:00 Monday to Friday & 08:00 - 13:00 on Saturday and at no other time.

5. Trees

An Arboricultural Method Statement with Tree Protection Plan to ensure adequate protection to existing trees and their roots during construction works.

6. Hours of Use (Floodlights)

The floodlights shall only be in use until 10 p.m. Monday to Sundays, including Bank Holidays.

3. Executive Summary

- 3.1 This application seeks approval for a scheme involving the refurbishment of 9 existing sports courts situated within Broomfield Park, involving resurfacing and partial reconstruction of the courts, installation of low-level footpath bollard lighting from the entrance at Alderman's Hill to the courts and installation of floodlighting.

- 3.2 The scheme is considered acceptable for the following reasons:

- i. The improvements and increased accessibility of the courts and existing facilities at Broomfield Park would provide public benefit;

- ii. The proposal has been designed to minimise the visual intrusion and it is considered it would give rise to less than substantial harm to the heritage value of Broomfield Park;
- iii. It would not be detrimental to residential amenities;
- iv. It would not compromise highway safety;
- v. The proposals would improve existing drainage facilities to the existing courts and around the site.

4. Site and Surroundings

- 4.1 Broomfield Park comprises a large Grade II registered park which also contains the Grade II listed Broomfield House. The sports courts are located within the western half of the park, which is identified as West Field. The north-east corner of West Field contains community facilities, including the facility that is the subject of this planning application.
- 4.2 Broomfield House stands towards the south-east of the 21ha site, with the gardens and park lying to the west. The site is on level ground and is set within a largely residential area of Enfield between Arnos Park to the west and Palmer's Green to the north-east. The park is bounded by Alderman's Hill (A1004) to the north, Powys Lane to the west (B1452), Broomfield Avenue beyond a row of houses to the east, and Broomfield Lane bordering the southern edge of the park. The south-east boundary is marked by C16 to C18 brick walls (listed grade II) and there are park railings along the south-west, west and north sides. The main approach to the House is from Broomfield Lane from where a drive leads west to the south side of the House. There are further entrances into the gardens and park from the surrounding roads on all sides
- 4.3 Broomfield House itself is a house of several periods. Southern part appears to be of C16 and has high pitched hipped roofs in form of a square, now slated. Northern part of early C18, also with hipped roof now slated. Two old compound brick chimney stacks. Roofs largely concealed by parapets. North front of two storeys, four windows. C18 red brick, formerly painted. Cornice band and 1st floor band. 1st floor sash windows with glazing bars in wood lined reveals; ground floor long replaced sashes. All other facades covered in C20 roughcast and mock half-timbering. Western entrance has one-storey recessed porch. Some windows late C18 or early C19 sashes with glazing bars. Inside at the south end some original timber framing, including heavy chamfered beams with joiners' marks, and chamfered joists. Good C18 staircase with 3 different balusters to a tread, carved tread ends and ramped handrail. One fine panelled room with ornamental cornice and chimney piece. Other panelling and enriched doorcases. Some carving possibly imported. Staircase walls and ceiling attributed to Sir J Thornhill, but the attribution seems doubtful; the work is either by a copyist or badly painted over.
- 4.4 The early C18 rectangular stable block stands to the south of the House, currently (1999) empty. The stable court is enclosed by high, early C18 brick walls.
- 4.5 A chain of four formal ponds runs north/south across the site to the west of the House. The southern three are rectangular and are depicted on the C18 maps (Rocque, 1754). A half-timbered bandstand of 1926 stands on the west side of the southernmost pond. The three southern ponds lie, along with the

House, within a walled enclosure, the walls of which date from the C16 to C18 (west, south and inner walls listed grade II, east wall listed grade II*). The bowed north wall has been demolished. A gateway breaks the west wall at a point opposite the west front of the House, on either side of which are openings in the brickwork, now infilled with modern railings. These may have been early features, serving as clairvoies. An early C18 pavilion (listed grade II*) is built into the eastern wall, south of which is a gateway into Broomfield Lane.

- 4.6 The fourth and northernmost pond lies outside the walled enclosure. It is oval in shape and was an early C20 addition. A shelter stands at its northern end. To the east of the oval pond is a garden area with a children's playground beyond.
- 4.7 In the south-east corner of the gardens, lying between the stables and outbuildings to the north and the Broomfield Lane boundary to the south-east, is a walled Garden of Remembrance designed by the Borough Architect and Surveyor, R Phillips, and opened in 1929. An arcaded temple is flanked by pergolas, with a memorial cairn in front.
- 4.8 To the west of the walled gardens is an area of open parkland, crossed by a double avenue extending north-west from the centre of the west wall of the gardens. The avenue now consists of lime trees, which were planted in the late C20 along the line of a double elm avenue shown on mid C18 plans. The north-east quarter of the park is occupied by a number of tennis courts and two bowling greens (on the northern boundary of the park), which were laid out from the early C20 onwards. To the east of the gardens, the entire eastern side of the park is occupied by a sports ground
- 4.9 The site is also identified as local open space, metropolitan open land, registered park or garden and a site of archaeological interest. Additionally, Broomfield Park has been added to the Heritage at Risk Register.

5. Proposal

- 5.1 Permission is sought for the refurbishment of 9 sports courts involving resurfacing and partial reconstruction of the courts, installation of low level footpath bollard lighting from the pedestrian entrance on Alderman's Hill to the courts and installation of floodlighting.
- 5.2 The proposals include a total of 20 no. 8 metre high fixed columns, with a total of 36no. floodlights (fittings), located around nine existing courts (four per court) combined with the provision of 16 low level illuminated bollards along the northern half of the adjacent footpath. The proposals also include maintenance work to repair and renovate the courts and existing footpaths. The courts would be resurfaced with porous asphalt and porous sub base materials. The footpaths would be resurfaced with tarmac (as existing).

6. Relevant planning history

- 6.1 18/00633/RE4 - Creation of a wetlands area (1500sqm) involving increase in height of bund by 0.8m, restoration of water feature together with associated landscaping to the south east corner of the park – granted with conditions

- 6.2 19/00693/CND - Details submitted pursuant to planning application ref: 18/00633/RE4 in relation to conditions for: Construction Logistic Plan (5), Archaeological WSI (7), Tree Protection Plan (8) Excavation and Spoil Management Plan (10) in relation to the creation of a wetlands area (1500sqm) involving increase in height of bund by 0.8m, restoration of water feature together with associated landscaping to the south east corner of the park - granted

7. Consultation

7.1 Statutory and non-statutory consultees

Internal

- 7.2 Traffic and Transportation – No objections. This proposal is an Enfield Council application based on funding received from Sport England. The proposed footpaths that would be lit are entirely within the park, and therefore although they are maintained by the Council, they do not form part of the public highway and we would have limited scope to comment on these. The sports courts that will be refurbished are positioned well within the park, and are an existing facility, and as such there will be little or no impact on the surrounding highways. As such, we have no substantive comments to make on this proposal and would raise no objections.

- 7.3 Environmental Health - No comments received.

- 7.4 Parks – No objection and are supportive of the proposals .

- 7.5 Tree officer – No objections, subject to conditions.

- 7.6 Conservation officer – Comments that without justification, the courts should be relocated to a less sensitive location or the proposal should involve enhancements to offset any harm. Additionally, there was a preference for retractable or demountable floodlights rather than fixed.

External

- 7.7 Sport England - No comments received, although it is noted that the scheme is supported by Sport England because they provided funding and input regarding the best overall design solution.

Public

- 7.8 Consultation letters were issued to 168 neighbouring and nearby properties . Notice was also displayed locally and advertised in the local paper. No comments were received.

8. Relevant Planning Policies

8.1 London Plan (2016)

- 2.2 London and the wider Metropolitan area
4.6 Arts, culture, sport and entertainment provision
5.1 Climate change mitigation

5.2	Minimising carbon dioxide emissions
5.10	Urban greening
5.13	Sustainable drainage
6.3	Assessing the effects of development on transport capacity
6.10	Walking
6.13	Parking
7.1	Building London's neighbours and communities
7.2	An inclusive environment
7.4	Local character
7.5	Public realm
7.6	Architecture
7.8	Heritage assets and archaeology
7.15	Reducing noise and enhancing soundscape
7.18	Protecting local open space and addressing local deficiency
7.19	Biodiversity and access to nature
7.21	Trees and woodlands
7.24	Blue ribbon network

8.2 Draft London Plan

8.2.1 The Intend to Publish London Plan was published on 9 December 2019. The Secretary of State for Housing, Communities and Local Government has responded and directed that the Plan cannot be published until the Directions he has listed are addressed. He has raised concerns that there were a number of inconsistencies with national policy and missed opportunities to increase housing delivery. Directions relevant to this application include.

8.2.2 In the circumstances, it is only those policies of the Intention to Publish version of the London Plan, that remain unchallenged to which weight can be attributed.

D4 Delivering good design
 D5 Inclusive design
 D8 Public Realm
 G6 Biodiversity and access to nature
 G7 Trees and woodlands
 SI1 Improving air quality
 SI13 Sustainable drainage
 T1 Strategic approach to transport
 T3 Transport capacity, connectivity and safeguarding
 T4 Assessing and mitigating transport impacts
 T5 Cycling
 T6 Car Parking

8.3 Development Management Document

DMD16	Provision of New Community Facilities
DMD31	Development Involving Tourism and Visitor Accommodation
DMD37	Achieving High Quality and Design-Led Development
DMD44	Conserving and Enhancing Heritage Assets
DMD45	Parking Standards and Layout
DMD47	New Roads, Access and Servicing
DMD61	Managing Surface Water
DMD64	Pollution Control and Assessment

DMD68	Noise
DMD69	Light Pollution
DMD71	Protection and Enhancement of Open Spaces
DMD72	Open Space Provision
DMD76	Wildlife Corridors
DMD77	Green Chains
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD80	Trees on Development Sites
DMD81	Landscaping
DMD84	Areas of Special Character

8.4 Core Strategy

CP9	Supporting community cohesion
CP11	Recreation, leisure, culture and arts
CP12	Visitors and Tourism
CP20	Sustainable energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP24	The road network
CP26	Public transport
CP25	Pedestrians and cyclists
CP28	Managing flood risk through development
CP29	Flood management infrastructure
CP30	Maintaining and improving the quality of the built and open environment
CP31	Built and landscape heritage
CP32	Pollution
CP34	Parks, playing fields and other open spaces
CP36	Biodiversity

8.5 Other Relevant Policy

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2019)

8.6 Other Material Considerations

- Broomfield House Conservation Management Plan (June 2016)

9. **Analysis**

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

- Principle of the Development and Impact on Grade II Listed Broomfield House and Park;
- Neighbouring Amenities;
- Traffic and Transportation;
- Trees;
- Drainage.

Principle of the Development

- 9.2 Broomfield Park comprises a large Grade II registered park which contains the Grade II* listed Broomfield House.
- 9.3 The predominant guidance on development within the setting of heritage assets is contained within the English Heritage document *The Setting of Heritage Assets* (2015). It is largely acknowledged that in large cities views and settings will often evolve more rapidly than elsewhere. Good design of new development within the settings of historic assets is therefore essential if their significance is to be retained or enhanced.
- 9.4 The Broomfield House Conservation Management Plan (June 2016) states that the tennis and netball courts, though popular, are less well sited in the context of the historic park layout, which detracts from the overall legibility and aesthetic value of the Park and understanding of the original Park Landscape design. It identifies that the sports courts (netball, tennis and MUGA) could be relocated together or separately.
- 9.5 Para 190 of the NPPF states that *local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
- 9.6 Further, the NPPF advises that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 9.7 The applicant has submitted a Heritage Statement together with additional reports to inform this heritage assessment, by identifying the significance and by providing information on options for the refurbishment of the courts. In so doing, regard has been had to the Broomfield House Management Plan (June 2016) wherein, the long term objective is to restore the house and park to a more historically accurate appearance. While the BHMP would encourage relocation of the existing courts, the current grant funding available without which the projects would not be proceeding, is limited and not sufficient to facilitate this. Mindful of the current focus on the restoration of the House and immediate environs, it is considered the restoration of the wider park land setting is a longer term aspiration. The proposed development would not prejudice this long term aspiration

- 9.8 In this context, weight has been given to the benefit being derived from the current facility and how this would be enhanced through the proposed improvements current It is therefore accepted that within current constraints relocation is not an option and that the emphasis should be on securing this public benefit while minimising any harm to the heritage assets.
- 9.9 It must be acknowledged that the courts are existing and already have a presence. Furthermore, any proposed works to maintain the facilities such as resurfacing, strictly on a 'like for like basis would not constitute development. On that basis, the proposed works requiring detailed assessment are the new bollards and floodlighting columns.
- 9.10 The proposed bollards and floodlights would introduce modern lighting facilities to the West Field area of the park and the floodlights, at 8 metres in height, would be relatively tall structures and visible within the wider park setting.
- 9.11 The National Planning Policy Framework (NPPF 2019) states that *the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 9.12 In particular, the NPPF states (Para 195) that *where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and;*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 9.13 Furthermore, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The significance in this instance is the historic open parkland setting and the desire expressed through the BPMP to effect restoration redolent of its original character. With this in mind, it is considered the proposal would not lead to a total loss of significance. The question is whether any less than substantial harm is outweighed public benefit.
- 9.14 As part of the submission and evaluation of the proposed development, the objective has been to look at ways in which the visual instruction of any . development can be avoided or minimised. The applicant has therefore submitted details of various options for the floodlighting and the implications

of each in terms of their operation including retractable lighting, strip floodlights and demountable columns).

