



PLANNING COMMITTEE

Tuesday, 26th April, 2022 at 7.30 pm
Council Chamber, Civic Centre, Silver Street,
Enfield, EN1 3XA

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MEMBERS

Councillors : Maria Alexandrou, Daniel Anderson, Kate Anolue, Mahym Bedekova (Vice-Chair), Sinan Boztas (Chair), Susan Erbil, Fallart, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor and Hass Yusuf

N.B. Involved parties may request to make a deputation to the Committee by contacting Democracy@enfield.gov.uk before 10am on the meeting date latest

AGENDA – PART 1

1. **WELCOME AND APOLOGIES FOR ABSENCE**
2. **DECLARATION OF INTEREST**
3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON: 23 NOVEMBER 2021; 7 DECEMBER 2021; 4 JANUARY 2022; 18 JANUARY 2022; 3 FEBRUARY 2022; 22 FEBRUARY 2022; 8 MARCH 2022; 29 MARCH 2022 (Pages 1 - 58)**

To receive the minutes of the Planning Committee meetings held on 23 November 2021; 7 December 2021; 4 January 2022; 18 January 2022; 3 February 2022; 22 February 2022; 8 March 2022; 29 March 2022.

4. **REPORT OF THE HEAD OF PLANNING (Pages 59 - 60)**

To receive the covering report of the Head of Planning.

5. 20/03530/FUL - LAND END, 18 AND BUSH HILL COTTAGE, 20 BUSH HILL, LONDON, N21 2BX (Pages 61 - 106)

RECOMMENDATION:

1. That subject to the finalisation of a S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ward: Grange

6. 21/03247/OUT - GARAGES MEYER GREEN ENFIELD EN1 4NG (Pages 107 - 166)

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ward: Chase

7. 21/04651/HOU - 33 WILLOW WALK, LONDON, N21 1NG (Pages 167 - 174)

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ward: Southgate

8. 22/00004/RE4 - CARPARK, 291 HIGH STREET, EN3 4DN (Pages 175 - 188)

RECOMMENDATION:

1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to conditions:
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ward: Ponders End

9. 22/00640/RE4 - 11 AND 11B NORTH WAY, LONDON, N9 0AD (Pages 189 - 204)

RECOMMENDATION:

1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be authorised to make any alterations, additions or deletions to the recommended conditions as set out in this report.

Ward: Lower Edmonton

10. FUTURE MEETING DATES

Future meeting dates of the Planning Committee will be confirmed at Annual Council on 25 May 2022.

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PLANNING COMMITTEE - 23.11.2021

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 23 NOVEMBER 2021**

COUNCILLORS

PRESENT Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor, Hass Yusuf, Derek Levy and Lindsay Rawlings

ABSENT Maria Alexandrou and Daniel Anderson

OFFICERS: Andy Higham (Head of Development Management), Dominic Millen (Group Leader Transportation), David Gittens (Planning Decisions Manager), John Hood (Legal Services), Vincent Lacovara (Head of Planning), Joseph Aggar (Principal Planner), Jeremy Chambers (Director of Law and Governance) and Gideon Whittingham (Principal Planning Officer) and Metin Halil (Secretary)

Also Attending: Members of the public, applicant and agent representatives.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Apologies for absence were received from Councillor Maria Alexandrou, who was substituted by Councillor Lindsay Rawlings.
3. Apologies for absence were received from Councillor Daniel Anderson, who was substituted by Councillor Derek Levy.

**2
DECLARATION OF INTEREST**

NOTED

There were no declarations of interest.

**3
REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

**4
ORDER OF THE AGENDA**

PLANNING COMMITTEE - 23.11.2021

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

5

21/03382/HOU - 14 SHIRLEY ROAD ENFIELD EN2 6SB

NOTED

1. The introduction by Gideon Whittingham, Planning Decisions Manager, clarifying the proposals.
2. The unanimous support of the Committee for the Officers recommendation.

AGREED that planning permission be granted subject to conditions.

6

21/00124/FUL - LAND ADJACENT 62 CARPENTER GARDENS, LONDON, N21 3HG

NOTED

1. The introduction by Gideon Whittingham, Planning Decisions Manager, clarifying the proposals.
2. The application had been deferred at the Planning Committee on 3 August 2021 to allow Officers to address with the applicant the parking issues and the removal, or gating of the footpath through the development connecting Cedars Road to Carpenter Gardens, to prevent public access through the site for reasons of safety and security. Further discussions were held with Councillor Barnes and neighbour representatives to seek to address the concerns of residents. Following these discussions, plans were submitted indicating amendments to the scheme, as detailed at 2.4 (page 17) of the report.
3. Letter from local resident was circulated ahead of the meeting including the response from the agent.
4. The Committee were given 2 options to consider:
 - Option A – To relocate and remove 2 parking spaces, install brick wall and turning head and introduction of sliding gate
 - Option B – To relocate and remove 2 parking spaces, install brick wall and turning head and removal of sliding gate.
5. Members' debate and questions responded to by officers.
6. Members' comments and queries including the following:
 - Councillor Rye's preference was for Option B, to remove the sliding gate. The gate has the issue of segregating communities. There would also be a noise disturbance created by the gate and by traffic pulling up to access the gate. Option B was his preferred choice.
 - Officers advised that the gate would be for vehicular access. The gate would be sliding behind the wall. Many gates now designed to operate in residential situations and noises are at the right level and would not be an issue.

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- In reply to Councillor S. Erbil's enquiry about residential parking/resident parking permits, officers clarified that the report does refer to looking to put in a CPZ but this development would be excluded from that. The member preferred option B.
 - In reply to Councillor Taylor's enquiry about who proposed the sliding gate and its purpose, officers clarified that the introduction of the sliding gate was as a result of a discussion with Councillor Barnes and neighbour representatives. The purpose was to secure the site so that no anti-social behaviour takes place and no unauthorised vehicles will enter the site. The member preferred option B.
 - The sliding gate would be maintained by the residents of the development.
 - In reply to Councillor Rawlings question about the removal of 2 parking spaces and whether double yellow lines would be made in their place to stop people using that area as parking, officers clarified that the parking area will be on private land and not subject to those parking restrictions. Officers advised that they could ask the developer to put in double yellow lines but it would be subject to private enforcement and not public.
7. Councillor Rye proposed to approve the application based around Option B, seconded by Councillor Fallart.
8. The unanimous support of the Committee for the Officers recommendation and for Option B.

AGREED that the Planning Decisions Manager be authorised to Grant Planning Permission subject to conditions.

7

21/02685/FUL - FIRS FARM PLAYING FIELDS, FIRS LANE, LONDON, N21 2PJ

NOTED

1. The introduction by Gideon Whittingham, Planning Decisions Manager, clarifying the proposals.
2. Members' debate and questions responded to by officers:
 - Councillor Rye's response to the officer's introduction that there was a new element reported that was not in the report – 'The reason given for the change in orientation of the containers is following consultation with the Police Authority'. In response to what the consultation said and how the location improves the security of these units once in place, officers clarified that the discussions were held directly between the applicant and the police rather than the Police and Planning Department. On that basis, the application was amended by the applicant and put forward to the officers. Officers were happy with the amendment presented to them. Security would be improved as there would be accessibility of the roof, general openness and visibility.
 - In response to Councillor Bedekova, there are bins located in and around the site but if there are additional means for cleaning then

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that would be undertaken by the operators of the temporary structure.

3. The unanimous support of the committee for the officers' recommendation.

AGREED that the Head of Development Management/the Planning Decisions Manager be authorised to Grant planning permission subject to conditions.

8

20/00037/VAR - NEW AVENUE ESTATE, INCLUDING SHEPCOT HOUSE, BEARDOW GROVE, COVERACK CLOSE, OAKWOOD LODGE, GARAGES TO THE REAR OF THE LOUSADA LODGE, HOOD AVENUE OPEN SPACE AND COWPER GARDENS OPEN SPACE, LONDON, N14.

NOTED

1. The introduction by Joseph Aggar, Principal Planning Officer, clarifying the proposals.
2. An update to plan numbers listed at Para 2.6 (from page 83) of the report. A revision and correction for 2 of the drawing numbers on the decision notice. To add the letter A to the following plan numbers:
 - Proposed 2B4PF – Type U – Private A.
 - Proposed 2B4PF – Type Uv1 – Private A.
3. Addition to the recommendation to include reference to delegated authority for the Head of Planning/Head of Development Management to amend/update conditions and the terms of the Section 106 Agreement.
4. The Section 73 application is to vary the number of planning conditions as set out in the report. This is to allow amendments to the original planning consent to the New Avenue Estate regeneration scheme. The planning permission was originally granted in 2018 and members were advised to consider the proposed changes to the scheme in the context of the approved scheme.
5. Members debate and questions responded to by officers
6. Members comments and queries including the following:
 - The Chair asked for clarification regarding the difference in the scheme and the increase in the total number of units including affordable units. Officers clarified that there was an overall uplift of 94 units and the affordable units uplift was 30. Consent had been given for 140 units and is now 170. In terms of contributions to the scheme, the existing permission didn't provide any off-site play provision and this proposal did. The existing permission didn't facilitate all the play provision on-site, so this was an improvement. The scheme also offered further enhanced pedestrian and cycle movements and routes. The Section 106 contributions were considered as adequate relative to the scheme.
 - Councillor Rye's comments including that this was a very dense development and limited open space & play facilities for families living on the site leading to a contribution for young people to make use of facilities to nearby open space rather than on-site. The lack of amenity space consequences would be educational and health outcomes. There had been a loss of some 3 bed units.

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- In reply to Councillor Rawlings questions regarding the Average Daylight Factor (ADF) and the car parking PTAL rating of 2, officers clarified that the scheme, given its revisions and internal layout modifications there was an improvement in the ADF above the extant scheme. In terms of car parking, much of the site is PTAL 1A & 1B which is still consistent with the London Plan Policy. The term mansion block was just a description of the architectural style.
- In response to Councillor Levy's questions regarding the role of a Section 73 application in this regard and what impact it has on Members of the Committee, officers clarified that the application was submitted as a Section 73 and assessed as such. A Section 73 is used to seek material amendments to a scheme. Notably to alter the conditions to which it was attached. In terms of the process and assessment, there was no statutory definition of what a minor material assessment is. The scheme continues to form an estate led regeneration and the overall height of the development not to increase over what had been consented. There is no impact on surrounding occupiers and overall the changes were not considered a fundamental alteration to the scheme as a Section 73 and in this instance was appropriate.
- Councillor Taylors comments including that the play space provision was inadequate and that the £76k provision was not sufficient and required more investment. The Local Authority should ensure provision for a continued level of expenditure for such provision and for future provision in this area. Officers clarified that an application is considered at a point in time and is considered in consultation with Parks colleagues. The scheme has been viability tested, considering the requirements of CIL, Section 106 and existing Section 106 including build costs, etc. and this was considered viable.
- Councillor S. Erbil's concern regarding the increase in population that a 94-unit increase the scheme would bring and the impact this would have on GP's and school capacities. Did the area have capacity to hold the increase in population per unit? Officers clarified that the scheme had submitted an Environmental Impact Assessment. It was judged that the existing and current scheme's impact would be no more than local. The scheme does provide an education contribution with an abatement to the CIL. There is a contribution of £800K that has been secured that can be invested in supporting any educational needs. So, any uplift in the unit numbers would lead to a contribution towards the CIL and would be spent accordingly. In terms of health provision, this would be picked up as part of the CIL to provide the necessary infrastructure to support the growth. There is also an infrastructure development plan which seeks to look at what is required and where that is needed.
- In response to Councillor Anolue's question about tree removal and replacement, officers clarified that there were 169 trees on site before development. The consented scheme proposed to remove 70 trees. This scheme proposed replacement trees of 207 and an

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uplift of 21 trees. There will be a net increase in trees overall as part of this application.

- In response to Councillor Rye's questions regarding on-site play facilities and recreational space, officers clarified that on site in phase 1 (completed) there is a formal play area for 5-11 year olds including play equipment. Above the roof of the Community Centre there are further play facilities. There is a proposed natural play area in Cowper Gardens. There is also a proposal to increase the amount of play in the communal court yards, sought to condition to ensure that it is appropriate. There are also other playgrounds, further door- step play and communal play to the rear of flatted blocks.

7. The support of the majority of the Committee for the Officers recommendation with 11 votes for and 1 abstention.

AGREED that subject to the completion of a Section 106 Agreement to secure the obligations as set out in the report, the Head of Development Management/the Planning Decisions Manager be authorised to Grant planning permission subject to conditions, including additional reference to delegated authority for the Head of Planning/Head of Development Management to amend/update conditions and the terms of the Section 106 Agreement.

9

REPORT ON DRAFT PLANNING ENFORCEMENT PLAN - FOR COMMENT - INCLUDES ITEMS 11 AND 12.

NOTED

1. The Planning Department are in the process of preparing a new Enforcement Policy. There has been a consultation and officers are in the process of amending the plan.
2. The Enforcement Policy has been brought to committee for Members to note which is appropriate before it is heard at Cabinet.
3. There was a consultation that went from July 21 – Mid September 21 and comments were invited then. Only 7 representations were received and which are summarised in the report.
4. If Members have any further questions, please contact Andy Higham or Vincent Lacovara who welcome any further representations.

AGREED to note the Enforcement Policy and Plan.

10

20/01742/FUL - 50-56 FORE STREET, LONDON, N18 2SS

NOTED

1. Introduction by John Hood, Assistant Principal Lawyer. There is a Part 1 discussion to take place on the new information provided. Subject to the

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way Members determine that, the meeting may move into Part 2, taking a vote to do that.

2. The introduction by Andy Higham, Head of Development Management, clarifying the proposals.
3. At the 26 October 2021 Planning Committee, Members voted not to accept the officers' recommendation to grant planning permission. Having identified concerns raised on the impact of heritage assets, which outweighed the public benefits of the scheme and acceptability of the housing mix, together with the impact, in terms of design and the character of the area, Members were minded to refuse planning permission but defer a final decision pending the draft reasons for refusal based on those grounds – as detailed at paragraph 1.2 (page 164) of the report. The part 2 element of the report sets out the draft reasons for refusal for consideration by members.

Since the original committee meeting, the applicant has provided additional information in the form of an improvement in the proposed mix of residential accommodation. The applicant has advised that they would increase the number of family units to 20% all at London affordable rent and the number of 3 bed plus units from 14 to 22. As a result of this change, this would reduce the total number of units from 113 to 110. The recommendation asks Members, considering the additional information as set out in the report, to take a decision whether to defer the application to enable further assessment of updates and balanced as part of an amended report for a future planning committee. This will be considered as part 1 of the agenda. If Members accept this recommendation a report will be made to a Planning Committee in January 22 at which time Members can review the proposal and either approve or refuse the proposed development. If there is no agreement to the first recommendation, then Members are invited to consider the draft reasons for refusal and further agreement to move into Part 2.

4. Members' debate and questions responded to by officers
5. Members' comments and queries including the following:
 - Councillor Rye's preference to move the item to Part 2 to discuss the reasons for refusal.
 - Councillor S. Erbil referred to the Borough's housing crisis and preferred to consider the additional information and to bring the application back to a future Planning Committee.
 - Councillor Taylor was concerned that, in the introduction by Andy Higham, there was no reference to the heritage assets issue. He had requested that a heritage officer attended this meeting (no heritage officer was present). Councillor Taylor could not vote for any proposition without a discussion with a heritage officer.
 - Councillor Levy sought clarity regarding the status of this application and if the committee would be receiving a new application in January 22 or would it be the same one before them. Otherwise, the committee were being asked to overturn a decision already made. He needed to know what he would be deferring as option 1.

The Legal Representative advised that the view of the Council's professional officers is that there had been no determination on this application.

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The Director of Law & Governance further advised that on the 26 October 2021, the committee made a decision. We have to separate a committee decision from the issuing of a decision notice in planning terms because a decision notice requires reasons for refusal. On the 26 October 2021, the will of the committee was to refuse the application and the deferral was simply for the officers to draft the reasons for refusal which accorded with the debate in the committee. Officers have now done that and since then the applicant has provided further information. The decision of the Local Planning Authority, in legal terms, is not a decision until such point we issue a decision notice with reasons for refusal. This has not been done and his legal advice to planning and legal officers is that we are duty bound to bring that information back to Members as has been done this evening. Failure to do that would attract criticism of officers for not informing members of the full position.

So, the application has been brought back to Members with the new information which is why there are 2 choices, as detailed at page 163 of the report.

- Councillor Rye's concern regarding the non-attendance of appropriate officers (Heritage) to advise Members on any decision that they wish to take. On both applications (items 8 & 9), one of the reasons for not supporting the officers' recommendations was Heritage. Therefore, both applications should be deferred and brought back when appropriate officers are in attendance. The Director of Law & Governance clarified that on a procedural route, Councillor Rye had identified a 3rd and fully legitimate option. Which is, Members defer the entire matter, the report as drafted in full is deferred to a date of your choosing until appropriate officers are in attendance. Full referral is legitimate if Members' request for Heritage officers has not been provided. Officers apologised, they were aware of the request for heritage officers to attend this meeting, but personal circumstances dictated otherwise, and they were unable to arrange a substitute. If Members accept the first recommendation and the application comes back on the 22 January 22 officers would ensure heritage officers are present including a reserve on standby to assist members making a final decision.
- Members' debate and discussion regarding clarity on what Members are voting on as regards the application. Councillor Rye's proposal, seconded by Councillor Levy, that no decision is made this evening and the full matter is deferred until such time that a heritage officer is in attendance and then the committee could make a decision regarding option 1 or option 2. Officers clarified that if option 1 was accepted, it would not be a new application that comes back until officers issued a decision. Officers would still be able to amend and look at the current application. The application would come back as an amendment and the time taken prior to coming back in January 22 would enable officers to do and engagement with stakeholders to ensure that when the application comes back, Members have the full consideration to make a final decision.
- The Director of Law & Governance further clarified that on the 26 October 2021, Members made an in-principle decision to refuse this

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application. The application wasn't refused on the night with reasons because it was deferred for officers to come up with the correct terminology to support Members' in-principle decision. Therefore, the statement made by members of the committee stating that a decision was made on the 26 October 21 is correct but in terms of a decision notice, this has not been issued. We are now in a scenario where new information has come to light. It is clear that there was a request from this committee for specialist advice to be available this evening but has not been available. Any decision the committee make, other than deferral, Members will need to decide if they have enough information to make that decision. There are 3 options:

1. Option 1 – ask officers to consider the new information and write an entirely new report.
2. Option 2 – The meeting to go into part 2 to talk about the reasons for refusal and refuse the application.
3. Option 3 – An outright deferral and the application brought back as it has been written with no amendments.

All 3 options are legitimate decisions Members can take. If Councillor Rye's proposal is unsuccessful and the committee to vote for Option 1, in the report, the clear instruction to officers should be:

- The relevant officers must attend any future meeting otherwise the matter is automatically deferred to a future meeting.
 - The reasons for refusal, prepared in advance for this meeting, must be available on the evening should they be required for a part 2 discussion in a future meeting.
 - Invite the Director of Law & Governance to attend.
6. A vote was taken on Councillor Rye's motion, seconded by Councillor Levy, for a complete deferral of the item.
The majority of the committee did not support the motion with 5 votes for and 7 against.
 7. The unanimous support of the committee for Option 1 of the officers' recommendation including the 3 points made by the Director of Law & Governance (as above), proposed by Councillor Rye and seconded by Councillor Taylor.

AGREED to consider the Part 2 report and Option 1:

1. In light of the additional information as set out in the report, to defer the application to enable the updates to be further assessed and balanced as part of an amended report for a future Planning Committee.

11

20/02858/FUL - 100 CHURCH STREET, ENFIELD, EN2 6BQ

NOTED

1. The introduction by Andy Higham, Head of Development Management, clarifying the proposals.
2. At the Planning Committee on the 26 October 2021 Members had voted not to accept the officers' recommendation to grant planning permission,

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having identified concerns relating to the impact on heritage assets, which outweighed the public benefits of the scheme, acceptability of the housing mix and the impact of the development on the character and appearance of the area in terms of design and appearance.

Members were minded to refuse planning permission and defer the final decision, pending the drafting of reasons for refusal based on those grounds which are detailed at paragraph 1.2 (page 174) of the report.

3. The Part 2 report sets out the draft reasons for refusal for Members to consider
4. Since the original committee meeting, the applicant has provided additional information in the form of an improvement in the proposed mix of residential accommodation. The applicant has advised that they would increase the number of affordable residential units, at London affordable rent, from 7 to 9 units increasing the proposed level of affordable housing from 14.2% to 16.7% on a habitable room basis. Also altering the residential mix providing an additional 3 bed, 4-person unit and a 2 bed, 3-person unit.
5. The applicant has also offered, in response to Members concerns, to provide more clarity on tree removal including the boundary treatment of the landscaped area between the development and the New River. This will include a commitment to a detailed planning condition and a Section 106 planning application to secure that treatment.
6. The recommendation is detailed at paragraph 2.1 (page 174) of the report. If Members accept Option 1, a report will be made to the committee in January 22 where members can review the proposal in more detail and either approve or refuse the proposed development. If there is no agreement to Option 1 then Members can consider the draft reasons for refusal and further agreement to move the meeting to Part 2.
7. Members' debate and questions responded to by Officers.
8. Members' comments and queries including the following:
 - Councillor Rye moved to Option 1 and the 3 amendments that the Director of Law & Governance put forward.
 - Councillor Taylor raised a specific point about the Heritage aspect he was most concerned about. He was not convinced by the applicant's intentions, which Andy Higham advised Members about. He therefore referred to paragraph 7.8 of the previous report (October 21) and the section on Enfield Town Conservation Area group that makes specific points about the harm caused by the development. He would like this issue raised with the applicant.
 - Councillor Levy's comments that Councillor Anderson had expressed a 4th ground of concern at the 26 October 2021 committee meeting regarding an issue of affordability. He asked officers to liaise with Councillor Anderson to ensure that if there was a 4th ground, to include that in the report.
9. The unanimous support of the committee for Option 1 of the officers' recommendation including the 3 points made by the Director of Law & Governance and the proposals by Councillor Taylor and Councillor Levy.

AGREED to consider the Part 2 report and Option 1:

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2. In light of the additional information as set out in the report, to defer the application to enable the updates to be further assessed and balanced as part of an amended report for a future Planning Committee.

12

FUTURE MEETING DATES

NOTED

1. The next meeting of the Planning Committee would be 7 December 2021.

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 7 DECEMBER 2021**

COUNCILLORS

PRESENT Maria Alexandrou, Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor, Hass Yusuf and Derek Levy

ABSENT Peter Fallart and Daniel Anderson

OFFICERS: Andy Higham (Head of Development Management), David Gittens (Planning Decisions Manager), Gideon Whittingham (Planning Decisions Manager), Vincent Lacovara (Head of Planning), Julie Thornton (Legal Services), Elizabeth Paraskeva (Principal Lawyer), David B Taylor (Head of Traffic and Transportation), Gilian Macinnes (Joint Head of Development Management) and Nicholas Page (Conservation & Heritage Adviser) Metin Halil (Secretary)

Also Attending: Members of the public, deputies, applicant and agent representatives.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Apologies for absence were received from Councillor Fallart.
3. Apologies for absence were received from Councillor Anderson who was substituted by Councillor Levy.
4. The Chair welcomed Gilian Macinnes, the Joint Head of Development Management, as the new member of the Planning Team.

**2
DECLARATION OF INTEREST**

NOTED there were no declarations of interest.

**3
REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

**4
ORDER OF THE AGENDA**

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

5

21/02088/FUL - HOLLY HILL FARM, 305 THE RIDGEWAY, ENFIELD, EN2 8AN

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. Members' debate and questions responded to by officers.
3. The unanimous support of the Committee for the Officers' recommendation.

AGREED that:

The Head of Development Management/the Planning Decisions Manager be authorised to grant planning permission subject to conditions.

6

20/04193/FUL - GAS HOLDER SITE, PINKHAM WAY/STATION ROAD, LONDON, N11 1QJ

NOTED

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. Officers advised that an additional condition was proposed to be added to the recommendation regarding details of levels and access road and junction to serve the development.
3. There was also a proposed update to the heads of terms for the Section 106 Agreement clarifying that the contribution towards sustainable transport measures, would now include a footway crossing over Station Road as referred to at para 9.10.9 of the report.
4. The deputation of Councillor Daniel Anderson, Southgate Green Ward Councillor.
5. The response of Alice Cutter (Senior Architect).
6. Members' debate and questions responded to by officers.
7. Officers noted the committee's concerns and comments including construction traffic management plan condition, the viability of the scheme, clarity of what type of trees to be retained, the number of trees to be re-planted & guarantee that the number of 59 trees would not fall below this figure, trees planted in communal spaces and if these were safe for residents of the new scheme, pollution and noise levels impacting the scheme by the North Circular Road, heritage impacts on Alexandra Palace and Broomfield House, sunlight and daylight regarding the nearby park and that any shadows cast by the scheme would only be early morning, the CPZ in the area would have the hours of operation looked at by officers and future residents would not be eligible for CPZ permits, contamination of the site to be further conditioned for assurance, the scheme would include a variety of fire suppressors i.e. a water and gas

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system, there would be a variety of play spaces offered by the scheme for differing ages, requirement of more socially rented properties and family sized homes, costs of the development and the inclusion of the number of supporting comments as well as the number of objections, for all applications.

8. During the debate, it was agreed that an additional condition would be included requiring that a heritage information board to be displayed on site capturing the former use of the site / gasometer. This was proposed to be covered at Condition 37.
9. It was also agreed that the minimum number of trees to be replanted would not be less than 59 and this would be stipulated in Condition 6
10. Following a discussion on financial contributions, it was confirmed by Officers that a financial contribution of £53,000 would be secured through the Section 106 Agreement towards projects for Millennium Green. Although there was mention of an increase in the financial contribution towards projects on Millennium Green to £90k, this was not subject to a formal motion put to the Planning Committee.
11. The unanimous support of the Committee for the Officers' recommendation.

AGREED that:

1. That subject to the referral of the application to the Greater London Authority and the completion of a Section 106 to secure the matters covered in the report at Points 2 & 3 above and the sum of £53,000 towards Millennium Green, the Head of Development Management/Planning Decisions Manager be authorised to Grant planning permission subject to conditions.
2. That the Head of Development Management/ Planning Decisions Manager be granted delegated authority to finalise the heads of terms and agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

7

FUTURE MEETING DATES

Future meetings of the Planning Committee will be:

- 14 December 2021
- 4 January 2022 – Provisional
- 18 January 2022
- 3 February 2022 – Provisional
- 22 February 2022
- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 4 JANUARY 2022**

COUNCILLORS

PRESENT Maria Alexandrou, Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Peter Fallart, Doug Taylor, Hass Yusuf, Derek Levy and Andy Milne

ABSENT Daniel Anderson and Jim Steven

OFFICERS: Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Dominic Millen (Group Leader Transportation), David Gittens (Planning Decisions Manager), Vincent Lacovara (Head of Planning), Gideon Whittingham (Planning Decisions Manager), Nicholas Page (Conservation & Heritage Adviser), Elizabeth Paraskeva (Principal Lawyer) and Jacob Ripper (Senior Planning Officer) Metin Halil (Secretary)

Also Attending: Members of the public, and applicant and agent representatives were able to observe the meeting online.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Apologies for absence were received from Councillor Daniel Anderson (substituted by Councillor Derek Levy) and from Councillor Jim Steven (substituted by Councillor Andy Milne).

**2
DECLARATION OF INTEREST**

NOTED the declaration of non-pecuniary interest by Councillor Milne in respect of application 20/02858/FUL – 100 Church Street, Enfield EN2. He had made a deputation in objection when the application was originally considered by Planning Committee on 26 October 2021; he would take no part in the vote on this item.

**3
REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

4

PLANNING COMMITTEE - 4.1.2022

21/031819/HOU - 11 CHASEVILLE PARK ROAD N21 1PH

NOTED

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. The unanimous support of the Committee for the Officers' recommendation.

AGREED that planning permission be granted subject to conditions.

5

21/03038/HOU - 20 CHAPEL STREET, ENFIELD, EN2 6QE

NOTED

3. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
4. Members' debate and questions responded to by officers.
5. Discussion by Members resulted in request for additional condition regarding Construction Hours (8-6 Monday to Friday and 8-1 Saturday).
6. The unanimous support of the Committee for the Officers' recommendation.

AGREED

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions (with additional condition).
2. That delegated authority be granted to the Head of Development Management to finalise the wording of the conditions.

6

20/02858/FUL - 100 CHURCH STREET, ENFIELD, EN2 6BQ

NOTED

1. Detailed introduction by Andy Higham, Head of Development Management, clarifying the proposal and the background issues, recent discussions, and amendments to the application.
2. Following the resolution of Planning Committee on 26 October 2021 to defer making a final decision to enable officers to prepare detailed reasons for refusal and reasons to be brought back to a future meeting for consideration, the applicant responded to the concerns identified by Members with an offer to revise the application. A report had been presented to Planning Committee on 23 November 2021, and Members resolved to defer the application to enable the additional information to be assessed. The report on the proposed development had been updated to reflect the assessment of the additional information.
3. The current proposal had been subject to extensive discussions involving the Council's Conservation and Urban Design teams. Amendments had

PLANNING COMMITTEE - 4.1.2022

been made to the proposal in order to address identified concerns whilst still recognising the need to optimise the development potential of the site and to create an economically viable scheme that was able to be implemented and deliver new homes. Reductions to the scale, massing and quantum of development had been made, and revisions to the elevations. It was acknowledged that the proposal did still raise heritage and design issues. Officers concluded that, on balance, the level of harm was considered to be less than substantial and within that, the harm was considered to be moderate in impact. The development would provide public benefits including the delivery of 78 units of residential accommodation. The Council's position in terms of the Housing Delivery test was also highlighted. Landscaping and tree removal and replacement were confirmed.

4. Clarification on CIL to confirm Mayoral CiL of £320,400 and Enfield CiL of £640,800.
5. Members' debate and questions responded to by officers, including in respect of the amount of affordable housing which could be supported, the housing mix, car parking, landscaping, relationship / boundary with the new river, and heritage impacts.
6. During discussion, there was a request for conditions to be included in respect of
 - i) details of screening of the roof top plant and lift overrun to be provided;
 - ii) details of railing / boundary treatment to be provided if considered necessary, along the boundary with the new river – discharge of this condition to be subject to consultation.
7. The support of a majority of the Committee for the officers' recommendation: 10 votes for and 1 abstention.
8. Having declared an interest, Councillor Milne did not take part in the vote on the application.

AGREED that

1. That subject to the finalisation of a S106 to secure the matters covered in the report and to be appended to the decision notice, the Head of Development Management/ the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions (including additional conditions above).
2. That the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

7

21/03448/FUL - COPPICE WOOD LODGE, 10 GROVE ROAD, SOUTHGATE, N11 1LX

NOTED

1. Introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposal.

PLANNING COMMITTEE - 4.1.2022

2. Members' debate and questions responded to by officers.
3. During the discussion, Members requested imposition of a requirement for a minimum number of trees (5) to be included in the relevant landscape / tree condition.
4. There was also a discussion regarding the appearance of the development and it was agreed that the approval of materials condition should be amended to secure a lighter material palette which it was felt would be more in keeping with the character of the surrounding area.
5. Members' comments were noted in respect of CiL use and that the indicative CiL contribution figure to be noted in future reports to Committee.
6. **MEETING TIME EXTENSION**
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end (10:00pm) be suspended for a period of 15 minutes to enable the item to continue to be considered.
7. The unanimous support of the Committee for the officers' recommendation.

AGREED that

1. That subject to the finalisation of a S106 to secure the matters covered in the report and to be appended to the decision notice, the Head of Development Management/ the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report and amendments requested by Members above.

8

21/03765/RE4 - ACCESS ROAD TO THE REAR OF 158-188 GATWARD GREEN AND ADJACENT TO 156 CHURCH STREET, LONDON, N9 9AR

NOTED

1. Introduction by Jacob Ripper, Senior Planning Officer, clarifying the proposal.
2. The Chair's queries responded to by officers.
3. The unanimous support of the Committee for the officers' recommendation.

AGREED that

1. 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** planning permission subject to conditions.
2. That delegated authority be granted to the Head of Development Management/Planning Decisions Manager to finalise the wording of the conditions.

9

FUTURE MEETING DATES

NOTED

The next meetings of the Planning Committee:

- 18 January 2022
- 3 February 2022 – Provisional
- 22 February 2022
- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 18 JANUARY 2022**

COUNCILLORS

PRESENT Maria Alexandrou, Kate Anolue, Sinan Boztas, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor, Hass Yusuf, Derek Levy and Peter Fallart

ABSENT Daniel Anderson and Mahym Bedekova

OFFICERS: Andy Higham (Head of Development Management), John Hood (Legal Services), Vincent Lacovara (Head of Planning), James Clark (Principal Planning Officer), Nicholas Page (Conservation & Heritage Adviser) and Gideon Whittingham (Planning Decisions Manager) Metin Halil (Secretary)

Also Attending: Members of the public, deputies, applicant and agent representatives.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Apologies received from Councillor Mahym Bedekova.
3. Apologies received from Councillor Daniel Anderson (substituted by Councillor Derek Levy).

**2
DECLARATION OF INTEREST**

NOTED there were no declarations of interest.

**3
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 26 OCTOBER 2021 & TUESDAY 2 NOVEMBER 2021**

The minutes of the Planning Committee meeting held on Tuesday 26 October 2021 and Tuesday 2 November 2021 were agreed.

**4
REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

5

PLANNING COMMITTEE - 18.1.2022

19/01988/FUL - ST MONICAS HALL, 521 GREEN LANES, LONDON, N13 4DH

NOTED

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. Updates to the report had been published, and circulated to Members.
3. The deputation of Tom Clarke from the Theatre Trust.
4. The deputation of Rebecca Gediking from Save the Intimate Theatre Group.
5. The response of Jenny Harries, Agent, and Father Mehall Lowry, Applicant.
6. Members' debate and questions responded to by officers.
7. Cllr Boztas enquired about the difference between the application in 2020 and now and whether the hall area was the same. Officers clarified that there was no change, just additional information provided. The proposal provided an uplift of floor space in the hall. It would be a flexible space and more capable of being used for a variety of community uses. It was important to consider this proposal as new and decide based on that information.
8. Cllr Rye commented that there was nothing in the proposal to allow performances of quality and the marketing on the church website was not sufficient. The design of the proposal added little value and was less attractive than the current one.
9. Cllr Yusuf commented that he voted against the proposal as he considered it a vandalism against the arts, heritage, and culture of Enfield. The proposal added nothing to the area and the new building was hideous, did not fit into local designs and did not do much for housing needs.
10. Cllr Levy commented that the proposal was policy compliant, and he would like to see articulation of how space would be used rather than just flexible use.
11. In response to Cllr Erbil's query regarding the application being approved by the committee and the notice not being issued, officers confirmed that following committee when the resolution to grant was made, there was an indication from the Secretary of State that the Theatres Trust called in the application and so we withheld.
12. Cllr Taylor commented that the Parish should be allowed to do things on its own land for its own interest. It was disappointing that the applicant gave little regard to the heritage of the site. If the committee agreed then the historic assets should be removed and reserved.
13. Cllr Rye suggested it would be useful for officers to explain how the loss of facilities could be made in exceptional circumstances. Officers clarified that the building was not designated as a heritage asset, and retaining features was difficult to do. Section 9.54 in the report clarified what was required and how applications were assessed.
14. In response to Cllr Levy's question, officers confirmed Members were free to decide based on the information available to them in the updated report. The demolition relates to the community hall rather than the

PLANNING COMMITTEE - 18.1.2022

theatre hall. If the committee proceeded with a refusal, we will look at the reasons.

15. Cllr Taylor expressed concerns regarding loss of heritage assets in the borough and officers offered an assessment if there were specific elements they wanted to be restored.
16. Cllr Fallart sought clarification on whether a stage could be put in the new building to facilitate theatre use. Officers confirmed that the space was flexible, and a stage can be erected as an option.
17. Cllr Anolue raised concerns that the borough would be left with only one theatre and asked about the possibility of incorporating theatre into the plan. Officers confirmed that options were assessed and did not prove suitable or viable, so a more flexible space was put forward.
18. Cllr Taylor agreed the proposed plan was flexible but excluded theatre use and asked if it was possible to store staging blocks or to bring a proposal that works for all the community. Offices clarified that they have considered the loss of fixed theatre space, groups that use this space could use alternative spaces which are just as accessible.
19. Cllr Taylor's proposal, seconded by Cllr Rye, that a decision on the application be deferred so that the applicant could consider the option to include a space to be used for theatre without restricting the flexibility of the proposed building.
20. The committee voted unanimously to support the deferral.

AGREED to defer the decision on grounds requesting clarification on the availability / provision of temporary stage facilities.

6

20/01742/FUL - 50-56 FORE STREET, LONDON, N18 2SS

NOTED

21. The introduction by Andy Higham, Head of Development Management, clarifying the proposals.
22. Updates to the report had been published, and circulated to Members.
23. Updates to the provisions of the S106 agreement.
24. Members' debate and questions responded to by officers.
25. Cllr Rye commented that it looked attractive but was still too tall and bulky. Residents felt it would loom over the public street and dwarf the area.
26. Cllr Alexandrou commented that this proposal would not deal with overcrowding or the need for family housing.
27. Cllr Levy commented on the improvements in the proposal since the deferral; the 100% affordability rate was good, and it offered better family housing options. The views of the Design Review Panel have not been fully accommodated; the narrative and conclusions do not match. Officers explained they had been transparent in the report, it was a unique offer with 100% LAR which the borough needs. Improvements have been made. It was a finely balanced judgement.
28. Cllr Yusuf suggested the building should be shorter and wider rather than tall as there could be an effect on sunlight to surrounding houses.

PLANNING COMMITTEE - 18.1.2022

29. Cllr Erbil agreed it would be preferable to be shorter and wider rather than tall. Officers confirmed there was no grounds for refusal in terms of the impact on daylight or sunlight.
30. Cllr Steven stated the pictures did not represent the area.
31. Cllr Anolue recognised that we need accommodation for residents, but this proposal was monstrous. Silver House close by is just 9 stories high and this is double. She also agreed that the building should be wider and shorter.
32. **MEETING TIME EXTENSION**
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end (10:00pm) be suspended for a period of 15 minutes to enable the item to continue to be considered.
33. Councillor Rye's proposal, seconded by Councillor Alexandrou, that planning permission be refused due to the bulk, mass and height of the building and the impact on heritage assets, and inappropriate in the location.
34. The unanimous support of the Committee for Councillor Rye's proposal.

AGREED that planning permission be refused on grounds relating to the effect on the setting and appearance of the Conservation Area and the effect on the character and appearance of the surrounding area.

Draft reasons for refusal to be prepared and agreed by Chair / Vice Chair and Opposition Leads (in attendance).

7

21/01816/FUL - THE ROYAL CHASE HOTEL, THE RIDGEWAY, ENFIELD, EN2 8AR

NOTED

35. The introduction by James Clarke, Senior Planning Officer, clarifying the proposals.
36. Members' debate and questions responded to by officers.
37. Cllr Levy supported the application and asked if there had been consideration to a crossing point for the bus stop as The Ridgeway is a very busy road. Officers confirmed there was a draft design for an entrance gateway scheme; a white picket gate which enhances drivers to slow down, and a crossing point in consideration.
38. Cllr Rye welcomed the application and suggested that the crossing point should be safe for children to cross to be able to get the school across the road.
39. Cllr Alexandrou commented that she was pleased to see more three bedroom houses than one bed flats and supported the application.
40. Cllr Yusuf explained he was happy with the application but would like to see more dementia rooms in the plan.
41. The unanimous support of the Committee for the officers' recommendation.

AGREED

PLANNING COMMITTEE - 18.1.2022

1. That subject to the finalisation of a S106 to secure the matters covered in the report the Head of Development Management/ the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

8

FUTURE MEETING DATES

Future meetings of the Planning Committee will be:

- 3 February 2022 – It was agreed to start the meeting at 19:00 and for introductions to items be kept short.
- 22 February 2022
- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 3 FEBRUARY 2022**

COUNCILLORS

PRESENT Maria Alexandrou, Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor, Peter Fallart, Hass Yusuf and Derek Levy

ABSENT Daniel Anderson

OFFICERS: Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Gideon Whittingham (Planning Decisions Manager), Michael Cassidy (Principal Planning Officer), Sarah Odu (Principal Planning Officer), David B Taylor (Head of Traffic and Transportation), Harriet Bell (Regeneration & Environment), Nicholas Page (Conservation & Heritage Adviser), Sarah Cary (Executive Director Place), Doug Wilkinson (Director of Environment & Operational Services), Jeremy Chambers (Director of Law and Governance), Elizabeth Paraskeva (Principal Lawyer) and Julie Thornton (Legal Services) Jane Creer (Secretary), Metin Halil (Secretary) and Clare Cade (Secretary)

Also Attending: Members of the public, deputies, applicant and agent representatives.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting, which was also being filmed for live public broadcast.
2. Apologies for absence were received from Councillor Daniel Anderson, who was substituted by Councillor Derek Levy.