- 9.15 In regard to the retractable option, fully retractable has been dismissed on grounds of cost. Another type provided by Sovereign Sports and The Retractable Lighting Company consist of floodlights mounted directly on to existing fencing or installed to be retracted manually. When they are in the down position the lights sit at approximately the same height as the fence or around half the height of a fully extended column. When extended they reach a height of around 5m – 8m. However, given the intended level of use and the the daily operation, this design solution present management and safety issues. Additionally, ETC Sports Surfaces provide a patented LED tennis court lighting solution, which would involve no structural works. This LED strip lighting is attached to the existing fencing with the intention of providing uniformity of lighting across the court. However, the levels of illumination and uniformity required across three large Netball/Tennis courts given the layout of the courts suggest this would not be an appropriate solution that would meet Sports England requirements, and is therefore also discounted as an option.
- 9.16 The retractable and strip floodlighting systems found throughout the market appear to provide suitable solutions for smaller, regularly managed or private environments, however, Broomfield Park's layout and operational management capabilities does not support the use of these products if the best use of this site is to be made.
- 9.17 The final option relates to a demountable (hinged) option which would be lowered when not in use. The purpose of this type of lighting is primarily to allow for safe and efficient servicing and maintenance only and it is not considered for daily use or erection. The hinged column would be in a permanent upright position, similar to a fixed column, and is not intended to be demounted on a regular basis. The risk of regular demounting is a weakening and possible damage to the column itself and the internal electrical connections. Also, when in the down position, they would be prone to vandalism and damage.
- 9.18 On that basis, it is accepted that the provision of retractable or demountable is not a viable option and the management challenges each options present are recognised. It is also accepted that it is likely given the regularity of use these courts would be used that they would be left in the upright positions more often than not.
- 9.19 As a result, this leaves the fixed column solution which forms the current proposal. These comprise 20no. 8-metre high columns, with a total of 36no. floodlights (fittings), located around the nine existing courts. This represents a a corner lit scheme, which has been designed in accordance with Sport England's Design Guidance Note throughout using LTA guidance and minimum/recommended standard levels of illumination. Greater uniformity of lighting levels would generally be achieved by systems using taller columns and/or a larger number of light sources but consideration was also attributed to the erection of 10m or 6m floodlights. However, the 8m floodlights are considered to provide the most viable solution considering design outputs, conformity with Sport England's guidance and operational capabilities especially as the other options would potentially result in more or taller columns.

- 9.20 It is therefore considered that the most appropriate solution would be the insertion of permanent 8-metre-high floodlights to the existing courts. To mitigate their presence, it is noted the columns would be restricted to areas that are already contemporary in character as the hard-courts and tarmac footpaths already exists. The proposed floodlights would not be in permanent use and a condition would be imposed requiring the lights to be off when the courts are not in use. The applicant has confirmed the management system being installed would support this arrangement and in addition, there would be a cut off of 10pm on the use of the courts
- 9.21 With regard to the tests in the NPPF, it is considered that the proposals are the minimum required to bring about an effective refurbishment of these courts and to broaden their use to the local community. On this basis, it is felt the proposals would give rise to less than substantial harm to the significance of the heritage value of Broomfield Park and any perceived adverse effects would be offset by the public benefits provided by the improvements and increased accessibility of the courts. Furthermore, the proposed courts are also entirely reversible changes, and therefore in the long term, should the courts be relocated to a more appropriate location in accordance with the aims and intentions outlined within the Broomfield House Conservation Management Plan, then the floodlights and bollards would also be removed.
- 9.22 In conclusion, it is considered the proposed level of works would not compromise the Grade II listed building and its setting, or cause visual harm to the significance of the existing water features and registered gardens, having regard to policies CP31 of the Core Strategy, DMD44 of the Development Management Document and 7.8 of the London Plan as well as the advice contained within the NPPF and the intentions outlined within the Broomfield House Conservation Management Plan (2016)

Neighbouring Amenity

- 9.23 The proposed works are well embedded within the site and whilst part of the works seeks to erect floodlighting and bollard lighting, it is considered that such works would not have any detrimental impacts on neighbouring amenities in regard to loss of sunlight/daylight or outlook or privacy. The nearest residential properties are those located to the north on Aldermans Hill, which is distance of approximately 90 metres. It is therefore considered that the proposed works would not be detrimental to residential amenities, having regard to policies DMD6, DMD8 and DMD10 of the Development Management Document.
- 9.24 Additionally, Environmental Health has no objections in regard to air quality, noise, light or contaminated land, having regard to policies DMD68 of the Development Management Document, CP32 of the Core Strategy and 7.15 of the London Plan.

Traffic Generation, Access and Parking

- 9.25 Although the improvement to the courts would extend their use, it is considered the proposals would have no further impacts on the surrounding highway network in terms of parking and traffic generation.

- 9.26 The existing open space at Broomfield Park provides a valuable community facility and route to residential areas Powys Lane, Broomfield Lane, Aldermans Hill and beyond. The proposed works would not result in the diversion or stopping up of any public rights of way and thus is considered acceptable in regard to pedestrian access.
- 9.27 The proposed works to footpaths that would be lit are entirely within the park, and therefore although they are maintained by the Council, they do not form part of the public highway and we would have limited scope to comment on these. The sports courts that will be refurbished are positioned well within the park, and are an existing facility, and as such there will be little or no impact on the surrounding highways. As such, the proposals are considered acceptable.

Trees

- 9.28 There are a number of trees within the vicinity of the existing tennis courts, and during the determination period an Arboricultural Impact Assessment (AIA) was submitted.
- 9.29 The tree officer has assessed the details and has no objections subject to appropriate conditions pertaining to a detailed Arboricultural Method Statement with a Tree Protection Plan. This would include the routing of the new cable ducts for the flood/bollard lighting and highlight the areas where supervised hand digging would be required within the trees' RPAs. The report would also include an auditable schedule of operations to be supervised by the appointed arboriculturist (hand digging of trenches, careful removal of existing hard surfacing and possible associated root pruning), in accordance with the details outlined within the AIA.

Drainage

- 9.30 Policy DMD61 of the Development Management Document states that a Drainage Strategy would be required for all new developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- 9.31 The existing courts are surfaced with asphalt and the proposals would incorporate improvements to existing drainage by resurfacing with porous asphalt on porous sub base materials. This is welcomed and would improve the overall drainage facilities to the courts and wider site as a whole, having regard to Policy DMD61 of the Development Management Document. There is no objection therefore on SuDs grounds

CIL

- 9.32 As the proposals do not result in the creation of any additional floorspace, the proposal is exempt from making a Mayoral or Enfield CIL contribution.

10. Conclusion

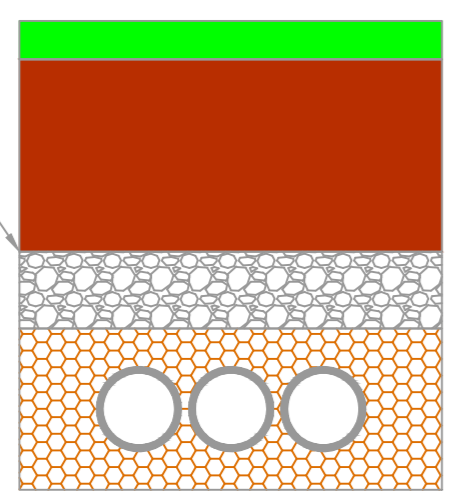
- 10.1 It is considered that the proposed development would give rise to less than substantial harm to the heritage value of Broomfield Park and any perceived adverse effects would be offset by the public benefits provided by the improvements and increased accessibility of the courts. The proposed works would not compromise the Grade II listed building and its setting, or cause

visual harm to the significance of the existing water features and registered gardens, having regard to Policies CP31 of the Core Strategy, DMD44 of the Development Management Document and 7.8 of the London Plan as well as the advice contained within the NPPF and the intentions outlined within the Broomfield Park Conservation Management Plan (2016).

- 10.2 The proposed development would not be detrimental to neighbouring amenity or have an unacceptable impact on highway function and safety.
- 10.3 The proposed development would improve drainage facilities to the existing courts to mitigate and adapt towards sustainable development and climate change.
- 10.4 Subject to appropriate conditions, it is recommended that planning permission is granted.

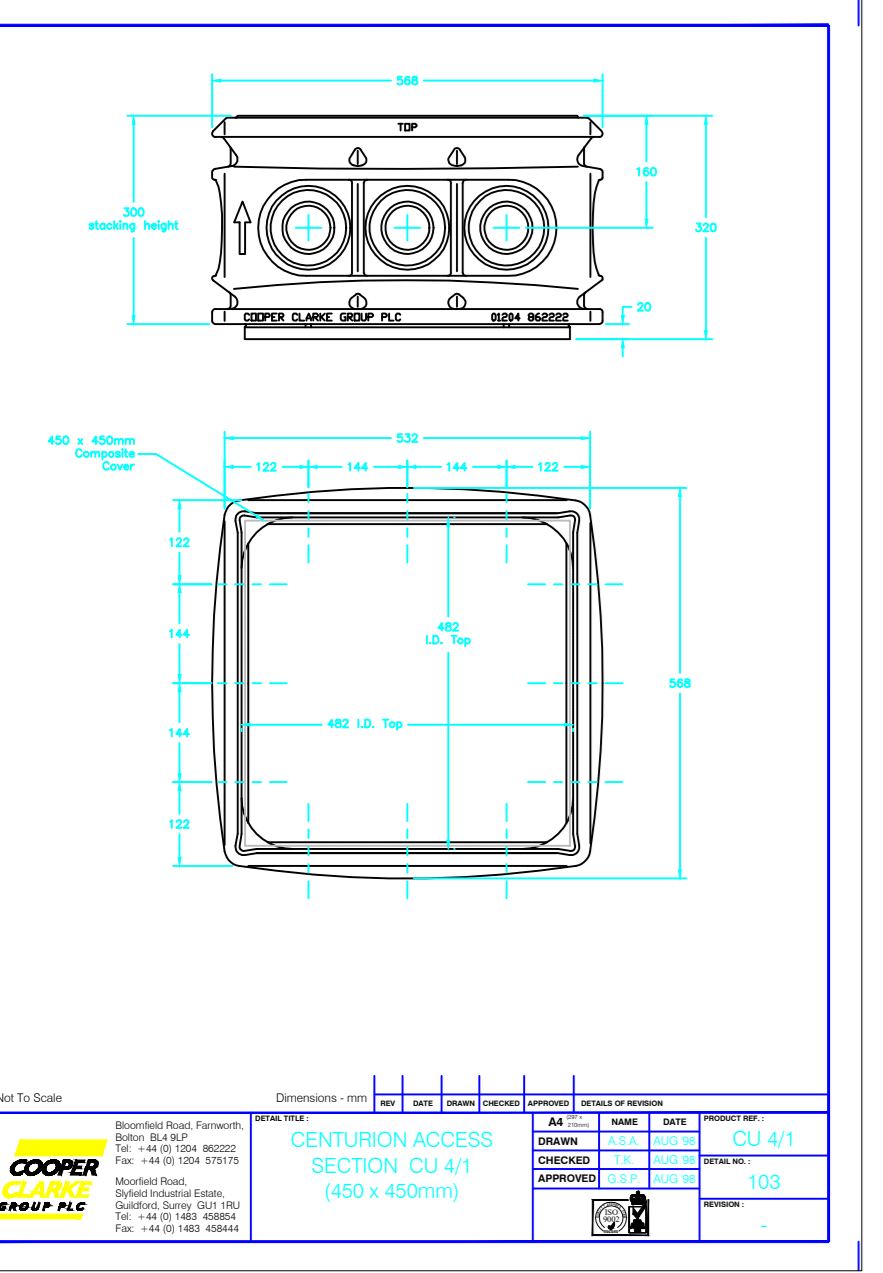
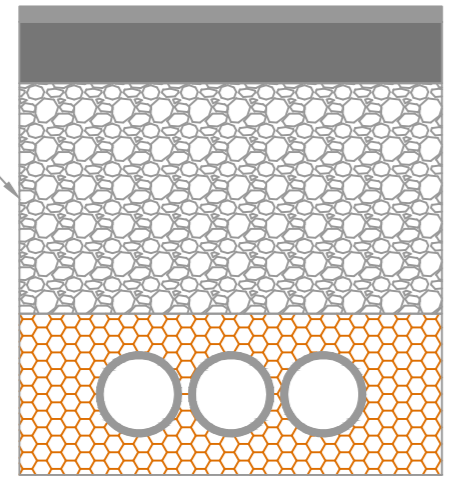
DUCT TRENCH CONSTRUCTION

Grassed Areas -
 50mm thick top soil & seed or new turf,
 250mm thick class B soil,
 100mm thick MOT Type 1,
 Type S bed & surround, externally corrugated
 twinwall ducts with a smooth internal bore,
 conforming to BS EN50086-2-4, 450mm cover.
 All ducts to contain draw string.



DUCT TRENCH CONSTRUCTION

Footpath -
 20mm thick AC6 surface course,
 80mm thick AC20 binder course,
 250mm thick MOT Type 1,
 Type S bed & surround, externally corrugated
 twinwall ducts with a smooth internal bore,
 conforming to BS EN50086-2-4, 450mm cover.
 All ducts to contain draw string.



3 phase metered electricity
 supply cabinet providing
 power for bollards and
 floodlights - connection to
 be carried out by UKPN

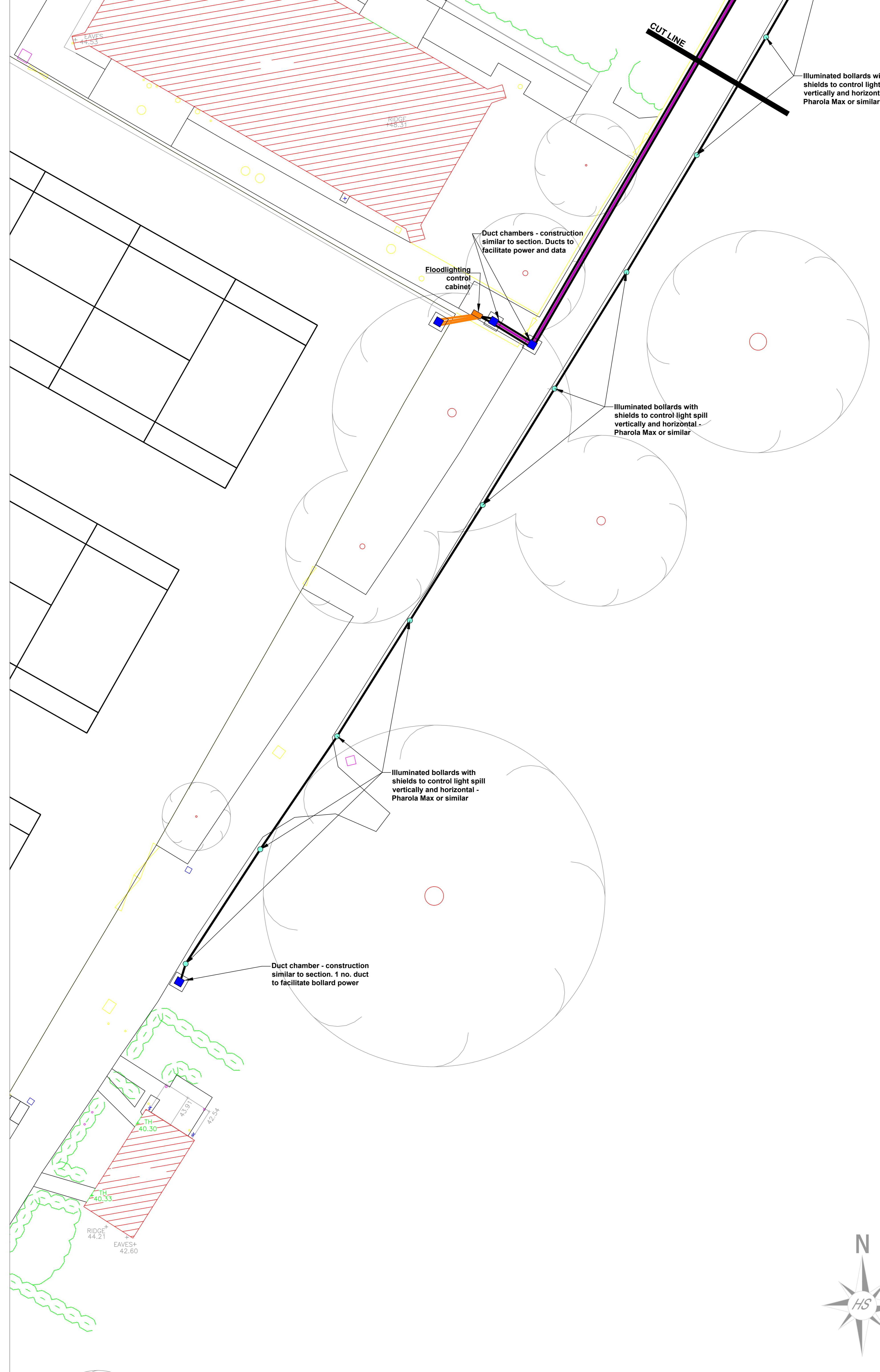
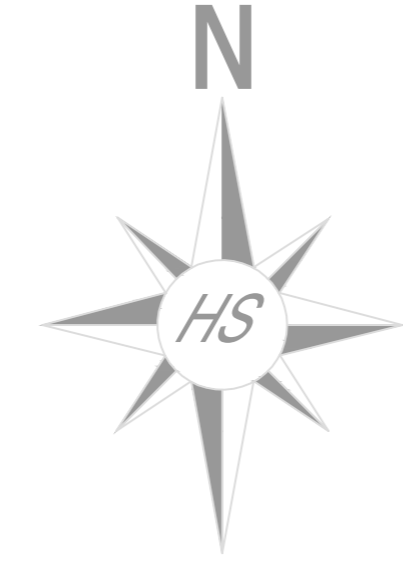
Duct chamber - as per section

Illuminated bollards with
 shields to control light spill
 vertically and horizontal -
 Pharola Max or similar

Illuminated bollards with
 shields to control light spill
 vertically and horizontal -
 Pharola Max or similar

Duct chamber - as per section
 with 3 no. ducts to facilitate
 power and data

Illuminated bollards with
 shields to control light spill
 vertically and horizontal -
 Pharola Max or similar



Duct chambers - construction
 similar to section. Ducts to
 facilitate power and data

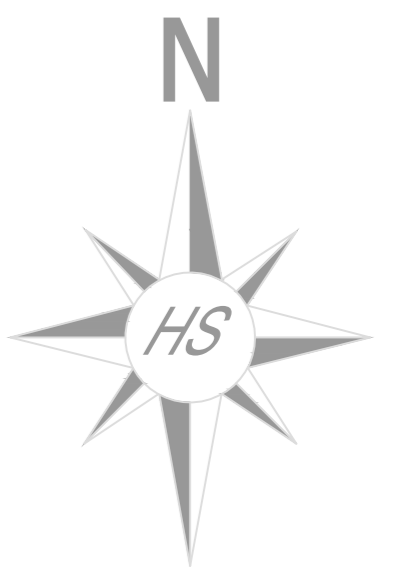
Floodlighting
 control
 cabinet

Illuminated bollards with
 shields to control light spill
 vertically and horizontal -
 Pharola Max or similar

Illuminated bollards with
 shields to control light spill
 vertically and horizontal -
 Pharola Max or similar

Duct chamber - construction
 similar to section. 1 no. duct
 to facilitate bollard power

Illuminated bollards with
 shields to control light spill
 vertically and horizontal -
 Pharola Max or similar



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Rev	Revision details

STATUS

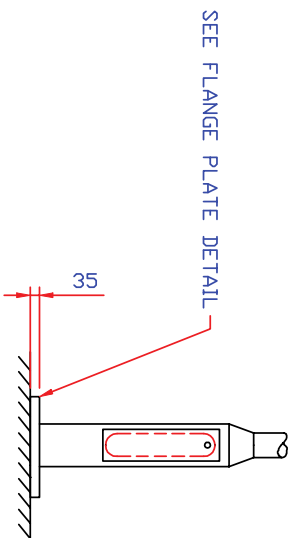
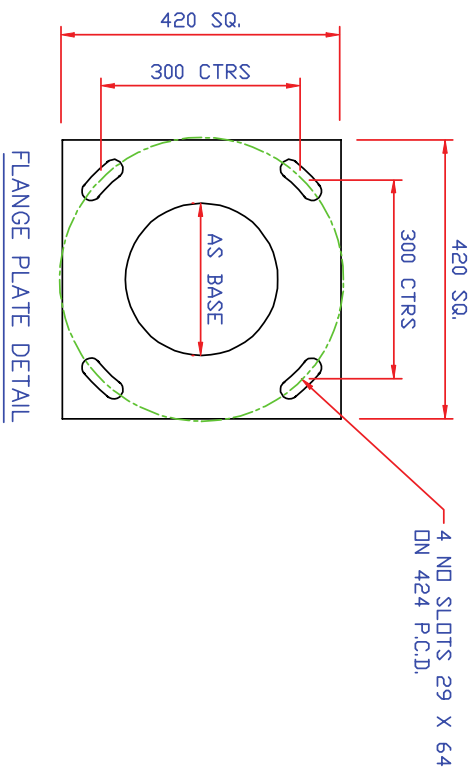
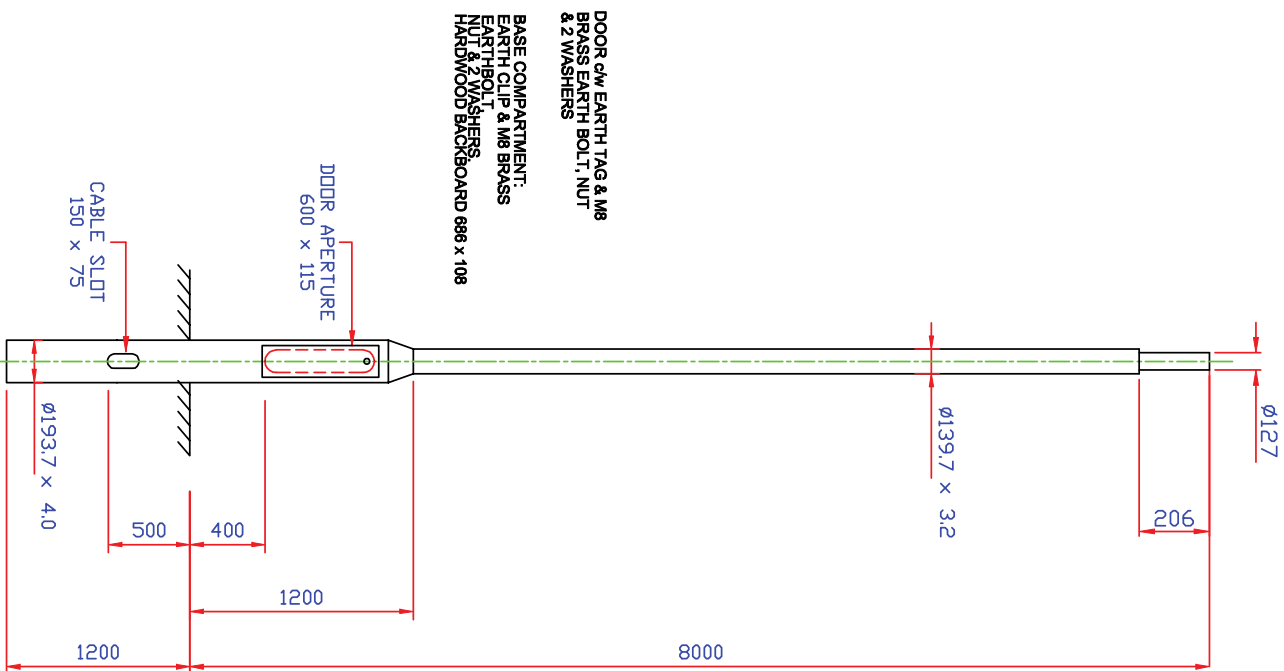
CLIENT
 LONDON BOROUGH
 OF ENFIELD
JOB TITLE
 BROOMFIELD PARK
 SPORTS COURT
 IMPROVEMENTS
DRAWING TITLE
 ELECTRICITY SUPPLY &
 BOLLARD DESIGN

Enfield Council
 52 Civic Centre
 Silver Street, Enfield
 EN1 3XJ
 Tel: 020 8379 1000
 www.enfield.gov.uk



HIGHWAYS AND TRANSPORTATION
 Redevelopment & Environmental Works

DESIGNED: AC	DRAWN: AC	DATE: 10/12/2019
SCALE: NTS	PLOT SCALE: 1:1	CHECKED:
DRAWING NO. 2019/093/100/0005		



Detail of change:	
Detail of change:	B Material thickness and grade added 26-07-2011 RH
Detail of change:	A Updated to current spec 30-09-2008 RH
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20 YEARS OF KINGFISHER Lighting

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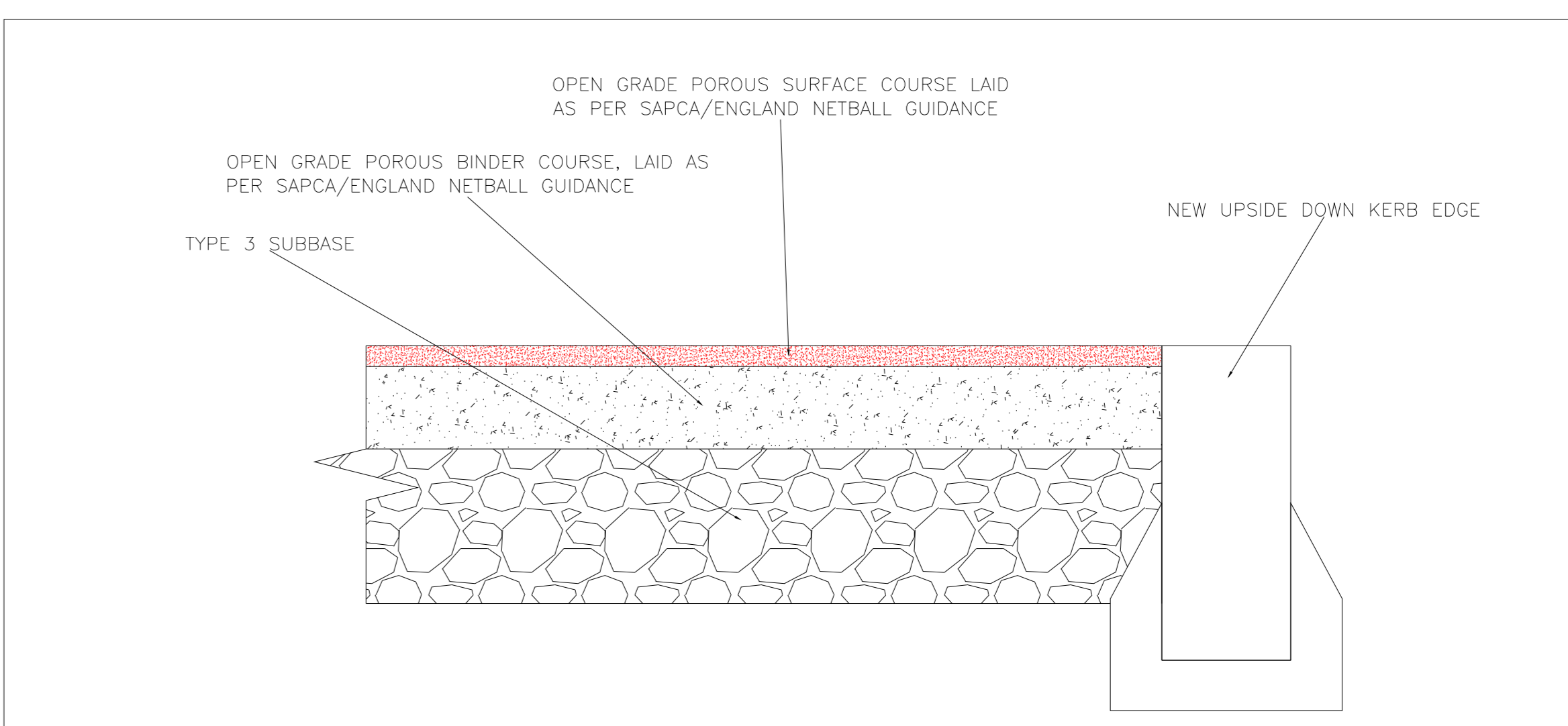
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Drawn:	RJH	Drawing No:	KL 3178
Date:	30/09/2008	Issue:	C
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All dimensions in mm (unless otherwise stated.)			