**2
DECLARATION OF INTEREST**

NOTED that there were no declarations of interest.

**3
REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

PLANNING COMMITTEE - 3.2.2022

4

ORDER OF THE AGENDA

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

5

21/04218/RE4 - MERIDIAN WATER, ORBITAL BUSINESS PARK 5 ARGON ROAD LONDON N18 3BZ

NOTED

1. The introduction by Sarah Odu, Principal Planning Officer, clarifying the proposal.
2. Amendment to Condition 20 to amend the trigger point from prior to the construction to prior to operation of the development.
3. Members' questions responded to by officers to clarify that this was a stand-alone planning application.
4. The unanimous support of the Committee for the officers' recommendation.

AGREED that

1. In accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 planning permission be granted, subject to conditions.
2. The Head of Development Management/Planning Decisions Manager be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

6

21//03886/HOU - 378 CHURCH STREET, LONDON N9 9HS

NOTED

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. The unanimous support of the Committee for the officers' recommendation.

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

7

21/02517/FUL - LAND ADJACENT TO COCKFOSTERS UNDERGROUND STATION, COCKFOSTERS ROAD, BARNET, EN4 0DZ

NOTED

PLANNING COMMITTEE - 3.2.2022

1. The introduction by Michael Cassidy, Principal Planning Officer, clarifying the site and the proposals, including noting pre-application discussions and design evolution; mix of units; affordable housing offer; car parking; tree removal and planting; separation distances; relationship to the street scene; sunlight and daylight impacts; adverse heritage impacts; and public benefits. Confirmation this was a Departure Application: the proposed development was a departure from Policies DMD43 and DMD44 of the Enfield Local Plan : Development Management Document (2014) and Policy G4 of the London Plan (March 2021). Officers' conclusion was that the public benefits outweighed the less than substantial harms, and the recommendation was for approval of planning permission.
2. Recent updates to the report, published online and circulated to Members, including details of additional representations received.
3. Receipt of further additional representations, circulated via email and printed and tabled for Members:
 - Concerns particularly regarding the Council's planning approach, and application of tilted balance, on behalf of Cockfosters Residents Association (CLARA) and Save Cockfosters.
 - Concerns from Mr J. Champion that there should be a Fire Staircase and a separate Service Staircase, and querying measures to address ventilation in summer.
 - Full formal objections from Councillor Daniel Anderson dated 19/8/21.
 - Letter from Laurie Handcock, Director, Built Heritage and Townscape, Icenj, that the application should be refused on heritage grounds.
 - Letter from Irwin Mitchell LLP highlighting concerns regarding the officers' report and that Members did not have sufficient information before them to safely resolve to grant permission for this development.
 - Brochure supporting the proposals from Connected Living London.
4. As part of the deputations Members would be seeing a video against the recommendation. Officers noted that it was prepared some time ago and did not reflect revisions to the scheme, did not show verified views, and included birds' eye views rather than from people's level.
5. The deputation of Bambos Charalambous MP (Enfield Southgate Constituency) that he shared the concerns raised by Cockfosters residents that the proposal would be an overdevelopment and would lead to increased traffic congestion, parking issues in surrounding roads, and adverse impact on local services including schools and GP practices. The reduction in car parking at the station would affect disabled and elderly users.
6. The deputation of Rt Hon Theresa Villiers MP (Chipping Barnet Constituency) that the proposal violated planning policies and its massing and bulk were inconsistent with the neighbourhood, which was an area of predominantly one and two storey homes. It would be visually overbearing to the station. The building fronting Cockfosters Road was ugly, and the Trent Park Conservation Area would be irreparably harmed, and Cockfosters changed for ever. Loss of the car park would discriminate against vulnerable groups and affect their access to the Tube network.
7. The video on behalf of East Barnet Residents' Association to demonstrate objections particularly in respect of the overly high scale and density of the proposed development on a prominent ridge adjacent to Green Belt and

PLANNING COMMITTEE - 3.2.2022

- cemetery and Christ Church. It would spoil views and ruin the character and heritage of the area.
8. The deputation of Colin Bull on behalf of CLARA, that the report oversold the benefits and underplayed the harms of the proposal. Cockfosters Tube station and car park played an important park and ride function for Enfield and Barnet and beyond. People would continue to drive there, leading to parking issues as residential streets were already full. Schools and health services would be challenged by the increased population. The scheme would be only 40% affordable, and the small flats in tower blocks would not address local housing needs. There were also concerns about fire safety. The plaza provision was unwise.
 9. The deputation of Alan Ward, Cockfosters Road resident and qualified planner, that there were sound reasons to refuse planning permission, as set out in the Irwin Mitchell letter. He believed that the Planning Inspectorate would dismiss any appeal by the applicant against refusal. He questioned officers' interpretation of policy DMD10.
 10. The deputation of Peter Gibbs, on behalf of Friends of Trent Country Park and FERAA, that the proposal was not sustainable development and would not comply with para 8 of the NPPF. Local heritage in Trent Park including the mansion, the Conservation Area and the essence of Cockfosters were at stake.
 11. The deputation of Kate Bishop, on behalf of East Barnet Residents' Association, that closure of 90% of the car park would breach Equalities legislation as it would disadvantage protected groups. The proposal should be rejected under these grounds. Over 12,000 people had signed petitions to stop TfL closing car parks. Those objecting included women, shift workers, elderly people, and disabled people who did not require a blue badge. This car park was extremely well used and served the end of the Piccadilly Line and should rather be promoted for park and ride.
 12. The deputation of Tony Bishop, local resident, highlighting the importance of the ability to drive to and park at Cockfosters station for himself and those in a similar situation. He was 71 years old, had mobility issues but did not hold a blue badge, and was a football season ticket holder. Walking to his nearest station at Enfield Chase was too difficult. Loss of this car park would impact his freedom and reduce his options.
 13. The deputation of Councillor Edward Smith, Cockfosters Ward Councillor, raising concerns regarding the blocks' height and location, out of keeping in the area, unsuitable for families, and with fire safety risks. The proposal did not comply with fundamental aspects of the London Plan or of the existing Enfield Local Plan. Blackhorse Tower aside, this proposal did not respond to the low rise, suburban character of Cockfosters.
 14. The deputation of Councillor Alessandro Georgiou, Cockfosters Ward Councillor, highlighting that over 3,000 local residents had objected to this proposal, including elderly people, women, and mourners. He referenced a similar scheme for Canons Park station where the Planning Inspector upheld the refusal by Harrow Council. The rental housing would be out of the financial reach of key workers. The affordable housing would be grouped at the back of the development. The car park and lift at Cockfosters station were highly valued by disabled people and carers.

PLANNING COMMITTEE - 3.2.2022

15. The response by the applicant and agent representatives for an equal maximum length of speaking time as permitted in total to the deputees.
16. The response of Matthew Sharpe, on behalf of Connected Living, including quotes from a letter of support from a local resident and business owner, Mr Curtis, previously circulated to Members, that such developments close to transportation were vital to meet the profound housing need.
17. Matthew Sharpe responded to issues raised by objectors. Whilst a limited number of planning policies may be conflicted, the proposal still complied when taken as a whole. The emerging Local Plan was supportive in respect of height of buildings in this location. The heads of terms set out in the report showed funding secured for increased health care capacity for the wider area. 27 viewpoints had been assessed. Rental housing need was very high, especially London affordable rent tenures. Details of proposed rental levels were provided in the addendum report and all were below local housing allowances. The fire strategy had been reviewed and had GLA support, and met what was required by Building Regulations.
18. The response of Ben Tate and colleagues on behalf of Transport for London (TfL), which with Grainger made up the joint venture Connected Living London, that the development would help tackle the housing crisis and generate income to put back into the transport network. This was an opportunity to transform the site to give the local community integrated play space, safer environment, employment opportunities, and benefit local businesses. It was not financially or environmentally sustainable for the site to remain solely as a car park, which encouraged car use and did not align with the Council's priorities around climate change. A Community Infrastructure Levy and S106 package had been agreed. It would become easier and safer to walk and cycle to the station, there would be links to accessible bus networks, drop off / pick up zone close to the station entrance, and Dial A Ride and taxi card availability. The Police Service had been consulted on safety implications and supported the proposals. There would be accessible public space, new lighting, cctv, and natural surveillance from the new homes.
19. The response of Callum Alexander, on behalf of Grainger, that all the homes would be available to rent and they would be the landlord, long term, and would provide a high quality service, tenure blind, with residents having equal access to the same amenities. The facilities would contribute positively to the local area. The homes would be suitable for different types of people, including key workers and families, and with affordable rents. The development had been designed by award-winning architects.
20. The response of Marko Neskovic, Agent, clarifying the design process. Agreed principles had been established with Planning officers which underpinned the process. There had been engagement with the Enfield Design Review Panel and the local community. The number of buildings and overall size had been reduced in response to consultation. The buildings were reoriented to increase light and space. The station and Trent Park were key considerations in the approach. The building heights were appropriate. Assessment had been done against 27 sensitive view points. The development would lead to less than substantial harm.
21. In conclusion the proposal would bring 351 well designed high quality homes and respond to Enfield's housing needs , with 40% affordable

PLANNING COMMITTEE - 3.2.2022

housing. There would be creation of publicly accessible public space and play space. There would be £4.5m in financial contributions to enhance the local area. Local biodiversity would be increased. The homes would be energy efficient. An integrated community would be created where people wanted to live.

22. The meeting re-commenced following a brief break.
23. Members' debate and questions responded to by officers, detailed below.
24. The comments of Councillor Rye highlighting concerns relating to the scale, bulk and massing, and impact on the station setting, Trent Park and the cemetery, and that it would dominate the skyline. He requested further explanation of affordability. Loss of the safe car park would cause a loss of amenity to many residents and impact people's independence, and would lead to parking issues in Cockfosters, and he questioned how parking would be managed. The loss of sunlight / daylight to Cockfosters Parade properties would be unacceptable. He questioned whether there would be long term improvements in respect of heritage enhancement. He asked for more information on the flexible retail offer, and on local sport enhancements. Also building tower blocks with only one stairwell was questioned. He also asked about assessment of the cumulative impact of Blackhorse Tower development and population numbers, and whether there would be connection to the local heat network. He could not support the conclusions for this being acceptable for departure from policies.
25. Officers clarified the precedence given to most recent policies; that the application had been assessed in detail and a view taken in accordance with the aims of policy, and case law. Officers had concluded that the benefits outweighed the harms. Publicly accessible space on site would be increased. The scheme was tenure blind, of the same quality, with same access to facilities, and affordable units were grouped together to keep down service charges and therefore rents. Blocks at the rear were surrounded by landscaping and had nice views. The affordability table in the addendum report set out details of proposed rents and affordable levels. Cockfosters Ward had a low percentage of private rental and smaller units that were affordable, and this development would meet that need. Sunlight and daylight issues were clarified: as the site had been largely unbuilt on, Cockfosters Parade had very good levels of light and whilst it would be reduced good levels would be retained afterwards. In respect of the flexible retail units, any further use outside bar use would require planning permission. There was no policy requirement that sporting provision be provided; there were local facilities, an uplift in public open space and Trent Park nearby that would fulfil the needs. Fire safety was covered in para 8.183 of the report; the development was designed to fully meet building regulations, had been reviewed by the GLA, and had appropriate condition. Cumulative impact of housing developments had been considered, including traffic generation. There was an expected reduction in traffic levels from previous uses. Distances in respect of boundaries and windows were confirmed as acceptable. It was confirmed there had been discussions between the applicants and Energetik who supported connection for larger developments to the heat network.
26. The Head of Traffic & Transportation highlighted para 9 of the report in respect of Equality Duty and Human Rights. 12 blue badge spaces were

PLANNING COMMITTEE - 3.2.2022

being retained and a further 35 parking spaces for public use partly in response to concerns raised. A condition was proposed for a car park management plan regarding use and enforcement. There would be a condition for a construction and logistics management plan during building. In respect of overspill parking on residential streets, introduction of additional on street parking controls was suggested, after engagement with residents. The S106 obligation would allow that to happen.

27. Officers' response to further queries from Councillor Susan Erbil in respect of impact on local health services and education, accessibility to open space, and ventilation in the blocks in summer. It was confirmed in para 6.23 of the report that NHS London had no objection, but a s106 contribution would be needed to improve health infrastructure to mitigate the impact and had been agreed by the applicant. Para 8.420 of the report covered education and childcare facilities and the conclusion it was not proportionate, reasonable or necessary to request an education contribution. Para 10 on the Community Infrastructure Levy was the accepted way to support the development of appropriate infrastructure. The open space would be accessible for all the residents and neighbouring residents, with connection to the LOOP from the northern boundary, and to areas of woodland. The scheme had properly considered ventilation and windows so there would not be issues.
28. Councillor Yusuf's comments on the positive aspects of the proposal, including affordable housing. He requested further guidance on comparison with the application at Arnos Grove; segregation; access to the station; and the acceptability of the design/impact on heritage. The Director of Law and Governance confirmed that the Committee may refuse planning permission but would be required this evening to give its reasons for doing so, with officers able to assist in their appropriate form. Nicholas Page, Conservation & Heritage Adviser, clarified the work done in respect of visualisations from identified viewpoints, the balance of achieving the quantum of development for housing provision, and the arrangement of the blocks to mitigate harm. There had been significant evolution of design. Officers considered the proposal well designed. This type of brownfield site next to stations should be where development was proposed. Conditions included a car park management plan and disabled parking.
29. MEETING TIME EXTENSION
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end (10:00pm) be suspended for a period of 30 minutes to enable the item to continue to be considered.
30. Councillor Anolue's further queries in respect of segregation and inclusivity; affordability of the housing; and CPZ charges for neighbouring residents. Officers confirmed the affordability, below the Enfield housing allowance, catering for less well-off residents, and meeting the Mayor's affordability requirements. It was not considered there was segregation in the scheme as all residents had equal access to all facilities and communal spaces. The development should be considered as a single site with no barriers or separate access. In respect of a CPZ it was confirmed that permit prices were based on car engine size: for a typical car the cost was generally 15p to 30p per day for a permit. Any CPZ introduction would be done through a consultation process.

PLANNING COMMITTEE - 3.2.2022

31. Councillor Alexandrou's comments that the tower blocks would be ugly, too high, unsuitable for the area, and encourage in people from other parts of London. She queried the lawfulness under Equalities legislation. Loss of the station car park would have safety implications. She had concerns about the harm to the conservation area and heritage assets. Local schools were oversubscribed. Concerns remained regarding housing mix and block segregation, and affordability. Officers confirmed the proposal was not unlawful.
32. MEETING TIME EXTENSION
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end be suspended for a further period of 15 minutes to enable the item to continue to be considered.
33. Councillor Taylor's requests for clarification in respect of the public amenity space; further contact with Historic England; the management agent across the site; play space calculation; comparisons with a similar application at Stanmore; effects of a CPZ; the late receipt of the Irwin Mitchell letter and officers' views on its content; and how significant the harm was to the station and other heritage assets. Nicholas Page confirmed further contact with Historic England. The impact on the station interior was shown. The instances of moderate harm were clarified. The case officer clarified the amenity spaces within the development. The remainder around the buildings would be open to the residents and public. The new London Plan took a design led approach to density and this proposal was substantially less than what was considered high density. Connected Living London was established as the registered provider. The GLA raised no objections as part of their stage 1 response. London Plan requirements were used to calculate the play space. Reference had been made to Stanmore, but this scheme must be considered on its own merits and was in a highly accessible location. It was confirmed that DMD10 had been applied consistently to Blackhorse Tower and this scheme. Legal Services representatives advised it would be inappropriate to comment on the specifics of a letter received today, and it should not influence a decision on planning grounds. There was compliance with Equalities legislation, reflected in a mitigation plan.
34. MEETING TIME EXTENSION
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end be suspended for a further period of 10 minutes to enable the item to continue to be considered.
35. Councillor Levy's comments that the station and car park served a wide area and supported public transport use. He questioned whether this housing would encourage people to move into the borough and exacerbate Enfield's housing crisis, and it's affordability for Enfield residents. He had concerns about the tilted balance. The Head of Development Management clarified the presumption in favour, the position in Enfield, and that decisions must be based on policy; and that the London Plan set out what were affordable units.
36. Councillor Taylor registered that he remained unhappy in respect of DMD 10 concerns and potential contravention of the London Plan. The Head of Development Management provided assurances and the Head of Planning

PLANNING COMMITTEE - 3.2.2022

confirmed that separate legal advice had been taken and this was a fully justifiable and robust recommendation by officers.

37. In response to the Chair's queries, the Director of Law and Governance confirmed that any decision taken by the Committee, approval or refusal, must be on sound planning grounds, taking into account material planning considerations only.
38. MEETING TIME EXTENSION
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end be suspended for a further period of 10 minutes to enable the item to continue to be considered.
39. Councillor Rye wished to propose that planning permission be refused for reasons relating to the enhancements did not outweigh the harms to heritage assets, and that buildings of this height and mass on this site would represent a discordant form of development. For clear wording of potential reasons for refusal, the Director of Law and Governance suggested an adjournment for Planning officers, Legal officers and external legal advisers to shape the reasons outlined for agreement by Councillor Rye and a seconder.
40. MEETING TIME EXTENSION
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end be suspended for a further period of 30 minutes for the adjournment as suggested and to enable the item to continue to be considered.
41. MEETING TIME EXTENSION
On resumption after the adjournment, **AGREED** that the rules of procedure within the Council's Constitution relating to the time meetings should end be suspended until consideration of the item was completed.
42. The proposal by Councillor Rye, seconded by Councillor Alexandrou, that planning permission be refused for the following reasons:

Ground 1 – Heritage

"The proposal, by reason of its bulk, mass, height and design, would represent a form of development that, having regard to housing need and presumption in favour of approving sustainable development and the tilted balance, would fail to preserve or enhance the character and appearance of the Trent Park Conservation Area and would have a detrimental impact on the setting of the designated heritage assets in the immediate vicinity of the site, namely the Cockfosters Underground Station and the Trent Park Registered Park. This would result in harm albeit less than substantial harm, to the Conservation Area as well as the designated assets which taking account of need to consider Chapter 16 of the NPPF, the requirement for 'great weight' to be given to this harm; and, the requirement for 'clear and convincing justification' for any level of harm, would not be outweighed by the public benefits of delivering new residential accommodation including affordable residential accommodation. The proposal is therefore contrary to the objectives of Section 72(1) of the Planning (Listed Building and Conservation Area) Act 1990; Chapter 16 of the National Planning Policy Framework 2021; Policies HC1 and D4 of the London Plan 2021; Policies CP30 and CP31 of the Core Strategy 2010; Policies DMD37 and DMD44 of the Development

PLANNING COMMITTEE - 3.2.2022

Management Document 2014; and, Objective 10 of the Enfield Heritage Strategy 2019 “Transport Connectivity and Safeguarding and be contrary to the development plan.

Ground 2 – Character

The proposal, by reason of its siting, mass, height, bulk and design, is of insufficient design quality and as a result would represent an incongruous and overly dominant form of development that, having regard to the presumption in favour of approving sustainable development and the tilted balance, fails to enhance its context, respond to the existing character of place and satisfactorily integrate with its surroundings. The proposal therefore represents a discordant form of development, out of keeping with and detrimental to the character and appearance of the surrounding area which would not be outweighed by the public benefits of delivering new residential accommodation including affordable residential accommodation. The proposal is therefore contrary to the design objectives as set out in the National Planning Policy Framework 2021 (in particular Section 12); Policies D3, D4 and D9 of the London Plan 2021; Policy CP30 of the Core Strategy 2010; Policy DMD37 and DMD43 of the Development Management Document 2014 and be contrary to the development plan.

The proposal was not supported by a majority of the Committee: 5 votes for, 6 votes against and 1 abstention.