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KEY:

- FAILING/MISSING KERBS TO BE RENEWED
- PRIORITY COURT MARKINGS
- SECONDARY COURT MARKINGS
- ▲ FLOODLIGHT LOCATIONS



PROPOSED CROSS SECTION OF COURTS
SCALE 1:10 @ A0

PROPOSED CROSS SECTION OF COURTS
SCALE 1:10 @ A0

10 0 10 20 30 40 50 60 70 80 90 100mm NATURAL SCALE

Rev	Revision details

STATUS

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
BROOMFIELD PARK NETBALL COURT IMPROVEMENTS

DRAWING TITLE
GENERAL ARRANGEMENT & PROPOSED SECTION

Enfield Council
52 Civic Centre
Silver Street, Enfield
EN1 3XJ
Tel: 020 8379 1000
www.enfield.gov.uk



HIGHWAYS AND TRANSPORTATION
Redevelopment & Environmental Works

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SCALE: AS SHOWN	PLOT SCALE: 1:1	CHECKED:
DRAWING NO. 2019/093/100/0003		

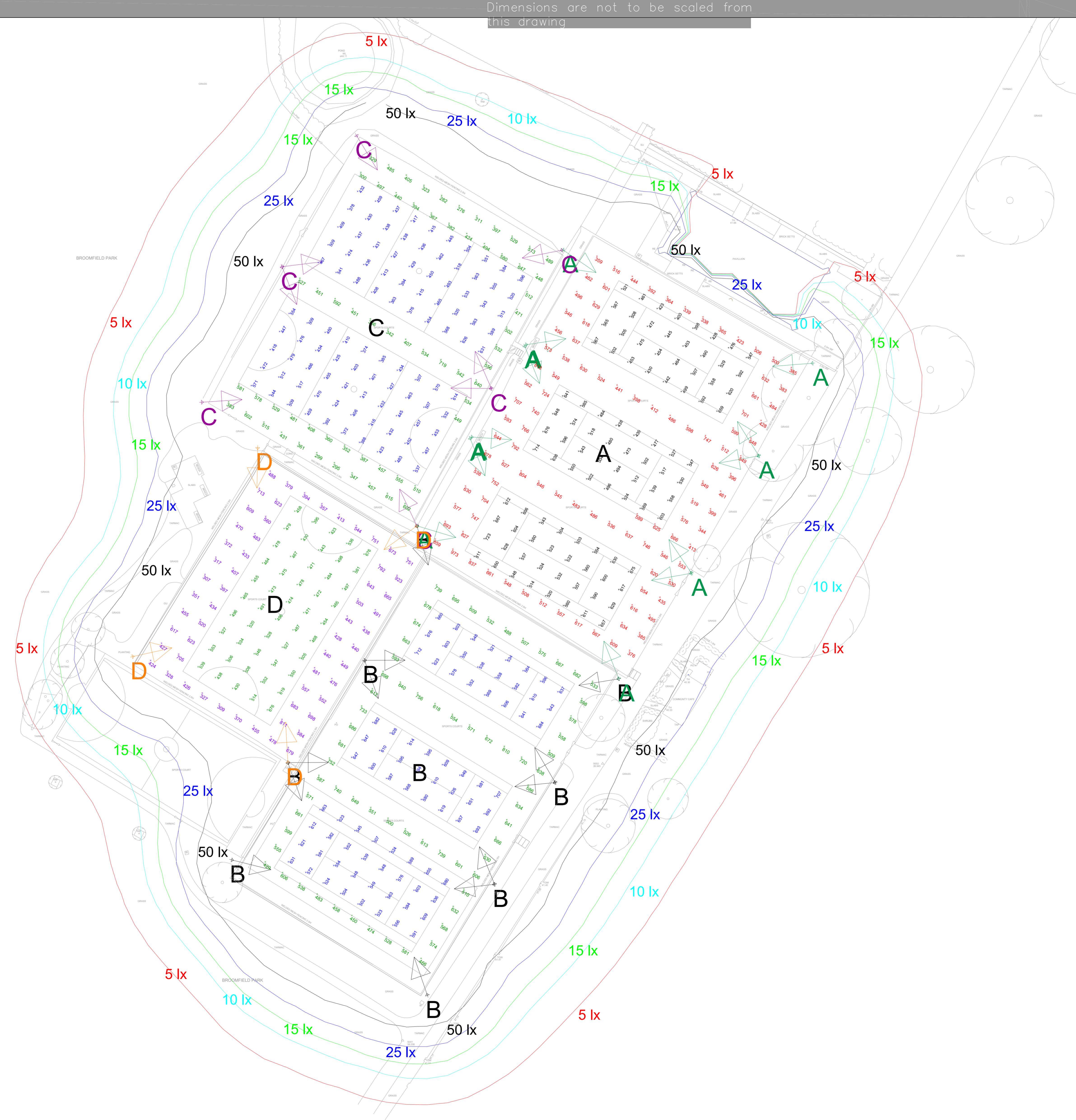
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Kingfisher Lighting

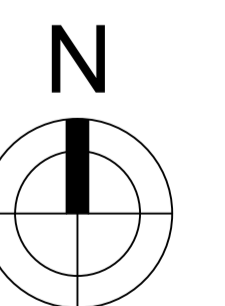
Part of the Luceco PLC group of companies **LUCECO**

Amnis LED



Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max
ISO	ILLUMINANCE	Lux	69.22	998	0	0.00	0.00
Netball C1 PPA	ILLUMINANCE	Lux	478.86	631	363	0.76	0.58
Netball C2 PPA	ILLUMINANCE	Lux	460.94	614	372	0.81	0.61
Netball Court C TPA	ILLUMINANCE	Lux	460.39	719	276	0.60	0.38
Netball Court D TPA	ILLUMINANCE	Lux	514.93	923	307	0.60	0.33
Netball D2 PPA	ILLUMINANCE	Lux	500.02	676	395	0.79	0.58
Tennis A PPA	ILLUMINANCE	Lux	545.11	811	398	0.73	0.49
Tennis A TPA	ILLUMINANCE	Lux	567.85	973	338	0.60	0.35
Tennis B PPA	ILLUMINANCE	Lux	599.69	712	502	0.84	0.71
Tennis B TPA	ILLUMINANCE	Lux	604.11	810	429	0.71	0.53

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	UWLR
→	12	A	SINGLE	0.900	1 x 900w Amnis Flood with NST Optic Mounted @ 8m	118000	0.00
→	12	B	SINGLE	0.900	1 x 900w Amnis Flood with NST Optic Mounted @ 8m	118000	0.00
→	8	C	SINGLE	0.900	1 x 900w Amnis Flood with NST Optic Mounted @ 8m	118000	0.00
→	4	D	SINGLE	0.900	1 x 1350w Amnis Flood with NST Optic Mounted @ 8m	170000	0.00



Broomfield Park – Netball & Tennis Centre

Scale: 1: 250 at AO
Project Number: D38455/TF/C



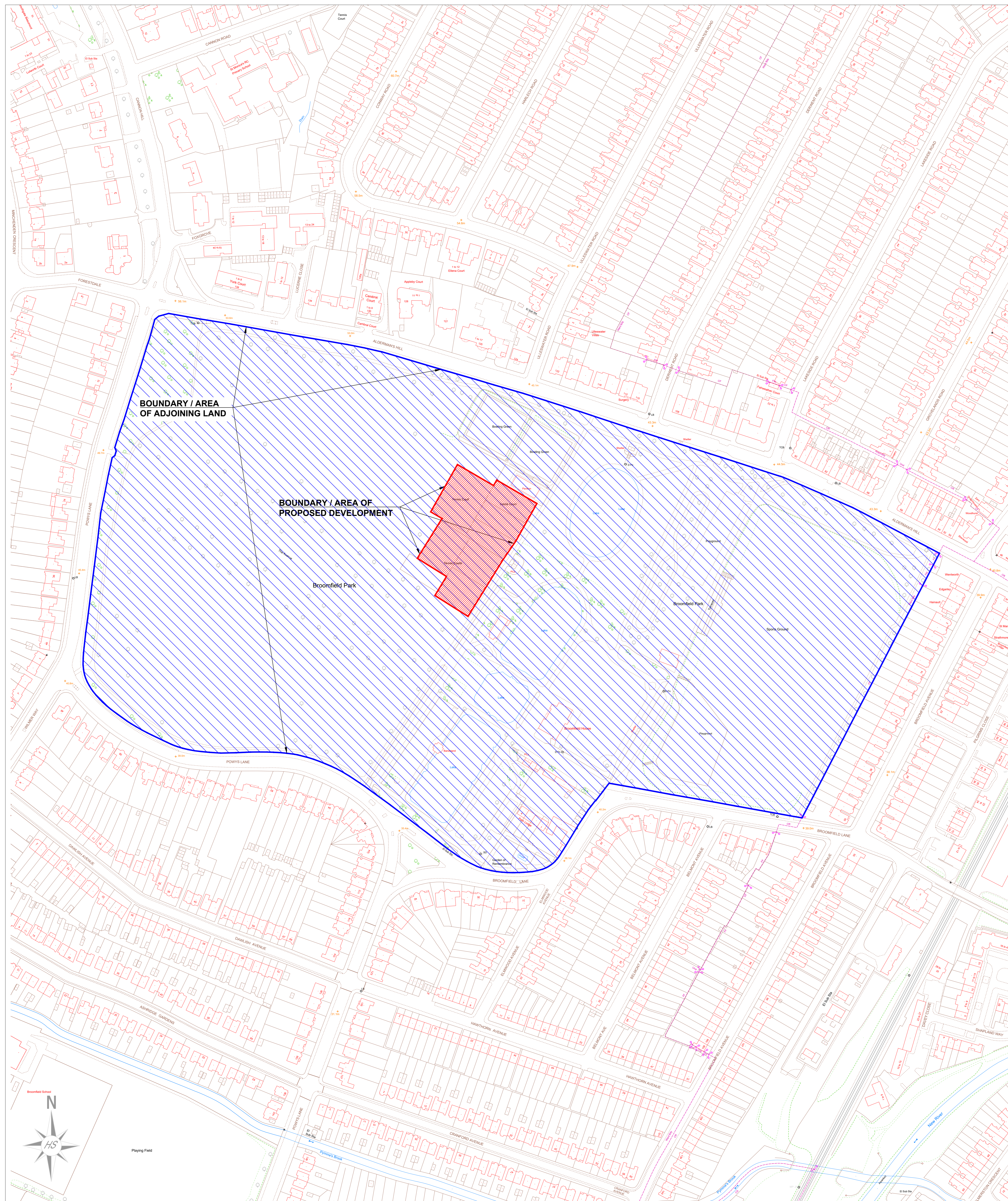
Date: 18/12/19
Drawing No.: D38455/TF/C

Lighting Designer: Tom Ford

A lighting applications design service is provided by us in good faith and without charge, relating to Kingfisher products only. As such, whilst every endeavor is made for accuracy from information provided by yourselves, the final responsibility for the suitability of the design lies with the client. The company cannot, therefore, accept any liability or consequential loss incurred.