43. Councillor Taylor considered that issues remained unanswered. The Head of Development Management confirmed that officers considered given the level of integration on the single site that all residents could move around there was not segregation; and that the relationship to neighbouring properties was acceptable.
44. The proposal by Councillor Taylor, seconded by Councillor Levy, that a decision on the application be deferred to allow further consideration of issues relating to requirements of the London Plan and to segregation between blocks, was not supported by a majority of the Committee: 6 votes for and 7 votes against (including the Chair's casting vote).
45. The proposal by Councillor Erbil, seconded by Councillor Bedekova, that the officers' recommendation be approved was supported by a majority of the Committee: 7 votes for (including the Chair's casting vote) and 6 votes against. The steps that the Chair may take were clarified by the Director of Law and Governance. The Chair confirmed that he was voting to approve the officers' recommendation.

AGREED that:

1. Subject to the Stage 2 referral to the Mayor of London and no objection being raised and the completion of a S106 to secure the matters covered in the report, the Head of Planning/Head of Development Management be authorised to grant planning permission subject to conditions.
2. The Head of Planning/Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover matters in the Recommendation section of the report.

PLANNING COMMITTEE - 3.2.2022

8

21/03246/OUT - GARAGES 1 - 26 ORDNANCE ROAD ENFIELD EN3 6BN

Application not considered due to time available in the meeting.

9

21/03248/OUT - CAR PARK RAYNTON ROAD ENFIELD EN3 6BP

Application not considered due to time available in the meeting.

10

FUTURE MEETING DATES

Future meetings of the Planning Committee scheduled:

- 22 February 2022
- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 22 FEBRUARY 2022**

COUNCILLORS

PRESENT Sinan Boztas, Maria Alexandrou, Kate Anolue, Susan Erbil, Ahmet Hasan, Michael Rye OBE, Jim Steven, Doug Taylor, Hass Yusuf and Peter Fallart

ABSENT Mahym Bedekova and Daniel Anderson

OFFICERS: Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Lap-Pan Chong (Principal Planning Officer), David Gittens (Planning Decisions Manager), James Clark (Principal Planning Officer), Mike Hoyland (Senior Transport Planner), Vincent Lacovara (Head of Planning), Jamie Kukadia (Engineer), Nicholas Page (Conservation & Heritage Adviser), Catriona McFarlane (Legal Representative) and Elizabeth Paraskeva (Principal Lawyer) Jane Creer (Secretary)

Also Attending: Members of the public, deputies, applicant and agent representatives.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting, and confirmed the meeting procedures.
2. Apologies for absence were received from Councillors Mahym Bedekova and Daniel Anderson.

**2
DECLARATION OF INTEREST**

NOTED that there were no declarations of interest.

**3
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
TUESDAY 14 DECEMBER 21**

AGREED the minutes of the Planning Committee meeting held on Tuesday 14 December 2021 be confirmed as a correct record.

**4
REPORT OF THE HEAD OF PLANNING**

PLANNING COMMITTEE - 22.2.2022

RECEIVED the report of the Head of Planning.

5

ORDER OF THE AGENDA

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

6

21/03248/OUT - CAR PARK RAYNTON ROAD ENFIELD EN3 6BP

1. The introduction by Lap-Pan Chong, Principal Planning Officer, clarifying the proposal and the scheme.
2. Members would like to ensure some trees/hedges were planted. Officers advised that this would be dealt with under the landscaping condition already stated in the committee report.
3. The deputation of Ian Wilson, resident, including that as a leaseholder he had amenity use of the grassed area and was concerned by its loss.
4. The response of Nour Sinno (HTA Design LLP, Agent); Neil Double and Simon Chouffot (Applicant); and Jon Lopez (Architect).
5. Members' debate and questions responded to by officers including clarification of the hybrid element and the parking provision. Amena Matin, Head of Regeneration and Growth, at the invitation of the Chair, confirmed that the Council had met all legal requirements to dispose the site to the applicant.
6. The unanimous support of the Committee for the officers' recommendation.

AGREED

1. That the Head of Development Management be authorised to grant planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the recommendation section of the report.

7

21/03246/OUT - GARAGES 1 - 26 ORDNANCE ROAD ENFIELD EN3 6BN

NOTED

1. The introduction by Lap-Pan Chong, Principal Planning Officer, clarifying the proposal and the scheme.
2. Members' debate and questions responded to by officers, including advice from Urban Design Team officers present.
3. The support of a majority of the Committee for the officers' recommendation: 8 votes for and 1 vote against.

AGREED

PLANNING COMMITTEE - 22.2.2022

1. That the Head of Development Management be authorised to grant planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

8

21/01248/FUL - PUBLIC HOUSE, 155 PERCIVAL ROAD, ENFIELD, EN1 1QT

NOTED

1. The introduction by James Clark, Principal Planning Officer, clarifying the proposal and the planning history.
2. The deputation of Councillor Mahmut Aksanoglu, Southbury Ward Councillor, on behalf of residents in objection to the application.
3. The response of Rupert Litherland (Agent) and Richard Baylis (Architect).
4. Members' debate and questions responded to by officers.
5. During discussion, notwithstanding presumption in favour / tilted balance, concerns were expressed regarding impact on the character of the area due to scale and design as well as the effect on free flow and safety of traffic using the adjoining highway.
6. The proposal by Councillor Rye that planning permission be refused on grounds relating to character / appearance and highways / parking / effect on free flow and safety of traffic, seconded by Councillor Alexandrou and supported unanimously by the Committee.

AGREED that planning permission be refused for the reasons discussed.

Draft reasons for refusal to be agreed with the Chair and Opposition Lead.

9

20/02137/HOU - 29A CAMLET WAY, BARNET, EN4 0LJ

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposal and the planning history.
2. The deputation of Robert Wilson (Hadley Wood Conservation Area Study Group) and on behalf of Stephanie Gottlieb, local resident, unable to make a deputation in person but whose objections had also been circulated to Members.
3. The statement of Councillor Alessandro Georgiou, Cockfosters Ward Councillor, on behalf of local residents in objection to the application.
4. The response of Michael Vanoli, Agent.
5. Members' debate and questions responded to by officers.
6. During debate, clarity was sought on the nature of the changes to this application and the loss of trees and the effect on the setting and

PLANNING COMMITTEE - 22.2.2022

appearance of the Conservation Area. There was also discussion on the adequacy of the SuDs measures.

7. Advice as requested by Members from Sustainable Drainage and Heritage officers.
8. **MEETING TIME EXTENSION**
AGREED that the rules of procedure within the Council's Constitution relating to the time meetings should end (10:00pm) be suspended for a period of 15 minutes to enable the item to continue to be considered.
9. The advice of the Head of Development Management in respect of the landscaping condition, screening, and replacement of trees, and options for the Committee to proceed with a decision.
10. The proposal by Councillor Taylor, seconded by Councillor Rye, that a decision on the application be deferred on grounds relating to adequacy of SuDs and the effect of the loss of trees to the setting of the Conservation Area. Members also stated their wish for all parties to be engaged in dialogue regarding the proposals. This was supported by a majority of the Committee: 9 votes for and 1 against.

AGREED that a decision on the application be deferred to a future meeting for the reason above.

10

21/01676/FUL - LAND TO THE REAR OF 18 WAGGON ROAD, HADLEY WOOD, BARNET, EN4 0HL

Due to the lateness of the meeting and time not being available to consider this matter, this item was not considered.

Application deferred to the next meeting.

11

FUTURE MEETING DATES

Future meetings of the Planning Committee scheduled:

- 8 March 2022 – Provisional
- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 8 MARCH 2022**

COUNCILLORS

PRESENT Sinan Boztas, Mahym Bedekova, Daniel Anderson, Kate Anolue, Peter Fallart, Ahmet Hasan, Michael Rye OBE, Jim Steven, Hass Yusuf, Chinelo Anyanwu, Ayten Guzel and Andy Milne

ABSENT Maria Alexandrou, Susan Erbil and Doug Taylor

OFFICERS: Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Gideon Whittingham (Planning Decisions Manager), James Clark (Principal Planning Officer), Karolina Grebowiec-Hall (Principal Planning Officer), John Hood (Legal Services) and Jamie Kukadia (Highways, Place) Marie Lowe (Secretary)

Also Attending: Members of the public, deputies, applicant and agent representatives.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting.
2. Apologies for absence were received from:
Councillor Maria Alexandrou, who was substituted by Councillor Andy Milne.
Councillor Susan Erbil, who was substituted by Councillor Chinelo Anyanwu.
Councillor Doug Taylor, who was substituted by Councillor Ayten Guzel.

**2
ORDER OF THE AGENDA**

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

**3
DECLARATION OF INTEREST**

NOTED that there were no declarations of interest.

PLANNING COMMITTEE - 8.3.2022

4

REPORT OF THE HEAD OF PLANNING

RECEIVED the report of the Head of Planning.

5

19/01988/FUL - ST MONICA'S HALL, 521 GREEN LANES, LONDON, N13 4DH

NOTED

1. The introduction by Gideon Whittingham, Planning Decisions Manager, clarifying the proposals and including an outline of previous decisions to reach the current position and recommendation to Planning Committee.
2. Receipt of three additional letters, including comments from the Theatres Trust.
3. Rewording of Condition 29 to reflect the provision of a flexible / temporary stage and continued availability to the community.
4. Members debate and questions responded to by officers.
5. The majority support of the Committee for the Officers' recommendation.

AGREED:

1. That subject to the finalisation of a S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions, including amendment to Condition 29.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the recommendation section of the report.

6

21/01676/FUL - LAND TO THE REAR OF 18 WAGGON ROAD, HADLEY WOOD, BARNET, EN4 0HL

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. The deputation of David Harbott, neighbouring resident.
3. The statement of Councillor Alessandro Georgiou, Cockfosters Ward Councillor.
4. The response of Hilary Goodban, Agent.
5. In response to Councillor Georgiou's reference to unlawful tree removal at 393 Cockfosters Road, the Head of Development Management confirmed this was under investigation by the Enforcement team and that Councillor Georgiou would be updated on progress.
6. Members' debate and questions responded to by officers.

PLANNING COMMITTEE - 8.3.2022

7. Discussion in the meeting focused on the concerns raised in the resident and ward councillor deputations. Officers advised that weight needed to be given to the extant outline planning permission and the previous application which was refused planning permission solely on grounds relating to SuDs. The advice of the SuDs officer in attendance was noted but notwithstanding and taking into account the tilted balance, Members continued to have concerns around the adequacy of the SuDs measures and the biodiversity mitigation.
8. The proposal that planning permission be refused on the grounds relating to SuDs and biodiversity was supported unanimously by the Committee.

AGREED that planning permission be refused on grounds relating to SuDs and Biodiversity.

Draft reasons for refusal to be agreed by the Chair and Opposition Lead.

7

21/03694/FUL - WESTERN FIELDS, TOTTENHAM HOTSPUR TRAINING CENTRE, HOTSPUR WAY, ENFIELD, EN2 9AP

NOTED

1. The introduction by James Clark, Principal Planning Officer, clarifying the proposals.
2. Members' debate and questions responded to by officers.
3. During the discussion, there was a request for the following:
 - I. Details of flood lighting and columns (not fixed) to be secured by condition.
(Post Meeting Note: THFC have confirmed no floodlights are proposed as part of the temporary proposals. A condition will be imposed instead which states that no floodlights of any kind will be placed on site, moveable or not.)
 - II. Discussion on S106 should incorporate preferential access to the facilities from those most deprived parts of the Borough in the eastern wards.
 - III. The applicant be advised that the Planning Committee are keen to see a master plan for the entire site against which to consider future proposals.
4. The majority support of the Committee for the Officers' recommendation subject to an additional condition for the completion of a S106 agreement.

AGREED:

1. That subject to the completion of a S106 to secure the matters covered in this report the Head of Development Management be authorised to GRANT planning permission subject to conditions, including additional conditions / S106 above.
2. That the Head of Development Management be granted delegated authority to agree / amend the final wording of the conditions to cover the matters in the recommendation section of the report.

PLANNING COMMITTEE - 8.3.2022

8

21/04271/RE4 - UPTON ROAD AND RAYNHAM ROAD, LONDON, N18 2LJ

NOTED

1. The introduction by Karolina Grebowiec-Hall, Principal Planning Officer, clarifying the proposals.
2. An Update Note, published and circulated to Members.
3. Confirmation that the Environment Agency raised no objection, subject to conditions and S106 obligations relating to the survey, repair and ongoing maintenance of the wall that functions to protect the site from flooding.
4. Members' debate and questions responded to by officers.
5. The majority support of the Committee for the Officers' recommendation.

AGREED:

1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to no objections being received from the Environment Agency, the finalisation of a shadow S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of the report.

9

FUTURE MEETING DATES

Future meetings of the Planning Committee scheduled:

- 22 March 2022
- 5 April 2022 – Provisional
- 26 April 2022

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 29 MARCH 2022**

COUNCILLORS

PRESENT Maria Alexandrou, Daniel Anderson, Kate Anolue, Mahym Bedekova, Sinan Boztas, Susan Erbil, Peter Fallart, Sabri Ozaydin (Mayor), Michael Rye OBE, Doug Taylor and Hass Yusuf

ABSENT Ahmet Hasan and Jim Steven

OFFICERS: Marie Lowe (Secretary), Jane Creer (Secretary) and Metin Halil (Secretary)

Also Attending: Members of the public, deputies, applicant and agent representatives.

**1
WELCOME AND APOLOGIES FOR ABSENCE**

NOTED

1. Councillor Boztas (Chair) welcomed all attendees to the meeting, and confirmed the meeting procedures.
2. Councillor Sabri Ozaydin substituted for Councillor Ahmet Hasan.
3. Apologies for absence were received from Councillors Ahmet Hasan and Jim Steven.

**2
ORDER OF THE AGENDA**

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

**3
DECLARATION OF INTEREST**

NOTED that there were no declarations of interest.

**4
REPORT OF THE HEAD OF PLANNING**

RECEIVED the report of the Head of Planning.

**5
21/04791/RM - EXETER ROAD ESTATE, EXETER ROAD, ENFIELD EN3
7TW**

PLANNING COMMITTEE - 29.3.2022

NOTED

1. The introduction by Joseph McKee, Principal Planning Officer clarifying the proposals.
2. Members debate and questions responded to by officers.
3. Members comments/queries as follows:
 - The application, a very positive development, was difficult to determine due to insufficient detail regarding the type, colour and texture of external materials.
 - Members asked, in order to aid the conceptualisation of proposals of this size, that photographs of similar completed developments be brought to future meetings of the Committee.
 - Members reiterated their request from a previous meeting, that a briefing note regarding the findings of the investigation to identify alternative access routes to the estate from Exeter Road be circulated to Members.
 - Members requested that details of the external materials, including physical samples of bricks and the colour palette be brought to Committee when the detailed application was to be considered.
4. The unanimous support of the Committee for the officers' recommendation.

AGREED that:

1. The Head of Development Management be authorised to grant planning permission subject to conditions; and
2. The Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the recommendation section of the report.

6

20/03011/FUL - MOORFIELD FAMILY CENTRE, 2 MOORFIELD ROAD, ENFIELD EN3 5PS

NOTED

1. The introduction by David Gittens, Planning Decisions Manager, clarifying the proposals.
2. The deputation of Julian Carter, agent, spoke against the officers' recommendation of refusal.
3. David Gittens responded to questions raised by the depute:
 - Should the applicant agree to signing a legal agreement securing contributions to the extension of the controlled parking zone condition (CPZ) reason for refusal 4 would be reconsidered at the time of receipt.
 - Whilst there was an awareness that the proposed scheme contained a housing mix of 100% affordable housing this was not

PLANNING COMMITTEE - 29.3.2022

supported by the design, which was harmful to the area and would be detrimental to both local residents and local amenity.

- When completed the development would be next to the pathway.
- 4. Members debate and questions responded to by officers.
- 5. During the discussion the following points and requests were made:
 - The proposal for affordable housing at London rent was acknowledged, however support was expressed in the reasons for officer's proposal to refuse the application on the grounds that it was over development of the site, the impact on the adjoining properties and close proximity to the street.
 - The development by virtue of its size, bulk, massing, proximity and siting to neighbouring occupiers would give rise to an unneighbourly loss of sunlight and daylight and unneighbourly sense of enclosure.
 - There would be a detrimental impact on residents physical and mental health and wellbeing.
 - There was the potential that Anti-Social Behaviour (ASB) would increase which would arise from a densely populated development, with many families with children and little green space.
 - Poor parking provision would exacerbate the existing parking problems in the area.
 - Sunlight would be obscured from the gardens of properties due south.
 - Although a legal agreement would fund the implementation of a Controlled Parking Zone (CPZ) the cost of on-going maintenance would fall to residents.
- 6. The support of the majority of the Committee for the officers' recommendation to refuse the application with eight votes for and one abstention.

AGREED that planning permission be refused for the reasons set out in the report of officers.

7

21/03370/FUL - BUSH HILL PARK BOWLS TENNIS AND SOCIAL CLUB, ABBEY ROAD, ENFIELD EN1 2QP

NOTED

1. The introduction of Gideon Whittingham, Planning Decisions Manager, clarifying the proposals.
2. An Update Note, published and circulated to Members.
3. Receipt of three additional letters.
4. The deputation of Michael Kelly, on behalf of Abbey Road Residents & Neighbours' Group, spoke against the officers' recommendation.
5. The responses of David Davidian, Applicant and Michael Koutra, Agent.
6. Members' debate and questions responded to by officers.

PLANNING COMMITTEE - 29.3.2022

7. Discussion in the meeting focused on the concerns raised in the resident deputation regarding the size of the enlarged access route to the rear of the proposed development and the impact on resident parking.
8. A Section 106 Agreement be required to secure the reinstatement of the tennis courts.
9. An additional condition be added regarding Permitted Development rights.
10. The majority support of the Committee for the officers' recommendation, with ten votes for and one against.

AGREED that the Head of Development Management be authorised to GRANT planning permission subject to conditions.

8

21/03458/FUL - NORTH MIDDLESEX HOSPITAL, STERLING WAY, EDMONTON N18 1QX

1. The introduction by Gideon Whittingham, Interim Planning Decisions Manager, clarifying the proposals.
2. Members debate and questions responded to by officers.
3. Members comments/queries as follows:
 - i. Adequate provision be made for dropping-off attendees near to the hospital entrance
 - ii. The number of disabled parking spaces be equal to the existing provision.
4. The unanimous support of the Committee for the Officers' recommendation.

AGREED that:

1. Subject to the completion of a Section 106 Agreement to secure the matters covered in the report, the Head of Development Management be authorised to grant planning permission subject to conditions.
2. the Head of Development Management be granted delegated authority to agree the final wording of the conditions and the Section 106 Agreement to cover the matters in the Recommendation section of the report.

9

FUTURE MEETING DATES

Future meetings of the Planning Committee scheduled:

-
- 5 April 2022 – Cancelled
- 26 April 2022

MUNICIPAL YEAR 2021/2022

COMMITTEE:
PLANNING COMMITTEE
 26.04.2022

REPORT OF:
 Head of Planning

Contact Officer:
 Planning Decisions Manager
 David Gittens Tel: 020 8379 8074
 Claire Williams Tel: 020 8379 4372
 Gideon Whittingham (Interim)
 Tel: 020 8132 1623

AGENDA - PART 1	
SUBJECT - Report of Head of Planning	

1. APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

In accordance with delegated powers, 470 applications were determined between 26/02/2022 and 08/04/2022, of which 405 were granted and 65 refused.

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

Background Papers

To be found on files indicated in Schedule.

2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS

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

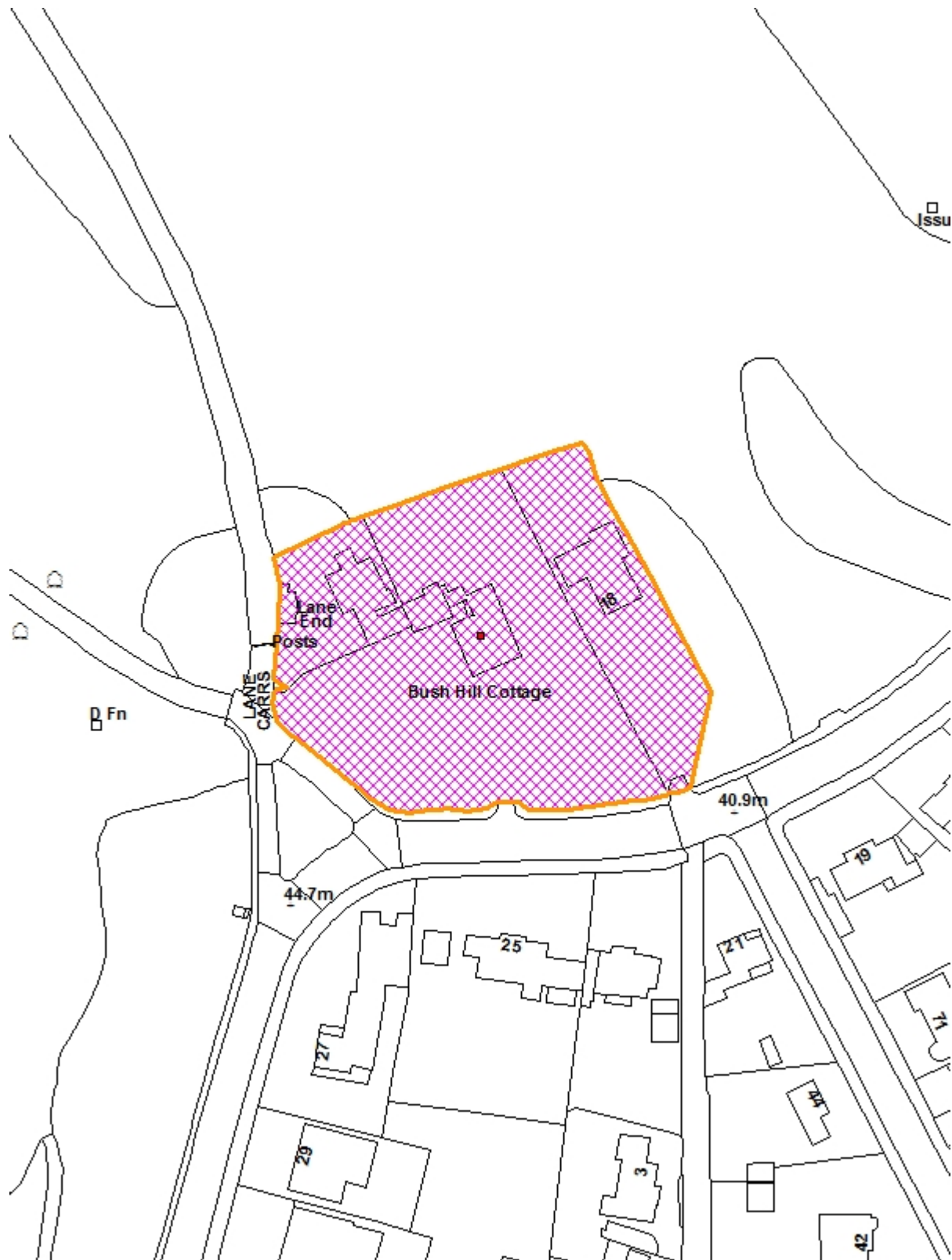
- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation 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:** 26th April 2022**Report of**
Head of Planning –
Vincent Lacovara**Contact Officer:**
Andy Higham
James Clark**Ward:**
Grange**Ref:** 20/03530/FUL**Category:** Full Planning Application**LOCATION:** Land End, 18 And Bush Hill Cottage, 20 Bush Hill, London, N21 2BX**PROPOSAL:** Construction of four buildings, ranging from 3 to 5 storeys in height to provide 29 residential units, including underground basement parking, new vehicular access, landscaping and associated works.**Applicant Name & Address:**
Argall Properties Ltd**Agent Name & Address:**
Phase 2 Planning Limited
270 Avenue West
Great Notley
CM7 7AA
mcalders@phase2planning.co.uk**RECOMMENDATION:**

1. That subject to the finalisation of a S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ref: 20/03530/FUL LOCATION: Land End, 18 And Bush Hill Cottage, 20, Bush Hill, London, N21 2BX



1 Note for Members

- 1.1 This planning application is brought to Planning Committee on account of the development being categorised as a “major” development involving the erection of 10 or more residential units”. In accordance with the scheme of delegation, is reported to Planning Committee for determination.

2 Recommendation:

- 2.1 That subject to the completion of a S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions to cover the following:

1. Time limit
2. Accordance with plans
3. External Appearance (sample materials)
4. Materials (approved)
5. Sustainable Development
6. Terraces – design
7. Finished floor levels
8. Surface Materials
9. Biodiversity Enhancements
10. Landscape (compliance)
11. Lighting Plan
12. Arboricultural Method Statement with Tree Protection Plan
13. Nesting season
14. Drainage Strategy
15. Drainage verification report
16. Low carbon technology
17. Minimum 35% Carbon improvement
18. Energy certificate
19. Green procurement Plan
20. Access and sight splays
21. Detail of development – Refuse storage
22. Construction Site Waste Management
23. Cycling storage
24. Car Parking (pre-occupation)
25. TRO and one-way
26. Electric charging points
27. Construction Management Plan
28. Highway details
29. Highway dedication
30. Construction Noise
31. Water
32. Details of any rooftop plant, extract ducts and fans
33. Part M units
34. Fibre connectivity infrastructure
35. Secure by Design
36. No plant equipment to be fixed to external face of building
37. Contamination
38. No loading
39. Basement methodology
40. Security

Informative

- 1 Section 278 works to the highway to be undertaken prior to development
- 2 Infrastructure Works to Footway and Carriageway (Bush Hill)

- 2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

3 Executive Summary:

- 3.1 The report provides an assessment of the proposed scheme for the redevelopment of the site involving the construction of part 3, part 4, part 5 storey residential building (Class C3) to provide twenty-nine (29) new flats with dedicated underground car parking for thirty-nine (39) vehicles and associated cycle and refuse storage. The development would include a dedicated drop-off area as part of a one-way system on Carr Lane.
- 3.2 The site is considered brownfield and sustainable location, suitable for appropriate residential intensification with an established extant planning permission for a development of twenty (20) dwellings, representing a significant fall-back position.
- 3.3 The affordable housing and targeted financial contributions amount to £2,572,000 of which £1,226,000 would be directly channelled to council led affordable housing development in the Borough. The application is supported by appropriate and satisfactory technical reports covering the effect of the proposed development on parking, servicing, biodiversity and impacts to neighbouring amenity. The impacts of the development are considered within acceptable thresholds to meet policy compliance expectations.
- 3.4 The proposed residential units provide a very high standard of accommodation and appropriate and suitable dwelling mix for the site and surroundings. The site represents an opportunity for downsizing within the borough and the release of family housing elsewhere in the Borough.
- 3.5 The biodiversity and landscape enhancements the planning application provide are significant amounting to a net biodiversity gain of 357.49% in habitat units and 3385.85% in hedgerow units. The blocks have a high degree of solar panels and energy efficiency standard.

The planning application satisfies overarching planning policy aims to increase the housing stock of the borough and considered to be acceptable subject to pre-commencement and pre-occupation planning conditions and a S106 legal agreement.

4 Site and Surroundings:

- 4.1 The application site is located on the northern side of Bush Hill on the junction with Carrs Lane, a minor spur road to the golf course entrance. Surrounding the site to the north and west is Bush Hill Golf Course, with residential properties to the south. The site benefits from two (2) existing crossover accesses to Bush Hill and one (1) to Carrs Lane.

- 4.2 The site originally comprised three (3) two storey properties. All were demolished over two years ago as part of the formal commencement of the extant planning permission under reference 18/04085/VAR. The site is currently vacant and not in active use.
- 4.3 The development site is not located within a Conservation Area, neither does it contain any listed buildings. There is a veteran tree on the site and this is covered by a tree preservation order (TPO).
- 4.4 A boundary wall forms the majority of the boundary treatment with Carrs Lane and Bush Hill with some planting behind. Metropolitan Open Land (MOL), Local Open Space, Site of Borough Importance for Nature Conservation and Areas of Archaeological Importance all border the site to the north. However, the site itself has no planning policy designations
- 4.5 The site straggles a PTAL Level 0 and 1b (the public accessibility level) area. The site is approximately 35 and 20-25 minute walk from Grange Park and Enfield Chase train stations respectively.

5 Proposal:

- 5.1 The proposed development would erect four buildings, ranging between 3 to 5 storeys in height to provide 29 residential units. Blocks A and B located to the east of the site would extend to a three (3) storey height, Block C would be four (4) storey and Block D would be five (5) storey with the fourth floor set back from the perimeter elevations.
- 5.2 The four (4) blocks would create a crescent formation following Bush Hill, with blocks A and B of greatest prominence when viewed from Bush Hill looking west. Blocks C and D would be visible from eastward views along Bush Hill but the position of the five (5) storey Block D is partially shielded from wider views due to its siting relative to Bush Hill and the position of Block C.
- 5.3 The proposed development includes underground basement parking for 39 spaces (inclusive of 3 disabled spaces). There are also 3 visitor spaces accessible off Carr's Lane at surface level, providing an overall total of 42 parking spaces. The basement is two-way access via a new crossover from Bush Hill, broadly adjacent to an existing crossover access to the site.
- 5.4 The development provides 29 units formed of 20 x 2b4p (69%), 8 x 3b5p (27.6%) and 1 x 4b8p (3.4%) units. The units proposed are sizeable with a range between 121.4sqm – 130sqm, with the 4b8p unit 230m². The proposed two (2) bed units include a home office to a size below the minimum to constitute a bedroom of 7.5m².
- 5.5 The development provides attractive and well maintained private and communal gardens to the rear of the residential blocks, significantly improving the biodiversity value on site, including the planting twelve (12) new trees and significant areas of hedgerows.

6 Relevant Planning History:

- 6.1 Reference – 20/00543/CEU
Development – Confirmation planning permission Reference 18/04085/VAR has formally commenced on site.
Decision – Granted – 06/04/2020

- 6.2 Reference - 19/02942/CND
Development description – Details pursuant to reference 18/04085/VAR: contamination (33), construction waste management plan (34) for variation of conditions 5, 7, 8, 13, 14, 23, 25, 28 and 30 in relation to planning approval granted under reference 15/02026/FUL in relation to the redevelopment of site to provide 4 x 3-storey blocks of 20 self-contained flats comprising 8 x 2-bed, 8 x 3-bed and 4 x 4-bed with basement car and cycle parking and refuse storage, balconies to front and rear, solar panels to roof, alteration to vehicle access and associated landscaping.)
Decision – Granted 13/09/2019
- 6.3 Reference – 18/04085/VAR
Development – Variation of conditions 5, 7, 8, 13, 14, 23, 25, 28 and 30 in relation to planning approval granted under reference 15/02026/FUL in relation to the redevelopment of site to provide 4 x 3-storey blocks of 20 self-contained flats comprising 8 x 2-bed, 8 x 3-bed and 4 x 4-bed with basement car and cycle parking and refuse storage, balconies to front and rear, solar panels to roof, alteration to vehicle access and associated landscaping.
Decision – Granted – 22/08/2019
- 6.4 Reference - 19/00017/FUL
Development - Redevelopment of site involving demolition of existing buildings to provide 4 x 3-storey blocks of 43 self-contained flats comprising 36 x 2-bed, 4 x 3-bed and 3 x 4-bed with basement car and cycle parking and refuse storage, balconies to front and rear, together with erection of a single storey wellbeing centre to rear, marketing suite and associated landscaping.
Decision – Refused 10/05/2019
- 6.5 Reference - 15/02026/FUL
Development – Redevelopment of site to provide 4 x 3-storey blocks of 20 self-contained flats comprising 8 x 2-bed, 8 x 3-bed and 4 x 4-bed with basement car and cycle parking and refuse storage, balconies to front and rear, solar panels to roof, alteration to vehicle access and associated landscaping.
Decision – Granted subject to a s106 legal agreement – 24/11/2015
- 6.6 Pre-application advice was provided in 2019 and 2020 to assist in developing the current scheme
- a) Reference 20/00512/PREAPP
Description of pre-app - Proposed redevelopment of site and erection of 29 residential units (FOLLOW UP TO 19/02246/PREAPP).
 - b) Reference 19/02246/PREAPP
Description of Pre-app - Proposed redevelopment of site and erection of 29 residential units.

7 Consultation:

Public Response

- 7.1 Two rounds of neighbour consultation have taken place during the assessment of the planning application. In each of the two rounds, on the 13/12/2020 and 24/02/2022, 59 neighbouring properties received letters. A site notice was also displayed on both sides of Bush Hill on the 1st of February 2022.

7.2 The development was also advertised in the Enfield Independent on the 25/11/2020 and the 16/02/2022.

7.3 At the time of writing, sixteen (16) objections were received in round 1 and six (6) objections in round 2. Also included in the list of objections are the comments from the Grange Park Conservation Area Study Group. The concerns raised by all have been summarised below

- Inadequate public transport provisions Increase in traffic
- More open space needed on development
- Strain on existing community facilities
- Close to adjoining properties
- Development too high
- General dislike of proposal
- Close to adjoining properties
- Inadequate parking provision
- Loss of parking
- Loss of privacy
- Noise nuisance
- Out of keeping with character of area

Officer response to comments

7.4 *The material planning concerns within the objection letters have been considered by officers during the assessment of the planning application. Officers have also visited the site several times to make assessment of the highlighted concerns. Matters relating to the additional height and massing and whether it remains appropriate form of development for the area, are covered in the "Design & Character" section of the Analysis while the other major concern of parking, access and traffic generation are covered in the Highways, Access & Parking" Both aspects are considered acceptable for the reason set out. Regard is also given to the amenity space provision, proximity to neighbouring properties and the impact on neighbouring amenity but none are considered grounds upon which it felt, taking account to the presumption in favour / tilted balance that needs to be applied to the planning balance undertaken, that would warrant a reason for refusal.*

7.5 *The development shall be subject to a range of pre-commencement planning conditions and a s106 legal agreement.*

Statutory and Non-Statutory Consultees

7.6 Transportation & Transport – No objection - comments are incorporated in the main body of the report (Paras. 9.46 to 9.60)

7.7 Sustainable Drainage – No objection subject to a pre-commencement planning condition being applied to the development and further comments are incorporated in the main body of the report (Paras. 9.43 to 9.45)

7.8 Education- No objection subject to a financial contribution being secured via a S106 agreement to support additional school provision generated by the development

7.9 Environmental Health - No objection subject to planning conditions

7.10 Sustainability – No objection - comments are incorporated in the main body of the report (Paras. 9.73 to 9.76)

- 7.11 Ecology (Council appointed consultant) – No objection subject to conditions. Comments are incorporated in the main body of the report (Paras. 9.61 to 9.66)
- 7.12 Tree Officer – No objections to the development subject to conditions (Paras. 9.67 to 9.74)

External Consultees

- 7.13 Thames Water – No objection to development subject to the following of the sequential test. On the basis of information provided, Thames Water would advise no objection is raised in regard to water network infrastructure capacity.
- 7.14 Metropolitan Police (Secure by Design) – if minded to approve, secured by Design condition should be applied, we request the completion of the relevant Secured by Design application forms at the earliest opportunity.

8 Relevant Policies:

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework

- 8.2 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:
“(c) approving development proposals that accord with an up-to date development plan without delay; or
(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:
(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
(ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 8.3 Footnote (8) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”
- 8.4 In 2020 Enfield delivered 56% of the 2,328 homes target and was as a result placed into the “presumption in favour of sustainable development” category. The Government’s 2021 HDT results were published on 14 January 2022. This notes Enfield delivered 67% of its homes target. The Council therefore remains in the “presumption in favour of sustainable development” category.

8.5 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework (NPPF). It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.

8.6 Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of “presumption in favour of sustainable development.

8.7 This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

8.8 Key relevant policy objectives in NPPF (2021) to the site are referred to below,

Section 5 – Delivering a sufficient supply of homes Para 60 - 77.

Section 8 – Promoting Healthy and safe communities, Para 92 & 97

Section 9 – Promoting sustainable transport, Para 104 -113

Section 11 – Making effective use of land Para 119 -125

Section 12 – Achieving well-designed places, Para 126-136

8.9 London Plan (2021)

The London Plan forms part of the Development Plan and is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

GG1: Building Strong and Inclusive Communities

GG2: Making the best use of land

GG4: Delivering the Homes Londoners Need

D3: Optimising site capacity through the design-led approach (*):

Optimising site capacity through the design-led approach – sets out that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations;

D4: Delivering good design

D5: Inclusive design

D6: Housing Quality and Standards: *Introduces a stronger policy on housing standards including minimum space standards.*

D7: Accessible Housing
 D11: Safety, Security and Resilience to Emergency
 D12: Fire Safety
 D14: Noise
 H1: Increasing Housing Supply:
 H2: Small Sites
 H4: Delivering Affordable Housing
 H5: Threshold Approach to Applications
 H6: Affordable Housing Tenure
 H8: Loss of Existing housing and estate redevelopment
 H10: Housing Size Mix
 S4: Play and Informal Recreation
 G5: Urban Greening
 G6: Biodiversity and Access to Nature
 G7: Trees and Woodland
 SI3: Energy infrastructure
 SI4: Managing heat risk
 SI13: Sustainable drainage
 SI5: Water Infrastructure
 SI7: Reducing Waste and Supporting the Circular Economy
 T1: Strategic approach to transport
 T2: Healthy Streets
 T3: Transport capacity, connectivity and safeguarding
 T4: Assessing and mitigating transport impacts
 T5: Cycling
 T6: Car Parking
 T6.1: Residential Parking
 T7: Deliveries, Servicing and Construction
 T9: Funding transport infrastructure through planning

8.10 Local Plan – Overview

Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, it forms the statutory development policies for the Borough and sets out planning policies to steer development according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan

8.11 Core Strategy (2010)

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant

CP2: Housing supply and locations for new homes
 CP3: Affordable housing
 CP4: Housing quality

CP5: Housing types
CP6: Meeting Particular housing needs
CP20: Sustainable energy use and energy infrastructure
CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
CP22: Delivering sustainable waste management
CP25: Pedestrians and cyclists
CP30: Maintaining and improving the quality of the built and open environment
CP32: Pollution
CP36: Biodiversity
CP46: Infrastructure contributions

8.12 Development Management Document (2014)

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following Development Management Document policies are considered particularly relevant:

DMD1: Affordable Housing on sites capable of providing 10 units or more
DMD3: Providing a Mix of Different Sized Homes
DMD6: Residential Character
DMD8: General Standards for New Residential Development
DMD9: Amenity Space
DMD10: Distancing
DMD37: Achieving High Quality Design-Led Development
DMD38: Design Process
DMD45: Parking Standards
DMD46: Vehicle Crossovers
DMD47: New Roads, Access and Servicing
DMD48: Transport Assessments
DMD49: Sustainable Design and Construction Statements
DMD50: Environmental Assessment Methods
DMD51: Energy Efficiency Standards
DMD53: Low and Zero Carbon Technology
DMD54: Allowable Solutions
DMD55: Use of Roof Space / Vertical Surfaces
DMD56: Heating and Cooling
DMD57: Responsible Sourcing of Materials
DMD58: Water Efficiency
DMD61: Managing Surface Water
DMD65: Air Quality
DMD66: Land contamination and instability
DMD68: Noise
DMD69: Light Pollution
DMD72: Open Space Provision
DMD73: Children's Play Space
DMD78: Nature Conservation
DMD79: Ecological Enhancements
DMD80: Trees on Development sites
DMD81: Landscaping
DMD Appendix 9 - Road classifications

8.13 Other Material Considerations

National Planning Practice Guidance
Mayor of London Housing SPG (Adopted March 2016)
Enfield Strategic Housing Market Assessment Update (2015)
Community Infrastructure Levy Regulations 2010
LBE S106 SPD (Adopted 2016) bb

Enfield Local Plan (Reg 18) 2021

- 8.14 Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.
- 8.15 The Local Plan remains the statutory development plan for Enfield until such stage as the emerging replacement plan is adopted and as such, applications should continue to be determined in accordance with the Local Plan. Little weight can currently therefore be afforded to the Draft Enfield Local plan (Reg 18).