AO

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Area of Adjoining Land added	03/01/2020
Revision details	

STATUS

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
BROOMFIELD PARK N13 4HE SPORTS COURT IMPROVEMENTS

DRAWING TITLE
LOCATION / BLOCK PLAN

Enfield Council
 52, Civic Centre
 Silver Street, Enfield
 EN1 3XV
 Tel: 020 8375 1000
 www.enfield.gov.uk



HIGHWAYS AND TRANSPORTATION
 Redevelopment & Environmental Works

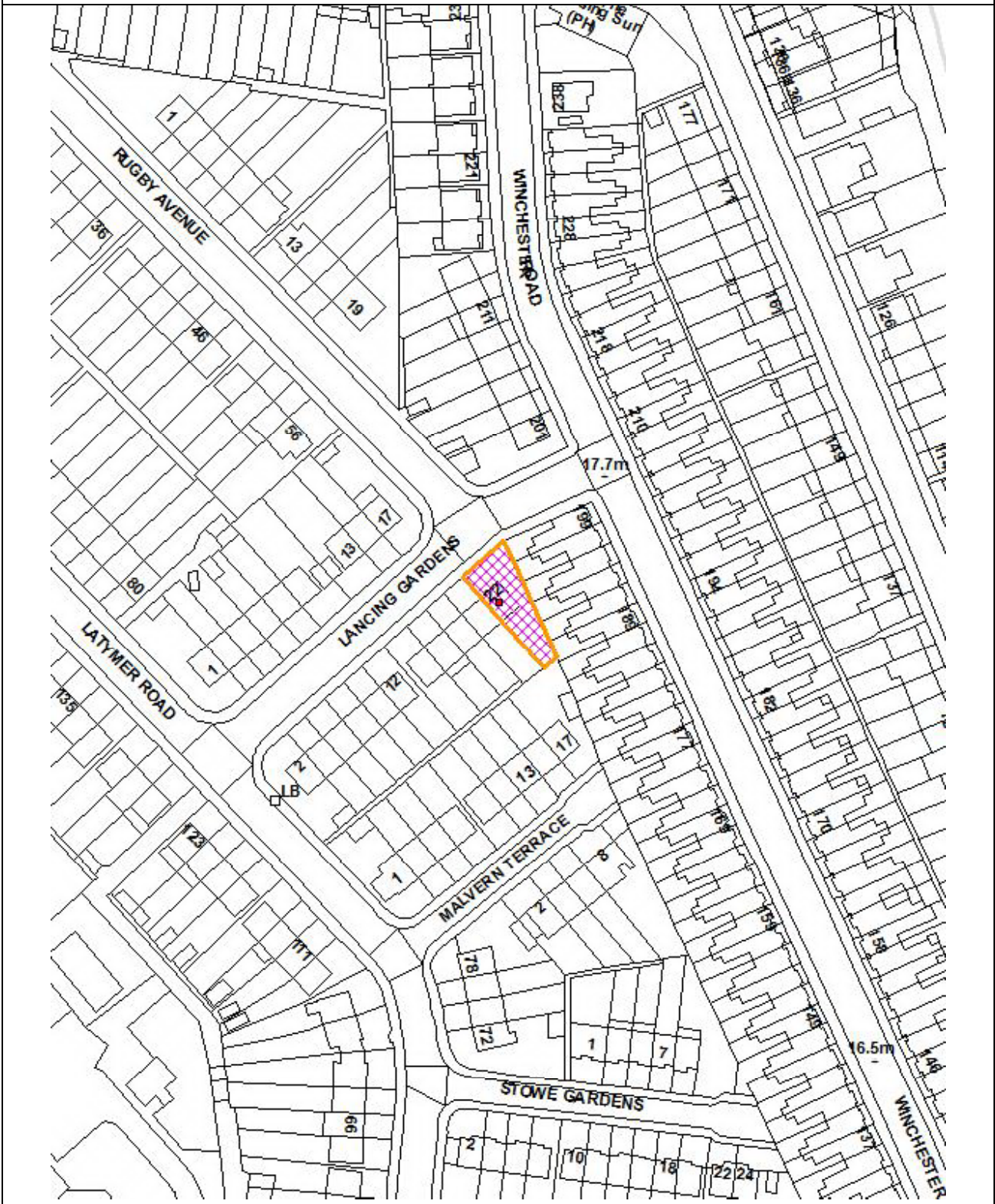
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DRAWING NO. 2019/093/100/0006 **A**

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 21 May 2020
Report of: Head of Planning	Contact Officer: Michael Kotoh-Mortty Claire Williams Andy Higham	Ward: Haselbury
Application Number: 20/00022/HOU		Category: Householder
LOCATION: 22 Lancing Gardens, London N9 9EU		
PROPOSAL: Erection of a new front boundary wall together with vehicular access.		
Applicant Name & Address: Mrs Mohym Bedekova 22 Lancing Gardens London N9 9EU	Agent Name & Address: Mr Chris Arnauti CA (UK) Ltd 2 Batcheldor Gardens Bromham Bedfordshire MK43 8SP	
RECOMMENDATION: That planning permission be GRANTED subject to conditions.		

Ref: 20/00022/HOU LOCATION: 22 Lancing Gardens, London, N9 9EU,



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Scale 1:1250

North



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, the application is being reported to the Planning Committee for determination as the applicant is a Councillor and a member of the Planning Committee

2.0 Recommendation

- 2.1 That planning permission be GRANTED subject to the following conditions:

1. Time Limited Permission

2. Approved Plans

Development to be carried out in accordance with the following approved plans:

Proposed Block Plan - 03 Rev D

Proposed Floor Plan – 04 Rev D

Proposed Elevation Plan – 05 Rev D

Location Plan

3. Materials to Match

3. Executive Summary

- 3.1 The report seeks approval for a proposed widening of the existing vehicular access and a new front boundary wall. The proposed works include a widening of the existing crossover by 2.4m to create a total width of 4.8m, along with a separate pedestrian access which would be 0.9m wide and a 0.6m high front brick wall with piers. The existing brick wall would be reconfigured to facilitate the extension. The proposed works would maintain a separation from the nearby tree and lamp post sited on the public highway.

- 3.2 The reasons for recommending approval are:

- i) The proposed development would not impact on highway safety, on-street parking or the free flow of traffic;
- ii) The proposed development would be consistent with the objectives of national, regional and local policy in terms of maintaining the street character and appearance and;
- iii) The development would improve the quality of both pedestrian and vehicular access at the site.

4. Site and Surroundings

- 4.1 The site comprises a two-storey end-of-terrace dwelling with an existing single vehicle crossover that leads to hardstanding to accommodate parking for several cars within the front garden. The property is not located on a

classified road and there are no parking restrictions within the vicinity of the site however it is sited in an Area of Archaeological Importance. Outside of the application site on the public highway, there is a lamp post situated at the east corner of the front entry and a tree can be found at the west corner of the front pavement. The property retains a close boarded wooden fence at the east boundary.

- 4.2 The immediate surrounding area is largely characterised by residential use with properties in a variety of architectural styles. There are examples of crossovers within the vicinity of the site.

5. Proposal

- 5.1 Permission is sought for the widening of the existing crossover and new front boundary wall and comprises:

- An extension of the existing crossover to the west by 2.4m (this would result in an overall crossover width of 4.8m). This proposed crossover width equates to eight paving slabs and one on each side along the crossover wings, making ten paving slabs in total width.
- Erection of new 0.6m high front brick wall with piers which would incorporate a separate 0.9m wide pedestrian access.

6. Relevant Planning History

- 6.1 TP/03/1653 – Single storey side extension incorporating mono-pitched roof to front. – GRANTED with Conditions on 15.10.2003

- 6.2 P13-00489PLA – Part single, part 2-storey side extension and part single, part 2-storey rear extension. – REFUSED on 24.04.2013 for the following reasons:

The proposed size, siting and design of the extension would not be sympathetic causing harm to the integrity of the parent building. As such the proposals is contrary to Policies (II) GD3 and (II) H12 of the Unitary Development Plan; Policy CP30 of the Core Strategy and Policies 11 and 14 of the Submission Version Development Management Document.

The proposed two storey side extension by reason of its proximity and size would have a detrimental impact on the amenities of neighbouring occupiers at Nos.195-199 Winchester Road having regard to their light and outlook. As such the proposal is contrary to Policies (II) GD3 and (II) H12 of the Unitary Development Plan Policy CP30 of the Core Strategy and Policies 11 and 14 of the Submission Version Development Management Document.

- 6.3 17/00351/CEA – Extension of roof at side to form gable end, rear dormer with rooflights, single storey side and rear extension with outbuilding at rear. – GRANTED with Conditions on 30.03.2017.
- 6.4 17/00352/HOU – Part single, part 2-storey rear and side extension and rear dormer with front rooflights. – GRANTED with Conditions on 27.03.2017.

7. Summary of Key Reasons for Recommendation

- i) The development is acceptable location in terms of its effect on the appearance on the property and the wider street scene.
- ii) The development does not impact on the amenities of neighbouring properties;
- iii) The reduction in the height of the initially proposed front wall from 1m to 0.6m address any visual concern and means the proposed wall would not prejudice sight lines and would result in a form which is coherent with the character of the setting; ,
- iv) The extension of the existing crossover and the provision of a segregated pedestrian access would result in an appropriate form of development and enhance pedestrian and vehicular access at the site;
- iv) The proposed development would not impact on highway safety or the free flow of traffic.

8. Consultation

Public:

- 8.1 Consultation letters were sent to 14 neighbouring properties. No responses were received.

Internal Consultees:

- 8.2 Highways (Crossovers):

No objection.

- 8.3 Traffic and Transportation:

No objection.

9. Relevant Policies

- 8.1 London Plan (2016)

- 6.2 Providing Public Transport Capacity and Safeguarding Land for Transport

- 6.3 Assessing Effects of Development on Transport Capacity

- 6.9 Cycling

- 6.10 Walking

- 6.11 Smoothing Traffic Flow and Tackling Congestion

- 6.12 Road Network Capacity

- 6.13 Parking

- Table 6.2 Parking Standards

Table 6.3	Cycle Parking Minimum Standards
7.4	Local character
7.5	Public realm
7.6	Architecture

9.2 Core Strategy

CP24	The road network
CP25	Pedestrians and cyclists
CP26	Public transport
CP30	Maintaining and improving the quality of the built and open environment

9.3 Development Management Document

DMD 6	Residential Character
DMD 7	Development of Garden Land (Access to Public Highway)
DMD 8	General Standards for New Residential Developments
DMD 37	Achieving High Quality and Design-led Development
DMD 46	Vehicle crossovers and dropped kerbs
DMD 47	Access, new roads and servicing
DMD 48	Transport assessments

9.4 Other Material Considerations

- National Planning Policy Framework (NPPF) 2018 (revised)
- National Planning Practice Guidelines (NPPG)
- Enfield Characterisation Study
- Manual for Streets
- Mayors Transport Strategy (May 2010)
- Revised Technical Standards for Footway Crossovers (April 2013)
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- Travel Planning for new development in London 2011 (TfL)
- Manual for Streets 1 & 2, Inclusive Mobility 2005 (DfT)
- Draft London Plan

10. **Assessment**

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

1. Design and Impact on Street Scene;
2. Residential Amenity;
3. Traffic and Car Parking;

Design and Impact on Street Scene

10.2 Policy 46 of the Development Management Document states that vehicle crossovers and dropped kerbs that allow for off-street parking and access onto road will only be permitted where:

- a) There is no negative impact on the existing character of the streetscape as a result of the loss of a front garden or grass verges to hardstanding or loss of front garden walls;
- b) There is no loss of street trees;

- c) There is no increase in on street parking pressures in areas already experiencing high on-street parking demand as a result of introducing a vehicle crossover;
 - d) There is no adverse impact on the road safety;
 - e) There is no adverse impact on the free flow and safety of traffic on the adjoining highway and in particular, on the effective movement of bus services;
 - f) Vehicles can enter / and exit the crossover in forward gear;
 - g) It has been shown that there are no alternative opportunities for safe access to the property (for example to the rear or side); and
 - h) The size of the off-street parking is large enough to ensure that vehicles do not overhang the footway.
- 10.3 The front of the application site comprises hardstanding, an existing vehicular crossover and a brick wall on the front boundary which partially encloses the front garden area. It is considered the proposal to extend the existing crossover together with the erection of a replacement front wall with a segregated pedestrian access, due to its scale and design, would not significantly alter the appearance of the application site or have a negative impact on the character of the area.
- 10.4 The proposed crossover would represent an additional width of 2.4m to the existing crossover and it would incorporate a separate 0.9m wide pedestrian access, along with a 0.6m high front brick wall. The Council's Revised Technical Standards for Footway Crossovers administered by the Highways team from April 2014 states that maximum crossover width should not normally exceed 4.8m and the proposal meets this requirement. The Crossover Guidelines also state that front boundary walls/fences should not exceed a height of 0.6m and the revised scheme has met this requirement. The proposed boundary treatment would also accord with Policy DMD8 that sets out that boundary treatments should not exceed 1m in height. The application proposes materials that would be sympathetic to the character of the existing dwelling and therefore the scheme would appear coherent at the site.
- 10.5 In terms of design, Core Strategy Policy 30, and Policies DMD8 and DMD37 requires all developments to be of a high-quality design, having special regard to their context. Alongside DMD46, it is considered the proposed development accords with these policies.

Residential Amenity

- 10.6 Policy DMD8 and Policy CP30 of the Core Strategy seeks to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties.
- 10.7 The proposed crossover and front wall would not have any significant impacts on neighbouring amenity, given the nature, siting and scale of the scheme.

Access and Parking

- 10.8 Policy DMD 45 relates to car parking, cycle provision and parking design while Policy DMD46 relates to vehicle crossovers and dropped kerbs.

- 10.9 The existing front car parking space at the site can accommodate two vehicles. The proposed scheme would not compromise this existing arrangement and would not impact on-street parking within the vicinity of the site. The proposal would also not impact on highway safety, street parking pressures, the free flow of traffic or the nearby existing street tree. Traffic and Transportation and the Crossovers team have raised no objection to the proposed development. In this regard, the proposal accords with policies DMD45 and DMD46 of the DMD.