9 Analysis:

- 9.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 seek to establish that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise. Furthermore, paragraph 11 (c) of the National Planning Policy Framework (NPPF) goes on to state that development proposals that accord with the development plan should be approved without delay.
- 9.2 This report sets out the analysis of the issues that arise from the proposed development assessed against National policy and the development plan policies.
- 9.3 The main considerations of the development are the following,
- Principle of development
 - Housing need and Tenure mix
 - Design and character
 - Standard of accommodation
 - Impact on neighbouring amenity
 - Sustainable drainage and water infrastructure
 - Highway, Access and Parking
 - Biodiversity impacts
 - Impact on Trees
 - Sustainability and Climate Change
 - Other Matters: Socioeconomic
 - Section 106 agreement and planning obligations
 - Community infrastructure Levy (CIL)

Principle of Development:

Residential Development

- 9.4 Para 120 of Chapter 11 (Making efficient use of land) of the NPPF (2021) expects councils to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 9.5 The site is currently empty with no structures however historically the site was formed of three (3) residential houses with associated gardens, demolished in early 2020. The site has not been utilised for any other material land use and therefore the creation of residential floorspace as part of a comprehensive residential scheme would be compatible with Policy GG2 (Making the best use of land) of the London Plan (2021). The policy seeks development to meet the following:
- c) proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling
 - d) applying a design-led approach to determine the optimum development capacity of sites
- 9.6 In principle, the use of this site for residential purposes is supported and a significant material consideration is the extant planning permission under ref: 18/04085/VAR which can be built out. This establishes the acceptability of a quantum and form of development but the development now proposed must also be judged on its own merits and assessed in relation to material considerations, notwithstanding these material factors, the site provides an appropriate setting for residential development of a greater extent to its historical footprint.

Housing Need and Tenure Mix:

- 9.7 The London Plan (2021) sets a target for the provision of 52,287 new homes each year. In addition, the London Plan identifies a need for a minimum of 1,246 dwellings per year to be delivered over the next 10-years in the Borough. Whilst Enfield's 2019 Housing Action Plan recognises that the construction of more affordable high-quality homes is a clear priority, only 51% of approvals in the Borough have been delivered over the previous 3-years.
- 9.8 Enfield's Housing and Growth Strategy (2020) was considered by Cabinet in January 2020 and approved at February's Council meeting (2020) and sets out the Council's ambition to deliver adopted London Plan and Core Strategy plus ambitious draft London Plan targets.
- 9.9 Policy H1 (Increasing housing supply) of the London Plan (2021) seeks to optimise the potential for housing delivery on all suitable and available brownfield sites especially on the sources of capacity including but not limited to small sites as identified in Policy H2 of the London Plan (2021).
- 9.10 The application site accords with Policy H1 identified need for housing and is appropriate for development for residential housing schemes.

Affordable Housing Provision

- 9.11 Policy H4 (delivering affordable housing) of the London Plan (2021) expects provision of on-site affordable housing on all Major development.
- 9.12 Policy H5 (Threshold Approach to applications) of the London Plan (2021) provides the affordable housing trigger points for major development, in this instance the threshold is a minimum of 35 per cent of total units. Notwithstanding the expectation that 35% affordable housing will be delivered on site, policy permits flexibility where supported by a robustly demonstrated viability report evidencing 35% cannot be achieved on financial grounds, and subject to a detailed independent assessment by a viability consultant.
- 9.13 Policies CP3 and DMD 1 (Affordable Housing on sites capable of providing 10 units or more) seeks a borough wide affordable housing target of 40% and a mix of 70% and 30% social rent and affordable rent. Notwithstanding the Development Management Documents expectations, the policy weighting is diminished on grounds of the titled balance and the more recent overarching London Plan (2021).
- 9.14 The applicant submitted a viability assessment to justify the level of affordable housing, produced by Rapleys dated October 2020 (Ref JM/18-02883). With reference to this, the assessment concluded that the scheme could viably deliver 10% affordable housing: 3 units in a mix of two affordable rent units and one intermediate tenure together with a financial contribution of £200,000.
- 9.15 During the application process an updated viability assessment (Ref NF/18-02883) prepared by Rapleys dated 16th of July 2021 was submitted. In addition, costs pertaining to sprinklers internally and other fire safety aspects were included in a further statement. The cumulative reports have all been independently reviewed by BPS, the LPAs appointed viability specialist.
- 9.16 The BPS assessment concludes the development in its current form, would provide gross section 106 contributions of £2,572,000. The affordable housing portion of the contribution amounts to £1,226,000 to be paid via an off-site contribution (cash in lieu). This would equate to the cost of delivering 3 units of affordable housing.
- 9.17 Although the expectation is that affordable housing is delivered on site, payment in lieu of affordable housing on site is permitted in exceptional circumstances as identified in Policy H4 (Delivering Affordable Housing) of the London Plan (2021). No definition is provided for what constitutes “exceptional circumstances” in the London Plan (2021), however in this instance, there are a number of factors that support this approach:
- i) the lack of interest in delivering affordable housing from established registered providers due to the nature of the scheme and the quantum of affordable units that can be sustained by the development;
 - ii) the principle of payment in lieu of on site provision being established by off-site grant of planning permission under ref: 15/02026/FUL and 18/04085/VAR
 - iii) the high cost of the proposed units make the provision of on-site affordable housing inappropriate. The affordable housing and Viability SPG states: “generally shared ownership is not appropriate where unrestricted market values of a home exceed £600,000”.

For reasons highlighted above the off-site affordable housing (cash in lieu) in this instance and circumstances is supported. The off-site funds will be ring fenced for use to support the delivery of additional affordable housing on other Council schemes.

- 9.18 For clarification purposes the development is subject to a late-stage review of viability in order to confirm the viability can be tested against the actual cost and revenues from the scheme. The late stage review shall be included in the s106 legal agreement.

Dwelling Mix

- 9.19 Policy H10 (Housing Size / Mix) of the London Plan (2021) and Policy CP5 of the Core Strategy (2010) seeks to ensure that new developments offer a range of housing sizes to meet housing needs. The development provides a range of flat units including three (3) bed family size accommodation reflecting targets in the SHMA and providing an appropriate mix for units for the location and development scheme.
- 9.20 Policy CP5 of the Core Strategy (2010) seeks to ensure that new developments offer a range of housing sizes to meet housing needs but does recognise that it may not be necessary to conform to the overall mix on each individual site, as the mix could be achieved within the timescale of the adopted development plan across a range of sites. Policy DMD 3 of the Development Management Document (2014) seeks schemes to contribute to meeting the targets in the policy, by providing a mix of different sized 'homes', including 'family sized accommodation'.

Flat Type	Number/percentage of units
2b4p Flat	20 (69%)
3b6p Flat	8 (28%)
4b8p Flat	1 (3%)
Total	29

- 9.21 The proposed units are all sizable between 121m² and 130m² for the 2 and 3 beds respectively with the four (4) bed equating to 230m². All the two (2) bed units have home office rooms with the potential for modification. All the three (3) bed units are six (6) person and all the two (2) bed are four (4) person, thereby representing the maximum size within the size range. The dwelling mix is considered acceptable having regard to the requirements of Policies CP5 and DMD3 of the Enfield Core Strategy and DMD.

Design and Character:

- 9.22 Policy D3 of the London Plan (2021) expects "all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity".

- 9.23 Policy DMD 8 (General standards for new Residential development) expects development to be appropriately located taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures and be an appropriate scale, bulk and massing.
- 9.24 The proposed part five (5), part four (4) and part three (3) storey development set in four distinct blocks would follow the pattern of separate plots of houses along Bush Hill. The position and siting of Blocks A, B and C would create a strong frontage to Bush Hill and Block D would be set away from Bush Hill. The front building line creates a focal and clearly legible entrance to the buildings.
- 9.25 The approximate height of the proposed blocks A and B is 10m in broad parity with the ridgeline of the properties opposite the site at Nos 25, 23, 21, 19 and 17 eastward along Bush Hill. Blocks C and D would project to an approximate height of 13.3m and 16.4m respectively. The introduction of a five (5) storey building would be a departure from the prevailing height in the location. Notwithstanding the localised height differential, the proposed five storey block D is located set-back from Bush Hill on Carr Lane and thereby, has a lesser affect the street scene.
- 9.26 The contemporary design seeks to optimise the building to utilise the fullest extent of the floorspace, prevent wastage and allow the introduction of private amenity space to be seamlessly part of the internal habitable space. The southern elevation of the buildings benefit from southern views and direct sunlight throughout the day.
- 9.27 The application of a two-tone brickwork throughout the blocks allows legibility and breaks up the elevations allowing for visual interest. The proposed blocks provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with Policy DMD 8.
- 9.28 The external brick materials utilise Nelissen Maranello Yellow (Size 240x40mm) and Nelissen Roca silver grey, both of which have been agreed between the applicant and officers. The frontloading of the bricks factors into the viability and obligations costings. The approach of frontloading materials where possible an applicable is prescribed in Policy D4 of the London Plan (2021) which states, “avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or referred matter” is sought.
- 9.29 The proposed design is reflective of the extant approval on site under planning reference 15/02026/FUL, subject to conditional wording changes via 18/04085/VAR. The extant approval under 18/04085/VAR permitted four three storey contemporary blocks reflective of the blocks proposed. The extant planning approval under 18/04085/VAR is a fallback position that could be constructed at any time. The proposed schemes appearance and design is very similar to the extant permission. different built form to the immediate area representing a departure to the locational context and Blocks C and D would increase the height of development versus the immediate dwellings on Bush Hill. The impact of the development is not considered to be harmful to the appearance of the area and it is noted that colleagues in the urban design team do not object to the principle and appearance of the proposed development.
- 9.30 Consequently, on balance, the design and character of the scheme, when assessed against the public benefits of the scheme, which include the delivery of high quality new housing stock, a significant financial contribution towards affordable housing, economic and social benefits including employment during construction, as well as the continued and improved use of local services and

facilities, all weigh in favour of the development and any concerns would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, which also includes the Development Plan

- 9.31 It is also noted that planning permission was refused under reference 19/00017/FUL in May 2019 for a development involving 43 self-contained flats on the same broad siting. The application was refused on four grounds including design and character impacts. This scheme proposed four, 14m high 3 storey (with accommodation in the roof) flatted blocks that projected deeper into the site and had a mock Tudor appearance. As a result, it is considered the design and scale to be regressive and overly dominant on the Bush Hill frontage. The current scheme is a different proposal and has sought to approach the development of the site differently but also mindful of the adoption of the new London Plan (2021) and NPPF (2021). The position of the Council in relation to the Housing delivery Test and the presumption of favour of sustainable development are also now material factors in support of the development.

Standard of accommodation:

- 9.32 Policy D6 of the London Plan 2021 and Policy DMD 8 of the Enfield Development Management Document (2014) set minimum internal space standards for residential development. The Nationally Described Internal Space Standard applies to all residential developments within the Borough and the London Mayor's Housing SPG adopted in 2016 has been updated to reflect the Nationally Described Space Standards.
- 9.33 The table below illustrates the residential flats floorspace and external private amenity provision versus their compliance with national floorspace respective of the unit sizes.

Flat size No of Beds	Proposed floorspace	Minimum Required floorspace
2b4p Flat (A)	121m ²	70m ²
2b4p Flat (B)	130.9m	70m ²
3b6p Flat (A)	121m ²	95m ²
3b6p Flat (b)	130m ²	95m ²
4b8p Flat	230m ²	117m ²

- 9.34 The proposed residential flats all far exceed the minimum required floorspace requirement as per the National internal floorspace standards (adopted 2015). All the flats are dual aspect with many triple aspects benefiting from both south and north fenestration. The rearward (north) views look out onto communal garden and mature trees. All the upper floors have south facing balconies of at least 13m² in area with the ground floor units benefiting from 13m² front balconies and rear gardens of 79m².

- 9.35 An Internal Daylight Report (Ref 15521/LOC/806-810, Delva Patman Redler Dated January 2021), an overheating analysis (dated 25/11/2021) are submitted to support the level of accommodation within the block. The daylight and sunlight report concludes of the 94 rooms assessed based across all Blocks only 3 rooms fail to meet the required ADF factor expectations. The three (3) rooms in question serve home offices and have limited weight in terms of sunlight expectations. The layout of the units is such whereby the principle habitable rooms are located with full sunlight benefits to the front of the building.
- 9.36 The dual aspect nature of the proposed residential units allows cross-flow ventilation opportunities allowing effective day and night cooling. The residential units pass the CIBSE TM59 over heating test and thereby secure high-quality internal accommodation.
- 9.37 All major residential development must be accompanied by proposals to provide on-site playspace open space as per Policy S4 (Play and Informal Recreation) of the London Plan (2021) and guidance within the adopted document “Shaping Neighbourhoods: Play and Informal Recreation SPG (2012). Policy S4 sets out core expectations of play space. Residential developments should incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child that:
- provides a stimulating environment
 - can be accessed safely from the street by children and young people independently
 - forms an integral part of the surrounding neighbourhood
 - incorporates trees and/or other forms of greenery
 - is overlooked to enable passive surveillance
 - is not segregated by tenure
- 9.38 Using the GLA population yield calculator, a forecast total of 14 children are envisaged to be residing within the development between the ages of 1-17. As such, 140m² of playspace is required on site to meet the criteria set out. The rear area of the site would provide approximately 1160m² of communal/playspace far in excess of the required quantum.
- 9.39 The LPA recognise the need to utilise such sites to their optimum and judged against the good standard of accommodation, the development would accord with London plan (2021) policies, Housing standards SPD (Adopted March 2016), Core Strategy 4 (Housing quality) and Development Management Document policies DMD 8, DMD 9, DMD 37 and DMD 72.

Impact on Neighbouring Amenity:

- 9.40 Policy D6 of the London Plan 2021) sets out that buildings should not cause unacceptable harm to residential amenity, including in terms of privacy and overshadowing. Development proposals should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst minimising overshadowing and maximising the usability of outside amenity space.
- 9.41 Policy CP30 of the Core Strategy seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. Policies DMD 6 and 8 of the Development Management Document (2014) seeks to ensure that residential developments do not

prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment.

- 9.42 The four proposed residential blocks are segregated from surrounding properties by Bush Hill resulting in a separation distance of approximately 30-40metres between Blocks A/B to No 25-21 Bush Hill. The separation distance between Block C and No 27 Bush Hill would be approximately 28m. The distance, alongside the presence of Bush Hill results in no unreasonable loss of amenity to the properties on Bush Hill judged against planning policy criteria.
- 9.43 The development site is located north of surrounding properties, thereby no loss of light considerations are applicable. The outlook from surroundings properties to the site would be maintained and especially no impacts to the private rear gardens of properties on Bush Hill.
- 9.44 The proposed development has been assessed against policies protecting neighbouring amenity and no unreasonable effect is identified.

Sustainable Drainage and Water Infrastructure:

- 9.45 Policy SI 12 of the London Plan (2021) outlines development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 outlines that development proposals should aim to achieve greenfield runoff rates and ensure that surface water run-off is managed as close to its source as possible. It also states there should also be a preference for green over grey features, in line with an outlined drainage hierarchy. Core Strategy Policies CP21, CP28 and CP29 and Development Management Document Policies DMD59 – DMD63.
- 9.46 The site is within a Flood Zone 1 and a distance of 530m from the Salmons Brook (Main River) thereby the site has limited drainage and flood risk constraints. The applicant has submitted a FRA and Drainage strategy (Prepared By TPA, dated December 2021, Ref FRA01 Rev D) to address the drainage implications of the development. The report includes calculation of the Greenfield run of rates and source control measures. Green roofs and permeable paving have been incorporated to the surface water drainage layout, which is detailed in Chapter 5 of the submitted drainage report. Following a review by the Councils SUDs team no objections to the detail provided are highlighted. As part of a detail landscape plan additional information shall be requested by way of condition to increase sustainable green drainage on site.
- 9.47 Thames Water have confirmed subject to adherence to the sequential approach to the disposal of surface water they would have no objection. On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, there are no objections.

Highway, Access and Parking:

- 9.48 London Plan (2021) Policy T1 sets a strategic target of 80% (75% in Enfield) of all trips in London to be by foot, cycle or public transport by 2041 and requires all development to make the most effective use of land. Policy T5 encourages cycling and sets out cycle parking standards. Policies T6 and T6.1 to T6.5 set out car parking standards.

- 9.49 The applicant submitted a Transport Statement (Prepared by TPA - Dated December 2021 Ref TS01 Rev A) to support the planning application and has been assessed by the transportation officer.

Vehicle Parking

- 9.50 Policy DMD 45 seeks to minimise car parking and to promote sustainable transport options. The Council recognises that a flexible and balanced approach needs to be adopted to prevent excessive car parking provision while at the same time recognising that low on-site provision sometimes increases pressure on existing streets.
- 9.51 Car parking proposals will be considered against the standards set out in the London Plan and:
- The scale and nature of the development;
 - The public transport accessibility (PTAL) of the site;
 - Existing parking pressures in the locality;
 - Accessibility to local amenities, and the needs of the future occupants of the developments.
- 9.52 Thirty-nine (39) on-site parking spaces are provided at basement level (3 of which are disabled spaces) and a further three (3) spaces at ground level are provided, totalling forty-two (42) parking spaces. The London Plan (2021) expects car free to be the starting position albeit in appropriate and suitable locations. Assessing the proposed dwelling mix of 20 x 2 bed, 8 x 3 bed and 1 x 4 bed units against the maximum parking standards in table 10.1 of Policy T6.1 of the London Plan (2021), the following table is created.

Dwelling size	(Maximum standards)	Total spaces for size of units (Maximum provision permitted)	Cycle spaces required
20 x 2 bed	1.5 spaces	30 spaces	40
8 x 3 bed	1.5 spaces	12 spaces	16
1 x 4 bed	1.5 spaces	1.5 spaces	2
		43 Maximum spaces (rounded)	58

- 9.53 Policy T.6 of the London Plan (2021) provides maximum parking standards and therefore the provision of thirty-nine (39) spaces for residents of twenty-nine (29) units is considered appropriate, alongside the three (3) visitor parking bays. The parking standard in table 10.1 of policy T6.1 are maximum standards NOT minimum standards and where possible less parking should be provided to meet sustainable travel mode goals.

Cycle provision

- 9.54 Policy T5 (Cycle Parking) of the London Plan (2021) expects a minimum cycle provision for developments of 1 space per studio/1 bedroom dwelling, 1.5 spaces per 2 bedroom dwelling and 2 spaces per all other dwellings. A total of sixty-eight (68) secure cycle spaces would be provided on-site which exceeds the required fifty-eight (58) required by planning policy. The cycle storage units would be

contained and housed at ground floor level between Block A and B and Blocks C and D. The cycle storage units are accessible, covered and secure, meeting policy requirements.

Refuse/serving

- 9.55 Standard 22 of the adopted London Plan Housing SPD (2016) expects “communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores should be easily accessible to all residents including children and wheelchair users, and located on a hard, level surface”.
- 9.56 The refuse storage would be located within the same structure that house the cycles albeit separated within the building. The refuse would be collected via the dedicated service layby on Bush Hill. The refuse would be brought to kerb side on collect day and presented for collection on Bush Hill. Transportation and Commercial waste have no objection to the arrangement.
- 9.57 1100li bins would be provided with appropriate segregation. Each 1100li bin is capable of serving four (4) flats. As part of the recommendation, a refuse operational management document would be required to secure additional details pertaining to the presentation and collection of refuse.

Vehicle Access

- 9.58 The existing two (2) crossover accesses from Bush Hill shall be closed and reinstated as pavement (highway) and a new crossover access would be created on to Bush Hill to serve the basement parking. The site of the new access is part of the extant approval from 2015 and the location is not objected to by Transportation or Highways. The access currently serving the site would be moved approximately 7m to the west and a 5.5m wide entrance created to the basement carpark. The access to the underground car park is two way and allows a vehicle to enter and exit simultaneously.
- 9.59 Visibility splays of 2.4 metres x 40 metres to the east of the site and 2.4 metres x 52 metres to the west of the site can be provided to the nearside kerbs. These are considered to be in accordance with the 85th percentile speeds on Bush Hill and ensure highway safety. Further details are provided in Appendix E of the submitted Transport statement and shall form a planning condition.
- 9.60 As part of the development a total highway and transport contribution of £70,000 is sought which would breakdown as £40,000 for sustainable transport in the borough and £30,000 for a 2m wide strip dedication on Bush Hill and Carr Lane.
- 9.61 The quantum of trips to the site would increase but there are no concerns regarding network capacity impacts or the increased vehicle movements. The increased trip generation would not be harmful to the highway integrity or other road users.
- 9.62 In summary, the transport and highway impacts are acceptable and meet adopted policy criteria.

Biodiversity Impacts:

- 9.63 Policy G6 of the London plan (2021) states “development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed

from the start of the development process". The applicant has submitted a Biodiversity Net Gain (Prepared by SES Dated December 2021) and 3.0 metric biodiversity table to analyse and review the level of biodiversity value on site.