Other matters

- 10.10 Having regard to DMD 46, there is no street tree that would be affected by the widening of the existing crossover

11. CIL

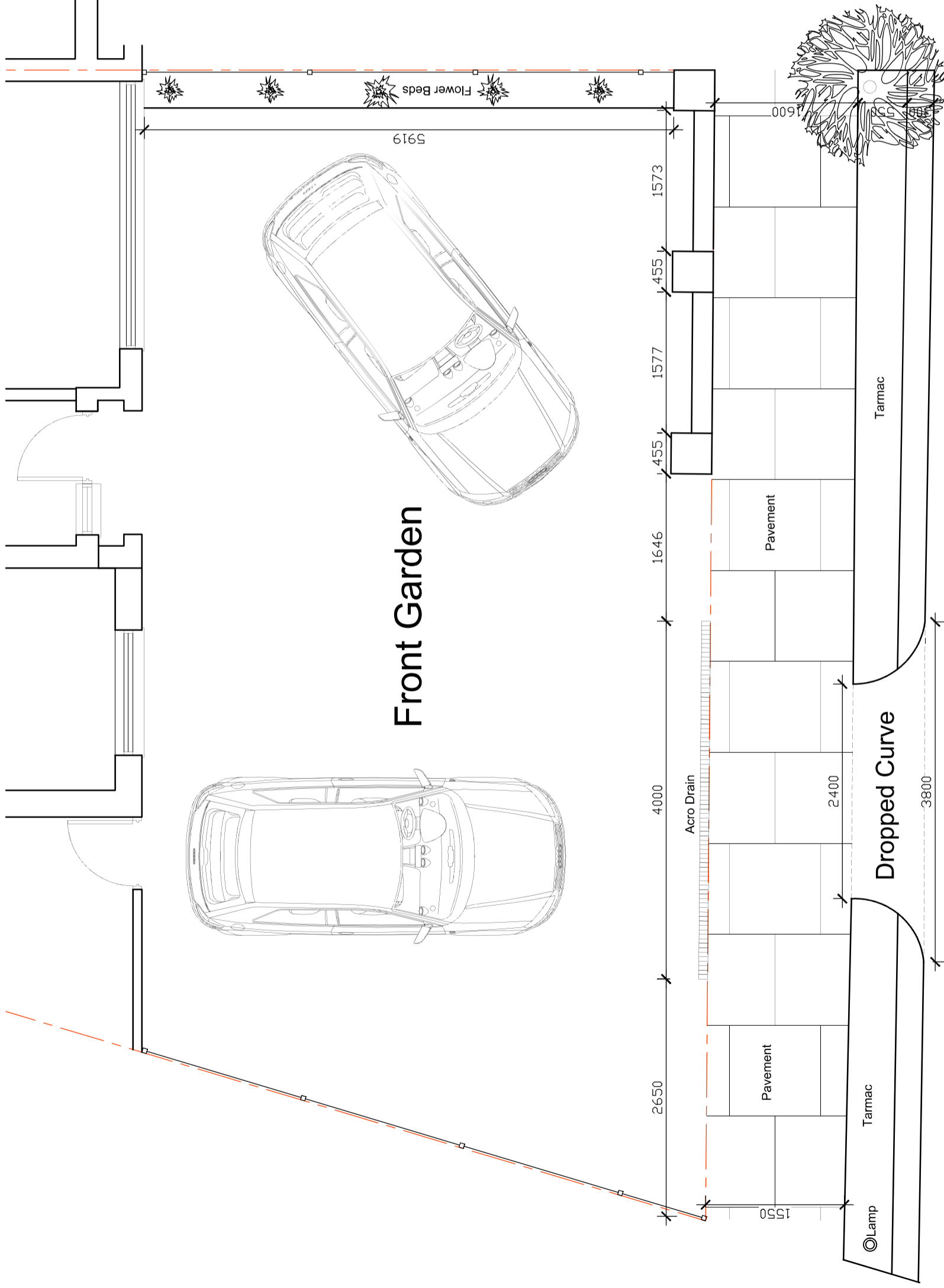
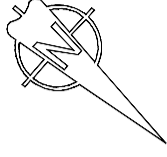
- 11.1 The proposal does not involve the creation of additional floor space and is therefore, is not liable to make any contribution.

12. Conclusion

- 12.1 The proposed development has been considered having regard to local and national policy and with regard to the existing street character, pattern of development and transportation impacts.
- 12.2 The proposed crossover extension would facilitate an enhanced vehicular access at the site. The development contributes to an enhanced pedestrian safety by incorporating a separate pedestrian access as well as a front boundary wall which is lower in height than the existing front wall and this would improve visibility at the site. There would be no major visibility issues when entering or exiting the site, no adverse impact on the road safety of highway users and no adverse impact on the free flow and safety of traffic on the adjoining highway. The new vehicular access would not be excessive in width and would not appear out of keeping along Lancing Gardens which consists of residential properties that have implemented vehicle crossovers and hardstanding within their front curtilages.
- 12.3 Having regard to the above assessment against the suite of relevant adopted planning policies, it is recommended that planning permission should be granted subject to conditions.

Notes

All dimensions to be checked by the Contractor before construction proceeds.



project
22 Lancing Gardens
London N9 9EU

title
Existing Floor Plan

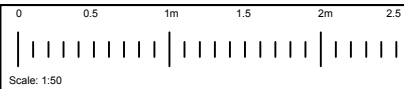
scale
1:50 @ A3

date
02 December 2019

dwg no.
02

Existing Floor Plan

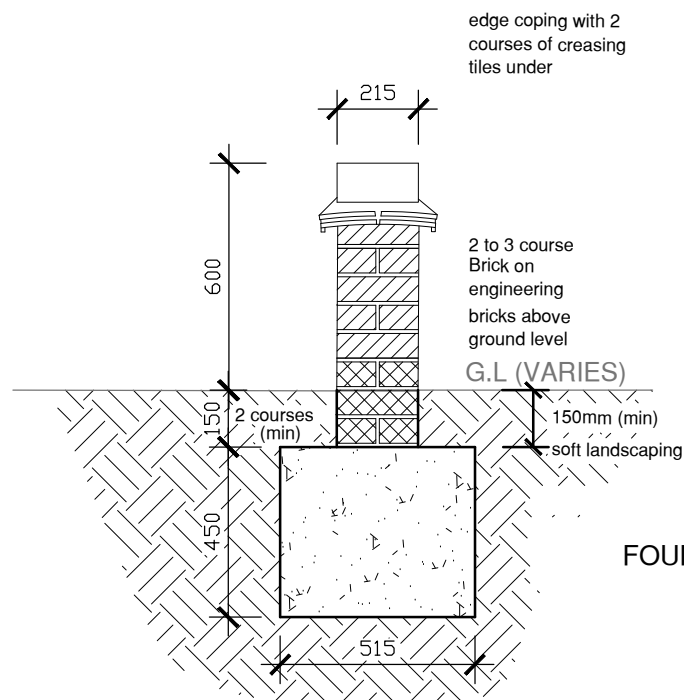
PLANNING



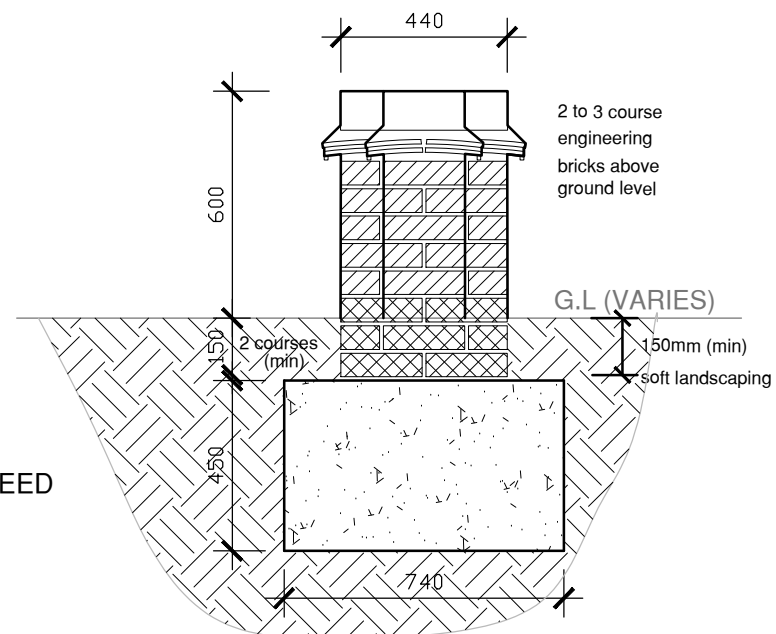
Notes
 All dimensions to be checked by the Contractor before construction proceeds.



Proposed Front Elevation



Section AA

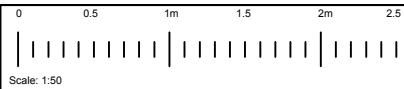


Section BB

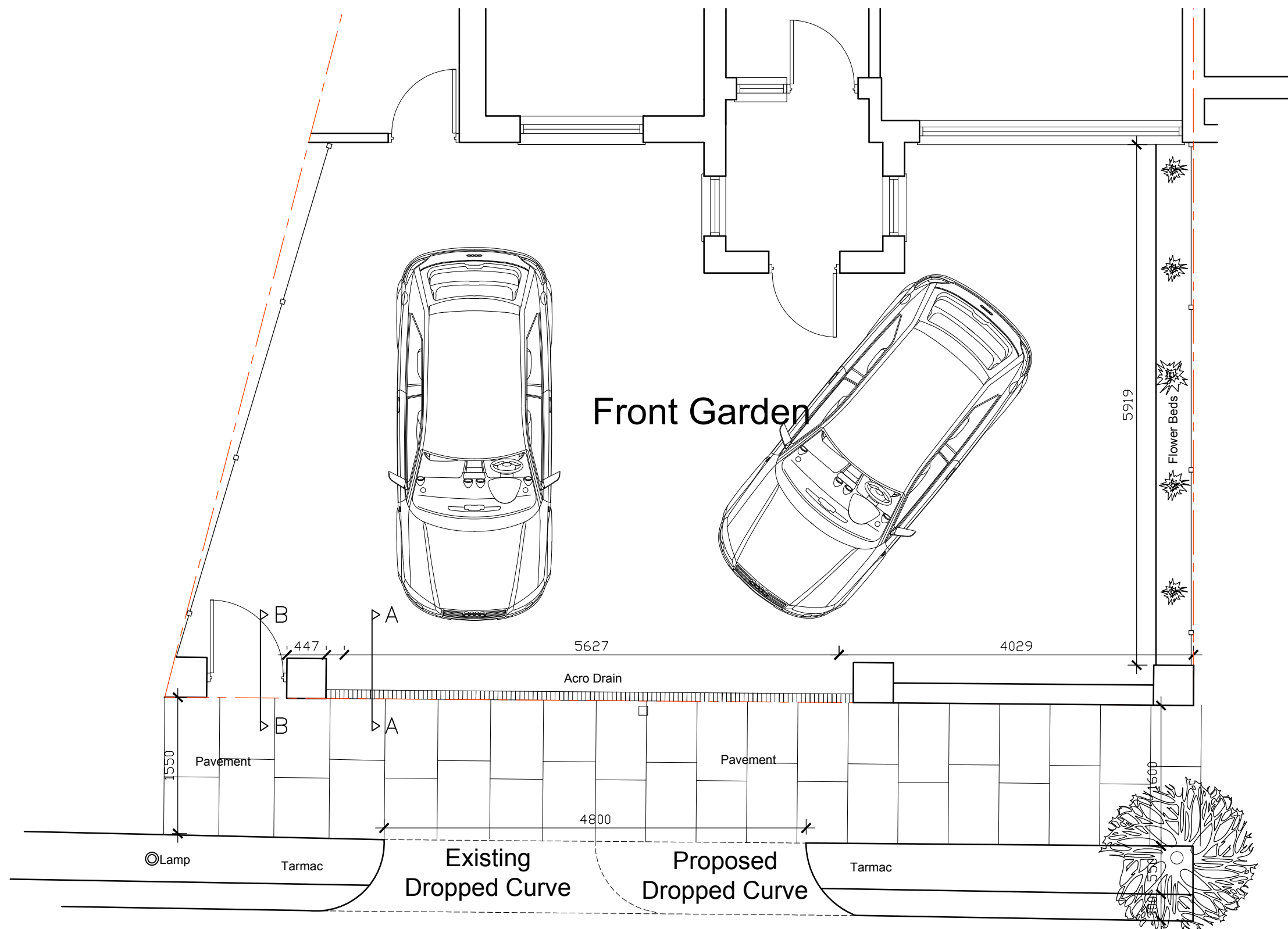
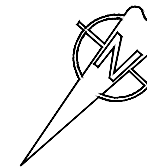
FOUNDATIONS TO BE AGREED
 BY ST ENG/
 DISTRICT SURVEYOR

PLANNING

project 22 Lancing Gardens London N9 9EU	
title Proposed Garden Wall Elevation	
scale 1:20 & 1:50 @ A3	dwn
date 10 March 2020	chk
drg no. 05	rev D



Notes
 All dimensions to be checked by the Contractor before construction proceeds.



Proposed Floor Plan

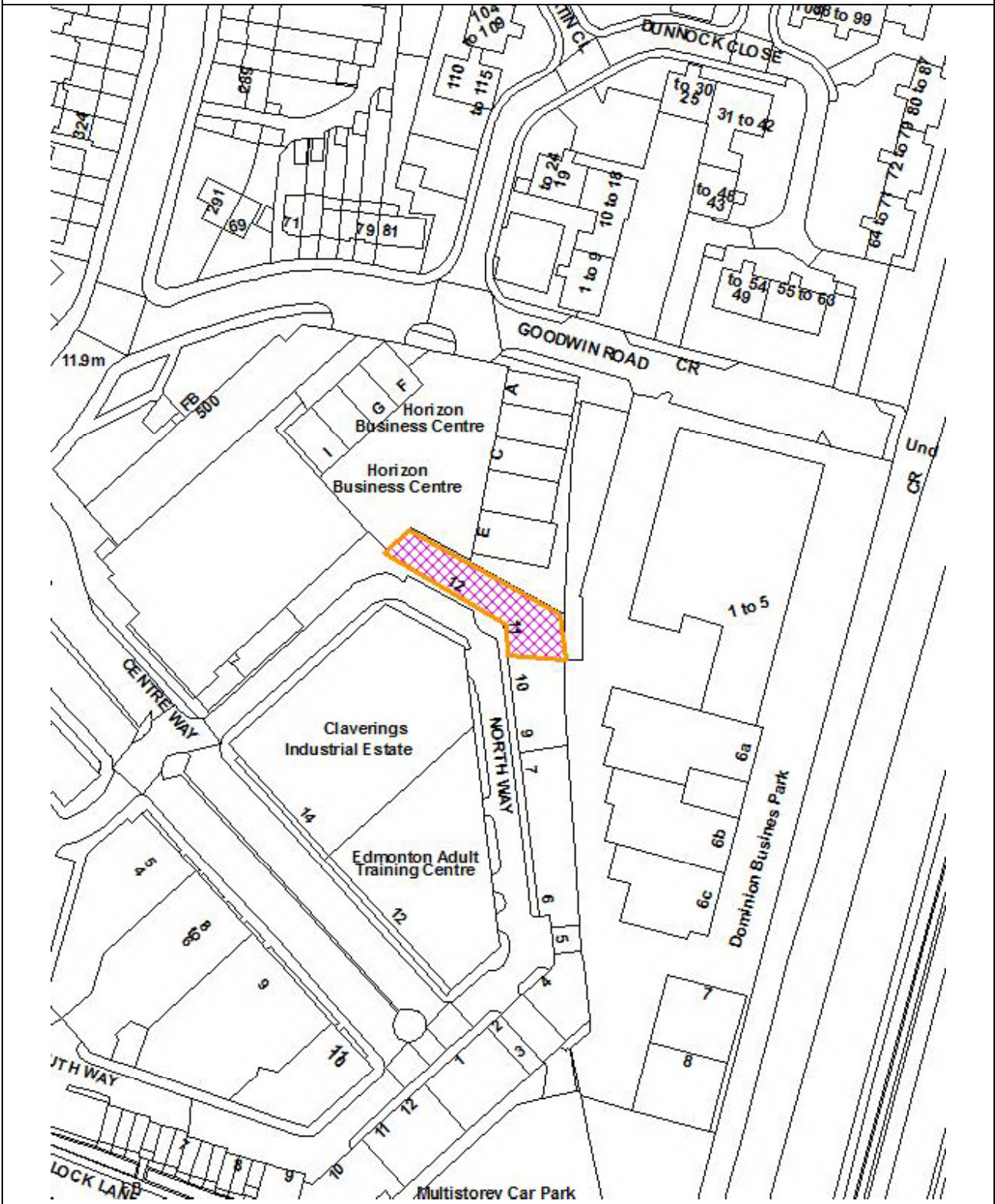
PLANNING

project 22 Lancing Gardens London N9 9EU	
title Proposed Floor Plan	
scale 1:50 @ A3	dwn
date 10 March 2020	chk
drg no. 04	rev D