- 9.64 The site is vacant ground (and uncleared rubble) with an area of grass with an ornamental hedge on the southern boundary. The feature of greatest ecological value is the area of modified grassland in the centre of the site and the large veteran tree within it. The proposed landscape plan includes the addition of 0.4km of hedgerow, of which 0.32km are native species hedgerow. The native species hedgerow will be planted between the rear gardens and along the street frontage. The native hedges will not be species rich and will be kept trimmed to achieve a formal look. Judged against the planting of hedgerows alone, the biodiversity increase on the metric of 1.07 units.
- 9.65 The total net biodiversity gain amounts to 357.49% in Habitat units and 3385.85% in Hedgerow units, both achieve a gain as required by the London Plan (2021), outlined in the accompanying DEFRA BNG 3.0 Metric.
- 9.66 The applicant prepared a Preliminary Ecology appraisal assessed by the council's independent ecologists. The report states in para "4.7, there are two potential roost sites (woodpecker holes) within an ash *Fraxinus excelsior* tree on the north-east boundary of the site (see P10 in Appendix 4).
- 9.67 The ecologist confirms the tree in question is outside the red line planning boundary. As such, provided that this tree is not illuminated by the new lighting (subject to a lux lighting condition), the proposals would not impact upon a bat roost should it be present. On account of the site already being cleared the proposals are very unlikely to affect other protected or priority species.
- 9.68 The existing site offers modest ecology environments of quality and following the details and strategies submitted via the biodiversity appraisal report and landscape scheme (subject further conditions), the development would represent a significant enhancement to biodiversity. The preliminary ecology appraisal identified no protected species or other wildlife that would be endangered or lost as a result of the development proposed. conditions provide adequate safeguards to secure and retained biodiversity on site in accordance with relevant planning policies.

Impact on Trees:

- 9.69 Part (c) and (d) of Para 180 of Section 15 of the NPPF (Adopted 2021) states
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*
- 9.70 London Plan Policy G7 states that where development proposals result in the removal of trees, adequate replacement trees should be planted based on the existing value of the trees to be removed. Legislation under BS 5837: 2012, alongside Policy CP36 (Biodiversity) of the Enfield Core Strategy (2010) and Policy

DMD 80 of the Enfield Development Management Document (2014) all expect existing mature trees on development sites to be protected.

- 9.71 The site includes a large veteran London Plane of highly significant amenity value and which is protected by Tree Preservation Order - LBE Order 8 (1968). The applicant has submitted an Arboricultural Impact Assessment AIA (Ref SHA 088 Dated April 2020) to summarise the works involving the trees. The AIA builds on the extant planning permission under planning reference 15/02026/FUL which has commenced. As part of the extant permission trees were felled in agreement with the approved plans.
- 9.72 The proposed scheme seeks to retain the broad footprint of the built form rearward thereby not affecting the RPA of the veteran tree to any significant extent, in this instance a distance of 18.5m from the nearest point of built form of the four apartment blocks to the stem of the tree. As part of the planning application, twelve (12) trees shall be planted to mitigate the loss of 5 trees to the front of the site.
- 9.73 The Tree officer has reviewed the information and considers the loss of trees to be acceptable and the impact to the RPA of the mature trees in accordance with current industry guidance as per BS5837:2012 and chapter 15, section 180 of the NPPF (2021), Policy 7.21 of the current London Plan (2016), Policy CP36 (Biodiversity) of the Enfield Core Strategy (2010) and Policy DMD 80 of the Enfield Development Management Document (2014).
- 9.74 As part of the landscape condition further trees shall be sought to improve habitats and shading.

Sustainability and Climate Change:

- 9.75 Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021) expects major development to be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
- 9.76
 - 1) be lean: use less energy and manage demand during operation
 - 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
 - 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
 - 4) be seen: monitor, verify and report on energy performance.
- 9.77 Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:
 - 1) through a cash in lieu contribution to the borough's carbon offset fund, or
 - 2) off-site provided that an alternative proposal is identified and delivery is certain
- 9.78 The applicant has submitted Energy Assessment (Prepared Integration consultancy, dated 25-11-2021). The report follows the GLA energy statement guidance and

energy hierarchy and adopts SAP 10 carbon factors. The development does not meet Carbon Zero but provides and exceeds a baseline of 35% above Building Regulations with a 52% carbon dioxide saving from renewable energy - 43,86kWp (be green). Based on the domestic development's emissions charge, a price of £95/Tonne is applied and therefore a carbon off-set contribution of £49,254 is applicable. This will be secured by a s106 legal agreement.

Other Matters: Social Economic

- 9.79 London Plan Policy CG5 seeks to ensure that the benefits of economic success are shared more equally across London and Policy E11 makes clear that development should support employment, skills development, apprenticeships and other education and training opportunities in both the construction and end use phases.
- 9.80 The Council's Planning Obligations SPD (2016) sets out guidance on implementing these policies. It is recommended that s106 planning obligations secure the following:
- Local Labour (during demolition and construction phases):
 - Employment & Skills Strategy submitted and approved prior to commencement
 - All reasonable endeavours to secure 25% of workforce
 - Apprenticeships or trainees
 - Local goods and materials

Employment & training:

- Employment and Skills Strategy to establish requirements for local resident engagement in employment opportunities, recruitment of apprentices, quarterly reporting and targets.
- Training opportunities
- Partnership working with local providers/programmes

Accessible units

- 9.81 London Plan Policy D7 requires at least 10% of new dwellings to be Building Regulations M4(3) compliant wheelchair user dwellings. Of the twenty-three (23) proposed dwelling flats, over 10% of units are designed to meet this standard exceeding the policy threshold.

Security

- 9.82 Final details of the appearance and form of the gate detail and access arrangements to the site shall form pre-commencement conditions. The Met Police have reviewed the development and have requested planning conditions which will be added. Officers consider the layout of residential development to provide high levels of passive surveillance.

Contamination

- 9.83 The applicant has submitted a ground Investigation (Ref P9079J615-TE, dated 14-08-2019) highlighting no presence of elements of contamination or other hazardous material are on site. In addition, the extant scheme has fully discharged a ground contamination condition and has already dug foundation pits. Officers are content the presence of contamination on site is unlikely and appropriate mitigation measures are applicable if found.

10 Section 106 Agreement and Planning Obligations:

- 10.1 The planning application is subject to financial contributions secured via s106 legal agreement with the following heads of terms

Transport – Sustainable

- 10.2 A contribution of £40,000 towards the sustainable transport infrastructure in the vicinity of the Development Site would be secured. The contribution would fund (but not limited to) the following,

- a. Cycle infrastructure including proposed segregated lanes
- b. Cycle parking (including at stations, shops)
- c. Pedestrian Environment Review System study
- d. Crossing points

Transport – pedestrian pathway

- 10.3 A contribution of £30,000 or the construction of a two (2) metre pedestrian footpath along Carr Lane and connecting with Bush Hill. The design and implementation shall; be undertaken by the highway authority.

Climate Change and the Environment

- 10.4 A Contribution (Carbon Offset Payment) towards the Carbon Offset Fund (utilised by LB Enfield towards the provision of measures for securing CO2 reduction in the vicinity of the Site) of £49,254 shall be secured.

Education

- 10.5 A Payment of £72,500 for the purposes of mitigating the impact of the Development on educational services and for the provision of additional educational facilities and school places in the Borough.

Affordable housing

- 10.6 Policy H5 (Threshold approach to applications) of the London Plan (2021) and the Homes for Londoners SPD clearly expects the Late stage review, required on all developments which follow the viability tested route, confirms the review point is when 75% of units are sold or let. For the absence of doubt the formula is set out below, and must be added to the S106 Legal agreement in full.
- 10.7 The off-site affordable housing contribution would amount to £1,113,000. Comprehensive late stage review mechanisms must be applied to schemes that do not meet the threshold or require public subsidy to do so, in order to ensure that affordable housing contributions are increased if viability improves over time.

Employment and Training

- 10.8
- a. Local Labour (during construction phase)
 - b. Employment & Skills Strategy submitted and approved prior to commencement of development (definition of development in this instance not including demolition) using reasonable endeavours to secure:
 - (i) 25% of local workforce,

- (ii) 1 x apprentice or trainee for every £1m contract value (figure to be agreed during drafting of s106 subject to formula) (financial contribution to be provided if exceptional circumstance exist),
- (iii) Quarterly apprenticeship reporting & targets
- (iv) Local goods and materials, and
- (v) Partnership working with local providers/programmes

Other

- 10.9 a. Considerate Constructors Scheme.
- b. LBE Management monitoring fee (maximum 5% of value of financial contributions).

11. Community Infrastructure Levy (CIL):

Mayoral CIL

- 11.1 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by an Outer London weighting (increased to £60 per sqm as of 1st April 2019).

Enfield CIL

- 11.2 The Council introduced its own CIL on 1 April 2016. The money collected from the levy (Regulation 123 Infrastructure List) will fund rail and causeway infrastructure for Meridian Water and other projects in the borough. Enfield has identified three residential charging zones and the site falls within charging rate zone (£120/sqm).
- 11.3 All figures above are subject to the BCIS figure for CIL liable developments at time of CIL processing.
- 11.4 The historic residential buildings on site were demolished in early 2020 and are not subject to CIL credit. The proposed 6,421m² of new residential floorspace are subject to the CIL charging rate. A provisional CIL contribution is provided below.

Mayoral CIL - £385,260

Enfield (Local) CIL – £770,520

- 11.5 The draft schedule of statutory obligations totals £1,346,000 (as shown below) and should this amount be confirmed, the remaining sum calculated will form the affordable housing PIL at £1,226,000 (£2,572,000 - £1,346,000 = £1,226,000).

- Local CIL: £ 770,000
- Mayor CIL: £ 385,000
- Subtotal: £1,155,000

- Sustainable transport: £ 40,000
- 2m wide strip dedication: £ 30,000
- Carbon offset: £ 49,254
- Education: £ 72,500
- Subtotal: £ 191,754

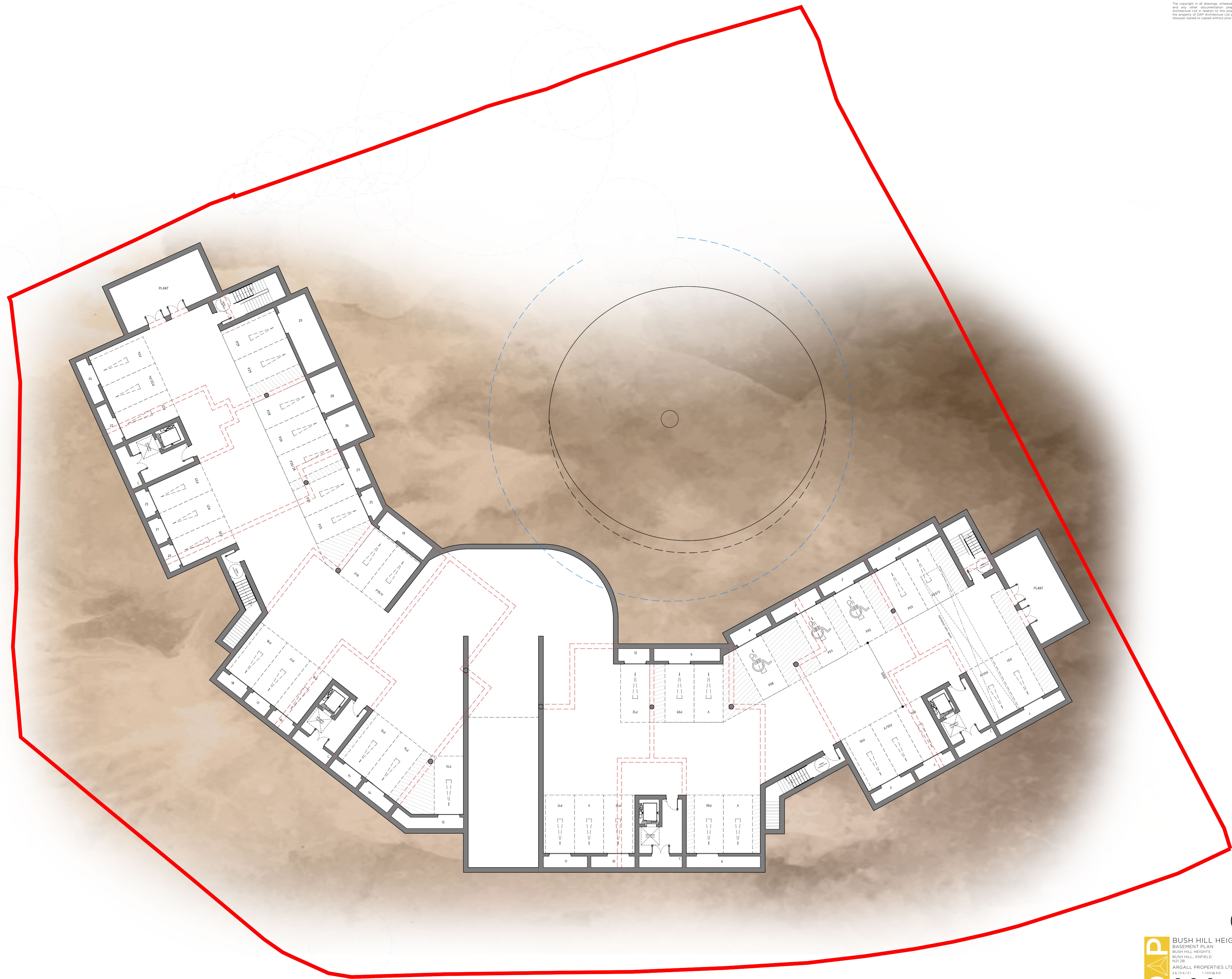
- Total: £1,346,000

12 Public Sector Equality Duty

- 12.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. These considerations include: Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; Advance equality of opportunity between persons who share a relevant protected characteristic (explained in detail below) and persons who do not share it; Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 12.2 The main objective of the duty has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the protected characteristics identified above. In making this recommendation, due regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, marriage / civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).
- 12.3 When determining the planning application (and thereby accounting for the representations resulting from public consultation), the Council has considered the potential effects of the proposed development on those with protected characteristics as defined under the Equality Act 2010. In doing this, the Council has had due regard to equality considerations and attribute appropriate weight to such considerations. In providing the recommendation to Members that planning consent should be granted, officers have considered equalities impacts in the balance, alongside the benefits arising from the proposed development. The Council has also considered appropriate mitigation to minimise the potential effects of the proposed development on those with protected characteristics.
- 12.4 There are no statutory or regulatory requirements for the form or content of an equalities assessment. The scale and significance of such impacts cannot always be quantified, and it is common to address this through descriptive analysis of impacts and identifying whether such impacts are adverse or beneficial. The key elements of the Proposed Development which have an impact that could result in an equalities effect include the design and physical characteristics of the proposals subject to the planning application. Officers do not consider there would be a disproportionate equalities effect.
- 12.5 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact has been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.
- 12.6 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

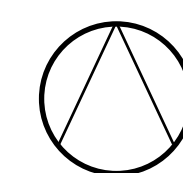
13 Conclusion:

- 13.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, which also includes the Development Plan. Moreover, planning permission should be approved unless *“the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”*.
- 13.2 Having regard to the assessment in this report, the development would provide 29 units of residential accommodation, which it is considered, would be consistent with the thrust of national planning policy and the adopted “development plan” to optimise development on small sites. It would also and importantly, increase the delivery of new homes in response to the Housing delivery Test and the need to deliver new homes.
- 13.3 It is acknowledged that consideration of this proposal has involved finely balanced judgements. Compromises have been made in the consideration of the proposal’s massing and scale in order to optimise the development potential of this sustainable brownfield site and thus contribute to the Borough’s challenging housing targets. It is considered the form, design and appearance of development, although not a repetition of the existing built form, is appropriate for the location and would sympathetically relate with the character and visual amenities of the surrounding area. In all other respects including parking, access, relationship to exiting / retained trees etc, the proposed scheme is considered acceptable as outlined in the aforementioned report.
- 13.4 The approach to the delivery of affordable housing in the form of an off-site contribution in lieu of provision is an exception but can be supported by policy and n was previously established by the grant of planning permission. Although there is preference for on-site delivery, the nature of the development does support this approach and a sum equivalent to the onsite provision has been secured.
- .13.5 It is also considered that the social benefits, in both high quality new housing stock and significant financial benefits carry significant weight in favour of the proposed development. Further economic and social benefits include employment during construction, as well as the continued and improved use of local services and facilities.
- 13.6 Whilst the off-site approach to affordable housing means in the overall balance, less tilt can be given to housing delivery, the provision of new homes and the affordable housing contribution remain significant consideration which weigh in favour of planning permission being granted. Moreover, there are no concerns which would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, which also includes the Development Plan. AS a result and subject to the Section 106 Agreement, the application is therefore recommended for approval.



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AS PROPOSED: BASEMENT PLAN





FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



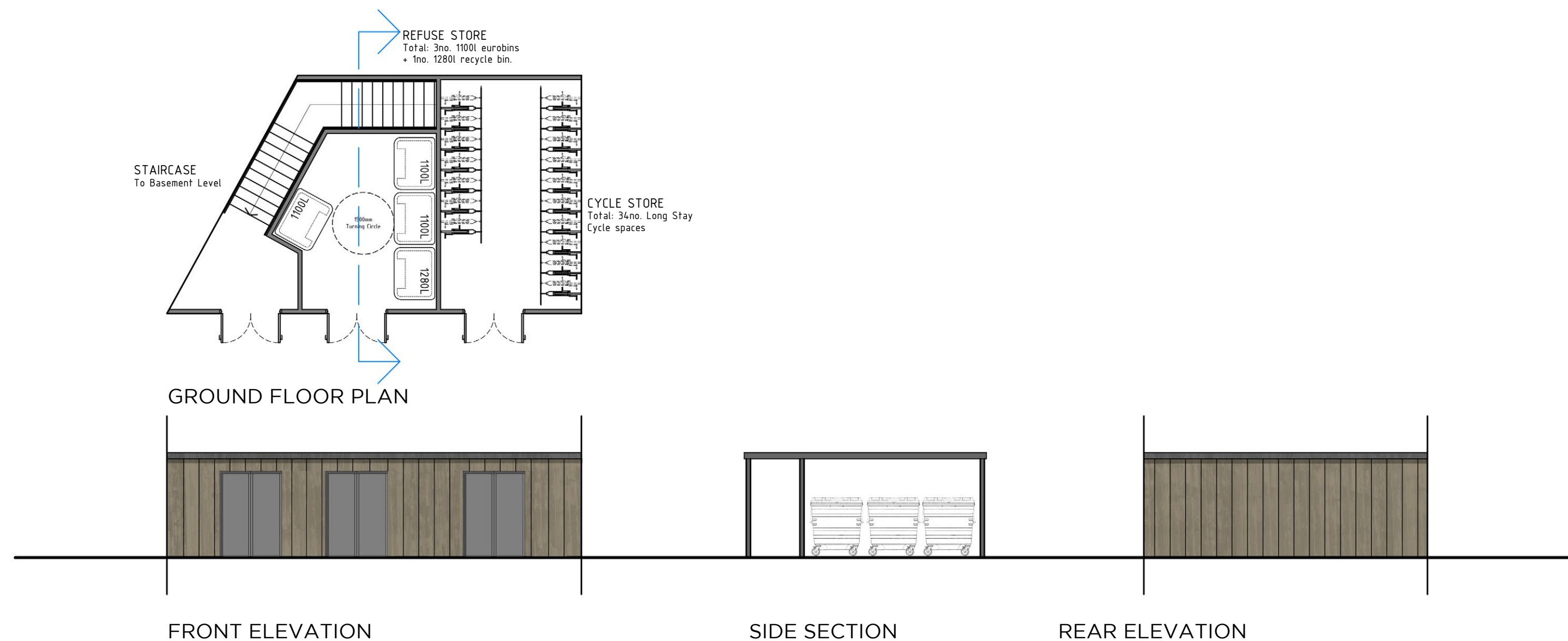
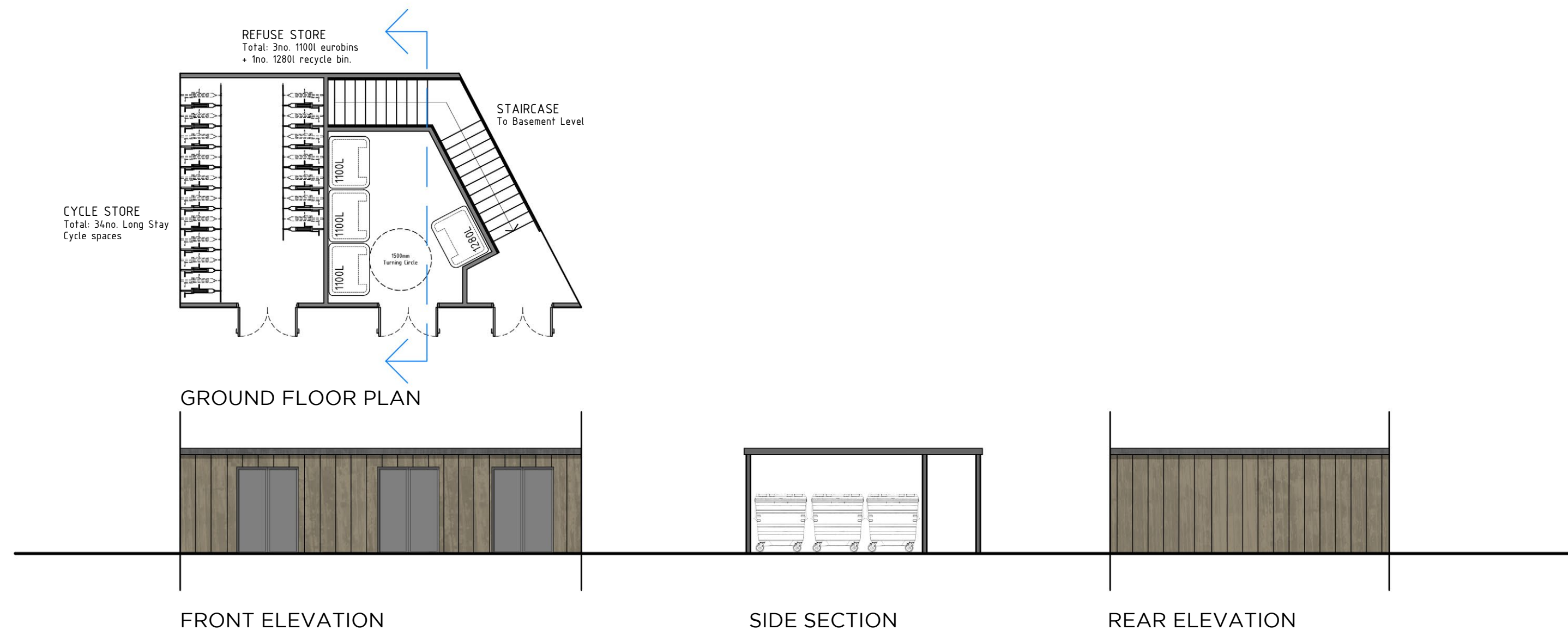
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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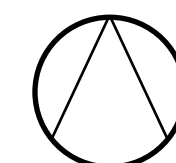
AS PROPOSED: CYCLE AND REFUSE STORES