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 21 May 2020
Report of: Head of Planning	Contact Officers: Alex Johnson Claire Williams Andy Higham	Ward: Lower Edmonton
Application Number: 20/00578/RE4		Category: Change of Use
LOCATION: 12 North Way, London, N9 0AD		
PROPOSAL: Change of use of ground floor from light industrial (Class B1) to homeless shelter (sui generis) for the period 1 April 2020 to 31 March 2021.		
Applicant Name & Address: Miss Karen Maguire London Borough of Enfield Silver Street Enfield EN1 3ES		Agent Name & Address: N/A
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: 20/00578/RE4 LOCATION: 12 North Way, London, N9 0AD,



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Scale 1:1250

North



1. **Note for Members:**

- 1.1 Although an application of this scale and nature would normally be determined under delegated authority, the application is reported to Planning Committee because the application is submitted by the Council's Property team.

2. **Recommendation**

- 2.1 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 the following conditions.:

1. Time Limited Permission – Temporary permission until 31 March 2021
2. Development to be carried out in accordance with approved plans and documents.

3. **Executive Summary**

- 3.1 The report seeks approval to a scheme involving the change of use of the existing ground floor light industrial unit (B1 use) to a proposed "sui generis" use as a homeless shelter for a period from 01 April 2020 to 31 March 2021. The centre will be open 24 hours a day with on site management staff and provide capacity for up to 20 occupants in a shared dormitory area. The application follows a permission for change of use of ground floor from light industrial (B1) to a homeless shelter (Sui Generis) for a period of a maximum of six months under ref: 19/03595/RE4.

- 3.2 The reasons for recommending approval are:

- i) The proposed development would provide specialist accommodation and support including over the colder winter months for homeless people in Enfield for which there is an identified need.
- ii) The principle of development for a homeless shelter was established in the previously approved application (19/03595/RE4).
- iii) The temporary nature of the proposed use and the vacancy of the premises mean the proposal would not harm the vitality and viability of the designated locally significant industrial site.
- iv) The proposed change of use is not considered to detract from the function of the locally significant industrial estate nor result in any adverse effects on the amenities of nearby and neighbouring occupiers.
- v) The proposal raises no design or transportation considerations which would render the proposal unacceptable.

4. **Site and Surroundings**

- 4.1 The site, measuring 0.0412ha, comprises an existing light industrial unit located within the Claverings Industrial Estate. The application site is an irregular shaped plot located on the northern side of North Way and is surrounded by a mix of industrial uses.

5. Proposal

5.1 The proposal is for the change of use of the ground floor of the application building from a B1 light industrial use to a homeless shelter (sui generis) for a temporary period until 31 March 2021. More specifically the proposal comprises:

- Dormitory Area for up to 20 people
- Male and female restrooms
- A disabled restroom
- Shower Rooms
- Office Space
- Kitchen areas

5.2 The proposal has been submitted by the Council to reduce homelessness in the borough. It is a joint venture which will have input and support from other stakeholders such as the NHS, Thamesreach, the Metropolitan Police, the Greater London Authority (GLA) and the Ministry of Housing, Communities and Local Government. The shelter will be run by an organisation called 'All People All Places'.

5.3 The shelter will focus on Central and Eastern European (CEE) nationals who are typically exploited in unregular and unregulated work or unemployed. Consequently, many of these nationals end up in unsuitable living conditions and have an increased risk of substance abuse and mental illness.

5.4 The shelter would operate 24 hours a day to allow rough sleepers, who have typically refused help the opportunity to utilise a communal dormitory area as well as shower and bathroom areas with a breakfast and evening meal provided to users of the shelter. Users of the centre are expected to arrive and depart from the site by themselves on foot. The site will also provide a starting point in which the centre will provide support, referrals and services to help the homeless find long term solutions.

5.5 Officers have had careful consideration to the fact that the site already benefits from a temporary consent granted under ref: 19/03595/RE4 for a period of six months, expiring in 19 June 2020. The new application for temporary consent until 31 March 2021 is required to allow services to be provided for the homeless until the applicant is able to relocate to a purpose built and permanent facility and provide shelter for the homeless on a 24-hour permanent basis.

6. Relevant Planning History

6.1 19/03595/RE4 - Change of use of ground floor from light industrial (B1) to a homeless shelter (Sui Generis) for a maximum period of six months – Granted with Conditions on 20/12/2019 and implemented.

7. Summary of Key Reasons for Recommendation

- i) The principle of a homeless shelter for a temporary period until 31 March 2021 is considered acceptable and would not harm the long term function of the locally significant industrial land. Furthermore, the

principle of development was established in the previously approved application (19/03595/RE4).

- ii) The development provides shelter from vulnerable homeless residents in Enfield including during winter months, for which there is an identified need.
- iii) The proposal would make a positive beneficial use of a vacant building
- iv) There is no adverse impact on neighbouring residential amenity
- v) There are no adverse effects on highway safety or traffic generation

8. Consultation

Public :

- 8.1 Consultation letters were sent to 31 neighbouring properties and a press advert was placed in the local newspaper. No comments were received in response.

Internal Consultees:

- 8.2 Transportation:

No objections have been raised by reason of the temporary use of the site, the scale of users and the hours of operation outside of peak hours.

- 8.3 Environmental Health:

No objections have been raised.

9. Relevant Policies

- 9.1 London Plan (2016)

- 3.1 Ensuring equal life chances for all
- 3.2 Improving Health and Addressing Health Inequalities
- 3.3 Increasing Housing Supply
- 3.8 Housing Choice
- 4.4 Managing Industrial Land and Premises
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.17 Waste Capacity
- 6.3 Assessing effects of development on transport capacity
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 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
- 7.13 Safety, Security and Resilience to Emergency
- 7.15 Reducing and managing noise, improving and enhancing

the acoustic environment and promoting appropriate soundscapes

9.2 The London Plan – Draft

The Intend to Publish London Plan was published on 9 December 2019. The Secretary of State for Housing, Communities and Local Government has responded and directed that the Plan cannot be published until the Directions he has listed are addressed. In the circumstances, it is only those policies of the Intention to Publish version of the London Plan, that remain unchallenged to which weight can be attributed. 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.

Policies of particular relevance is GG2 – Making the Best Use of Land and E4- Land for industry, logistics and services to support London's economic function, D11 – Fire Safety, H4 – Meanwhile Use and H14 – Supported and Specialised Accommodation

9.3 Core Strategy

CP2	Housing Supply and Locations for New Homes
CP4	Housing Quality
CP5	Housing Types
CP6	Meeting Particular Housing Needs
CP22	Delivering Sustainable Waste Management
CP24	The Road Network
CP25	Pedestrians and Cyclists
CP28	Managing Flood Risk Through Development
CP30	Maintaining and improving the quality of the built and open environment

9.4 Development Management Document

DMD15	Specialist Housing Needs
DMD21	Complementary and Supporting Uses within SIL and LSIS
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
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD 68	Noise

9.5 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019 (revised)
- Planning Practice Guidance (PPG)
- London Plan Housing SPG

10. **Assessment**

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

1. Need;
2. Impact on Industrial Land/Suitability of Premises
3. Quality of Accommodation
4. Impacts upon Neighbouring Amenity
5. Transport Issues

Need

10.2 The Homelessness Act 2002 places a duty on local authorities to formulate a homelessness strategy, which must include provisions for securing satisfactory support for people who are homeless or those who have been housed and who need support to prevent them becoming homeless again.

10.3 There is no specific policy relating to the provision of homeless accommodation but the Councils core strategy outlines within policy CP6 the importance of delivering specialised housing need such as homeless accommodation across Enfield *'The Council, with its partners, will develop flexible and accessible accommodation services that meet the local housing needs of vulnerable adults'*. The policy goes on to advise that the Council will ensure that there is appropriate provision of specialist accommodation across all tenures.

10.4 In addition Policy DMD15 provides further guidance on the criteria against which the acceptability of new specialist housing should be assessed. This includes

- i) meeting an identifiable need;
- ii) the suitability of the property;
- iii) residential amenity is preserved;
- iv) there is not an over concentration of such uses in the vicinity
- v) the development is adaptable and fully accessible and is capable of meeting client needs;
- vi) the development is well located and accessible to local community facilities and infrastructure

10.5 In terms of need, the application is accompanied by a supporting statement which summarises the need for the proposed shelter and in particular, identifies following a verified rough sleeper count in September 2019, 47 rough sleepers, 44 of which were CEE nationals, many of which were living in groups of cars and vans. It also highlights that Enfield has the fourth highest number of rough sleepers in London and the seventh highest number in England.

10.6 Enfield has seen a significant increase in rough sleepers over the last two years and one of the Councils key corporate objectives which is reflected in adopted policy, is to reduce homelessness in the Borough. It is therefore considered the proposed hostel would meet an identified specialist housing need.

10.7 In terms of location, the building is situated in an area with the highest concentration of rough sleepers and the delivery of this Shelter would assist

in addressing the issue of homelessness. The Shelter will provide accommodation and support to all client groups of rough sleepers, notwithstanding the acknowledged focus on targeting, engaging and supporting CEE rough sleepers. Those using the facility will be assisted to access longer term accommodation where appropriate.

- 10.8 The principle of development for use of the site as a homeless shelter for a temporary period was supported under the previous application 19/03595/RE4. Since this time the Council has received grant funding in the region of £699,000 from MCHLG to allow the use to commence until 31 March 2021. The use of the centre for this additional timescale is a condition of this subsequent grant from MCHLG.
- 10.9 It is considered that there is sufficient evidence to demonstrate an identified need for the proposed homeless shelter and thus, the proposal is considered acceptable on this ground.

Suitability of Location

- 10.10 The proposal is located within a designated locally significant industrial site. As a result, regard has been given to the suitability of this location and the use of light industrial premises as a homeless shelter upon the function and vitality of the industrial estate.
- 10.11 The London Plan advises within Policy 4.4 of the importance of managing industrial land appropriately. In this respect, DMD policies provide guidance on developments affecting locally significant industrial sites and state in DMD 20 that *'Proposals involving the loss of industrial uses within LSIS will be refused, unless it can be demonstrated that the development site is no longer suitable and viable for its existing or alternative industrial use in the short, medium and long term'*. The policy goes on to advise that where this can be demonstrated, any proposal must not harm the industrial function of the area. It is considered the proposal provides elements of employment generating uses and the proposal is well designed in relation to its surroundings.
- 10.12 It is accepted that the proposal would involve the loss of a light industrial Premises for a longer period of time. Although contrary to the objective of DMD 20, it is felt significant weight can be given to the fact the premises were previously vacant and had been so for some time. In addition, the proposal is for a further but temporary period after which the proposal would revert to its current lawful use. Given that there are no external alterations or significant internal modifications, it is considered the proposal would not result in any long term harm to the continued industrial function of this designated locally significant industrial land. It is also felt the use would not impact on the function of neighbouring and nearby industrial premises and it must be noted that no objections have been received.
- 10.13 To reinforce this position, a condition is to be imposed requiring the use to cease after 31 March 2021 enabling the premises to revert to its current lawful use.
- 10.14 Given the purpose and temporary nature of the proposed use, the temporary loss is accepted without the need for any other mitigation having regard to the Council's adopted s106 SPD.

- 10.15 It must also be recognised that although the Claverings Industrial Estate contains a variety of light industrial uses as well some community/commercial uses, the proposed use would not result in an over concentration of such uses detrimental to the character and function of the locality.
- 10.16 A further requirement of DMD 15 is that the location is accessible to local community services and infrastructure. There are local services in Town Road and the specific needs of the users of this facility will be directly met by the operators of the hostel alongside other public partners.

Quality of accommodation

- 10.17 There are no policies that specify residential standards for homeless hostels. Some weight however has been given to guidance provided by the charity Shelter 'Assessing Suitability: Type, Standard and Affordability'. In deciding whether hostels are suitable accommodation, the Code of Guidance stresses that they offer short-term accommodation. The guidance goes on to state that 'Refuges should normally be used only as a temporary measure and only for people who wish to stay in one'.
- 10.18 It is noted that the proposed shelter does not provide any self-contained units but provides a shared dormitory, communal bathrooms and showers and a kitchen that would allow staff to prepare a hot evening meal and provide a breakfast for users of the shelter.
- 10.19 This is a temporary use and would only offer short term accommodation over the winter months. Furthermore, the applicant has clarified that users of the shelter will be encouraged to seek more permanent forms of accommodation after the shelter closes.
- 10.20 The proposed layout is considered to be functional and practical and would adequately meet the needs of users and staff.

Design and Appearance

- 10.21 The proposal involves no external alterations.

Impact on Amenity

- 10.22 The hostel will be open 24 hours a day and be used by up to 20 people. Given the industrial character, it is considered the proposal would not result in any adverse noise or amenity impacts. Furthermore, Council's Environmental Health officer previously raised no objections in relation to noise impacts associated with the proposed use.
- 10.23 It is also considered the nature of the use will not impact on the amenities and operation of neighbouring commercial / industrial users.

Transportation Impacts

- 10.24 No objections have been raised due to the small scale nature of the use, its minimal servicing requirements and hours of use outside peak hours.

- 10.26 Officers have asked the applicant to confirm if there will be any vehicles picking up and dropping off users of the centre or if any meals will be dropped off for the homeless. Members will be updated in advance of or on the night of planning committee on this matter.

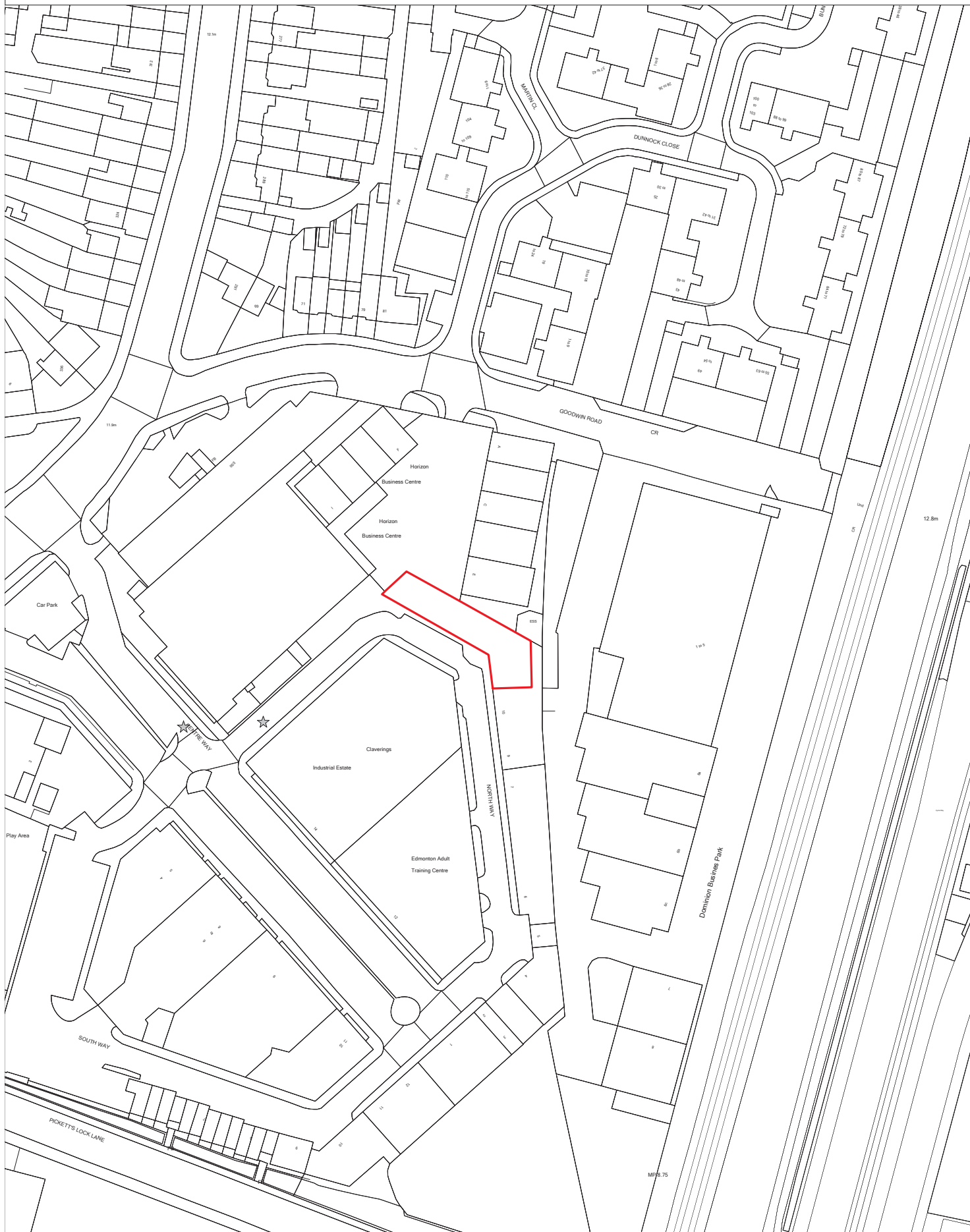
11. Community Infrastructure Levy (CIL)

- 11.1 As there is no new floor space created by the proposal, there is no liability to make a contribution under the CiL Regulations.

12. Conclusion

- 12.1 The proposed use of the premises as a temporary hostel for homeless persons is considered acceptable having regard to adopted policy and the presumption set out in the National Planning Policy Framework (NPPF), in favour of sustainable development.
- 12.2 The proposed development is considered to make efficient use of a previously vacant premises to make a positive contribution towards meeting specialist homeless accommodation in Enfield.
- 12.3 The proposal is considered acceptable in terms of land use over a temporary period, when considered against the surrounding context. The proposal is also considered acceptable in terms of its relationship to the existing industrial estate and the wider area.
- 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 proposal would deliver emergency shelter accommodation for the homeless during winter months for which there is an identified need more so in light of the current Covid -19 situation
 - The temporary nature would not harm the long term role of the designated locally significant industrial land.
 - The proposed change of use would be appropriately located and would not result in any harmful amenity or transportation impacts.
- 12.5 It is therefore considered the proposed development is acceptable and that planning permission for a further temporary period should be granted subject to conditions.

12 NORTH WAY, EDMONTON, N9 0AH

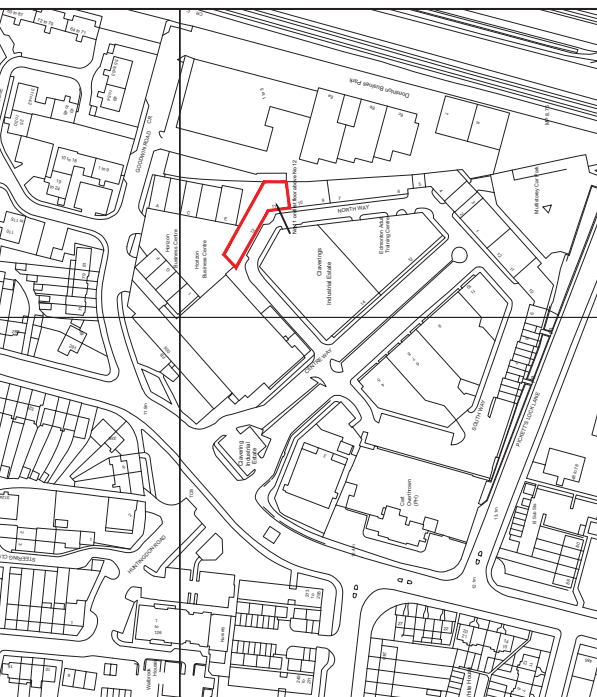
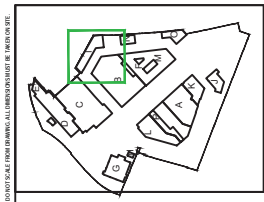


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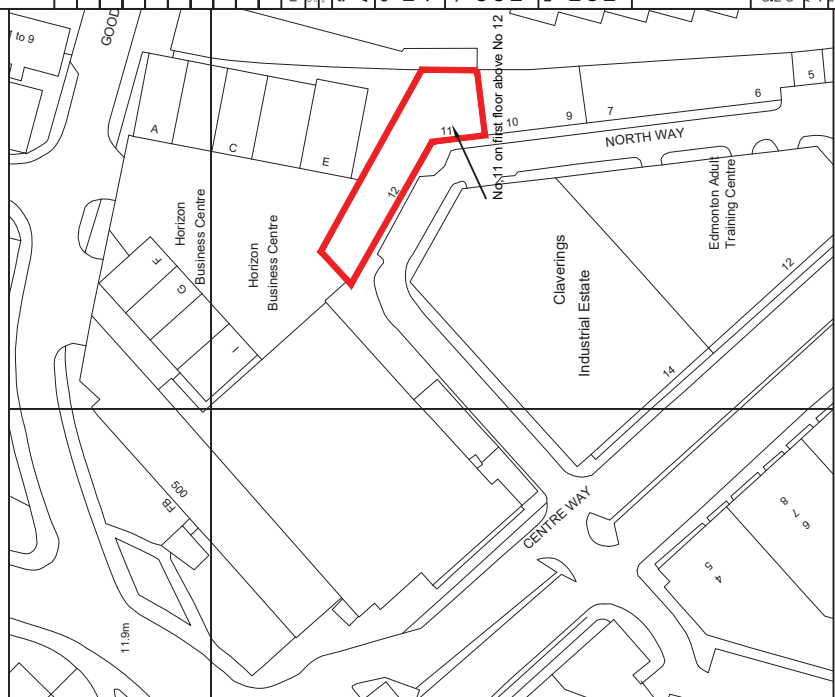
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Map Produced By Asset Information Team/FH

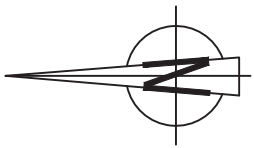




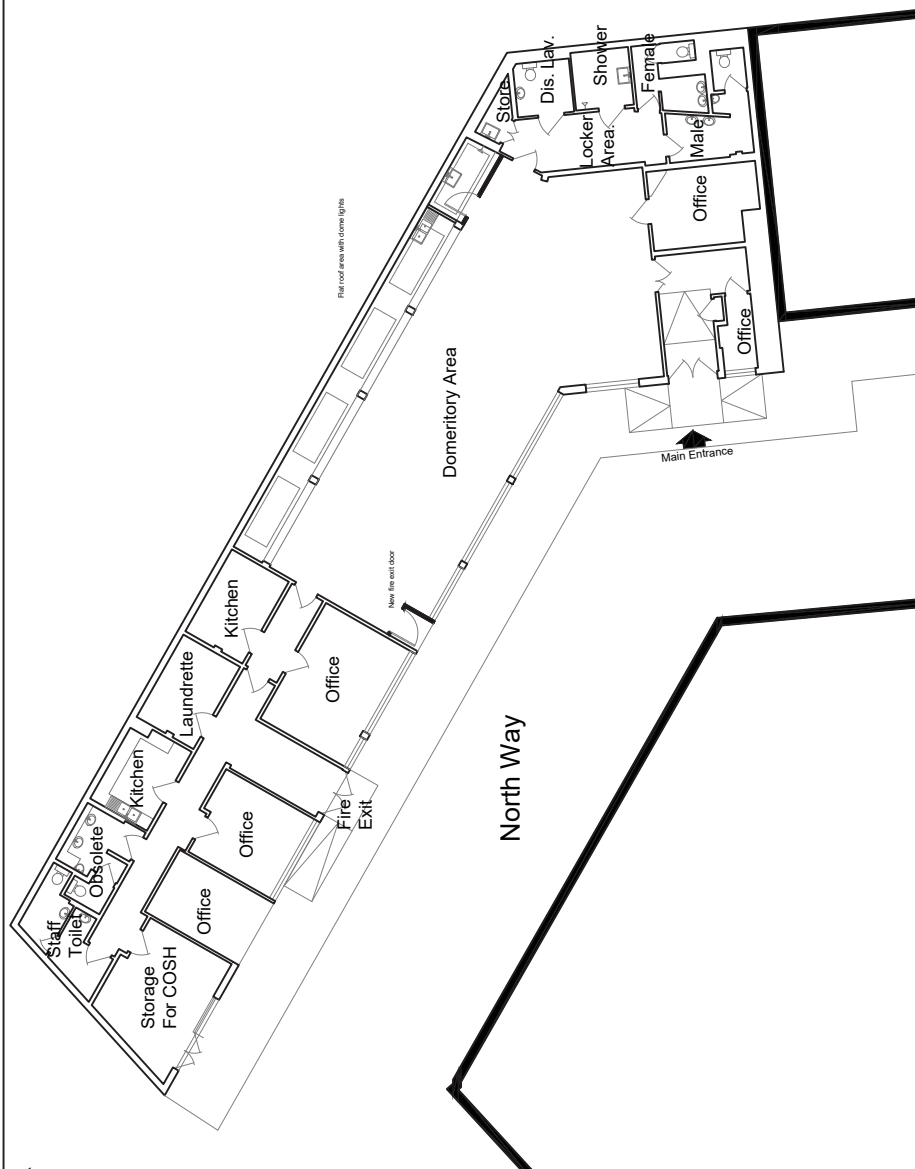
Location Plan Scale : 1:1250



Site Plan Scale : 1:500



Ground Floor Plan Scale : 1:100 @ A1.



STATUS	Approval
CLIENT	London Borough of Enfield.
JOB TITLE	Claverings Industrial Estate Centre Way, Enfield, NO 9AP.
DRAWING TITLE	Block 1 - 12 North Way Ground Floor, Proposed Homeless Shelter.
DATE	11/05/19
DRAWN BY	KM
CHECKED BY	KM
SCALE	1:100 @ A1
PROJECT NO.	001

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE TAKEN FROM THE