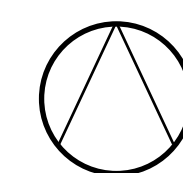


BUSH HILL HEIGHTS
CYCLE AND REFUSE STORES
BUSH HILL HEIGHTS
BUSH HILL, ENFIELD
N21 2B

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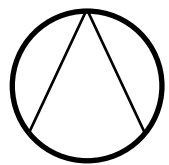
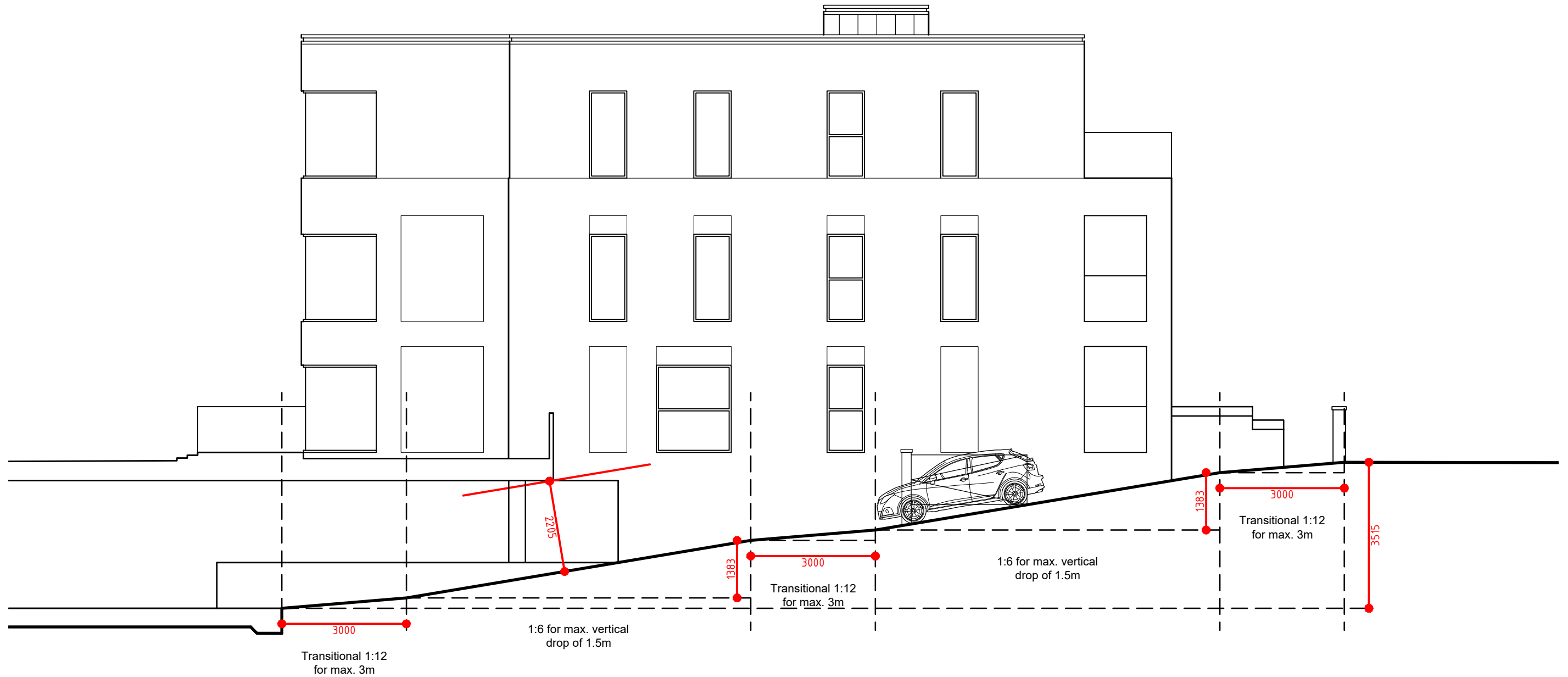






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AS PROPOSED: FOURTH FLOOR PLAN



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AS PROPOSED RAMP SECTION



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BUSH HILL, ENFIELD
N21 2B

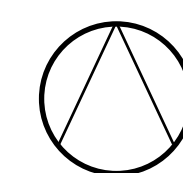
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AS PROPOSED: SECOND FLOOR PLAN





BLOCK D

BLOCK C

BLOCK B

BLOCK A

TREE PRUNING

VISITOR SPACE

VISITOR SPACE

DROP OFF POINT

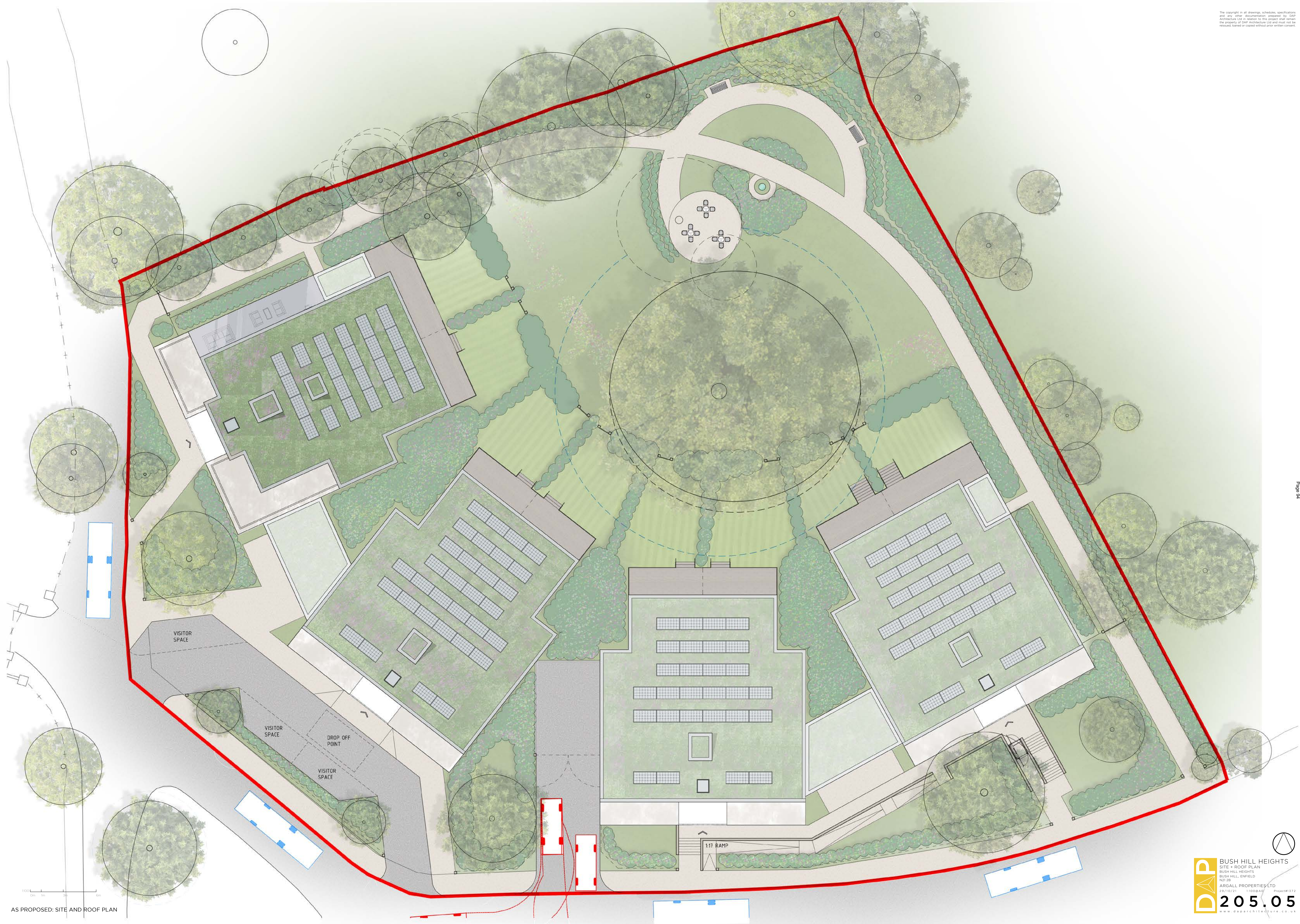
VISITOR SPACE

1:17 RAMP

REFUSE LORRY TRACKING

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AS PROPOSED: SITE LAYOUT AND GROUND FLOOR PLAN



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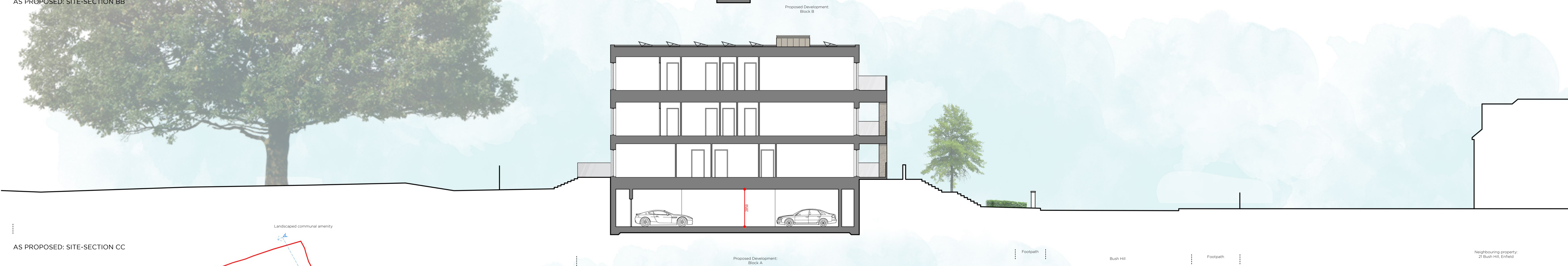
AS PROPOSED: SITE AND ROOF PLAN



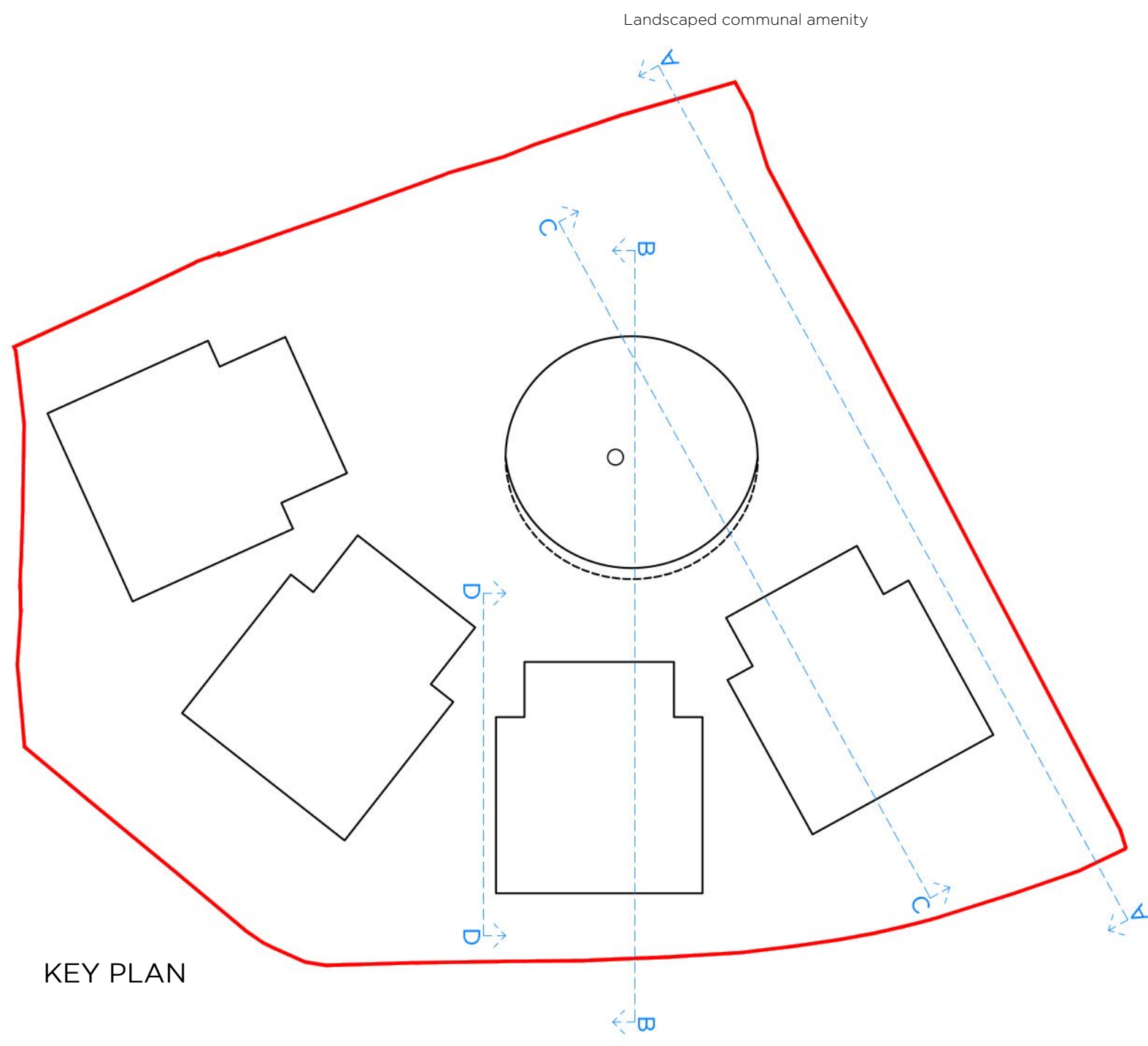
AS PROPOSED: SITE-SECTION AA



AS PROPOSED: SITE-SECTION BB



AS PROPOSED: SITE-SECTION CC



AS PROPOSED: SITE SECTIONS

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AS PROPOSED: SITE-SECTION DD



AS PROPOSED: STREET-SCENE AA



AS PROPOSED: STREET-SCENE BB



AS PROPOSED: STREET-SCENE CC

AS PROPOSED: STREET-SCENES

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AS PROPOSED: STREET-SCENE AA



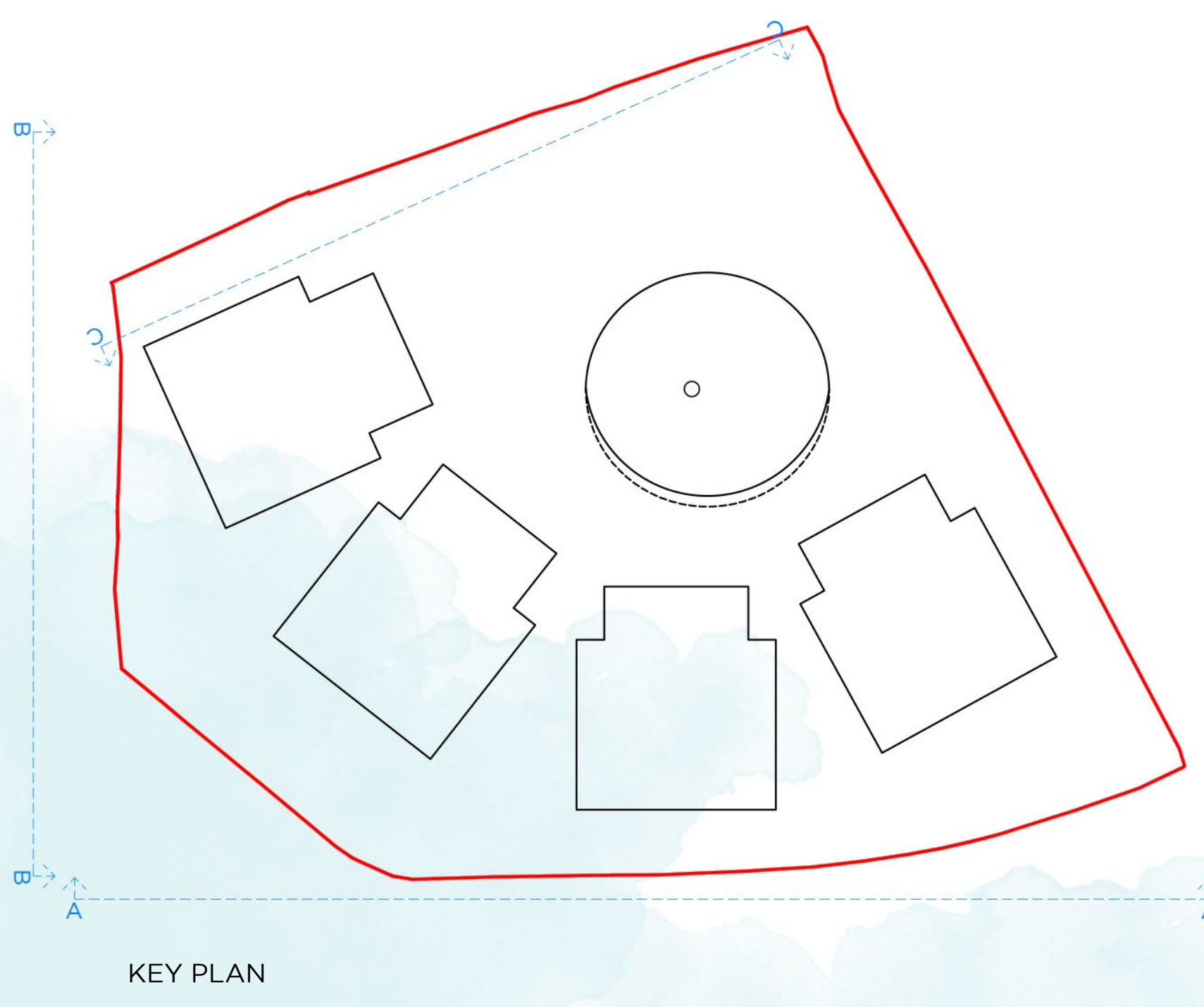
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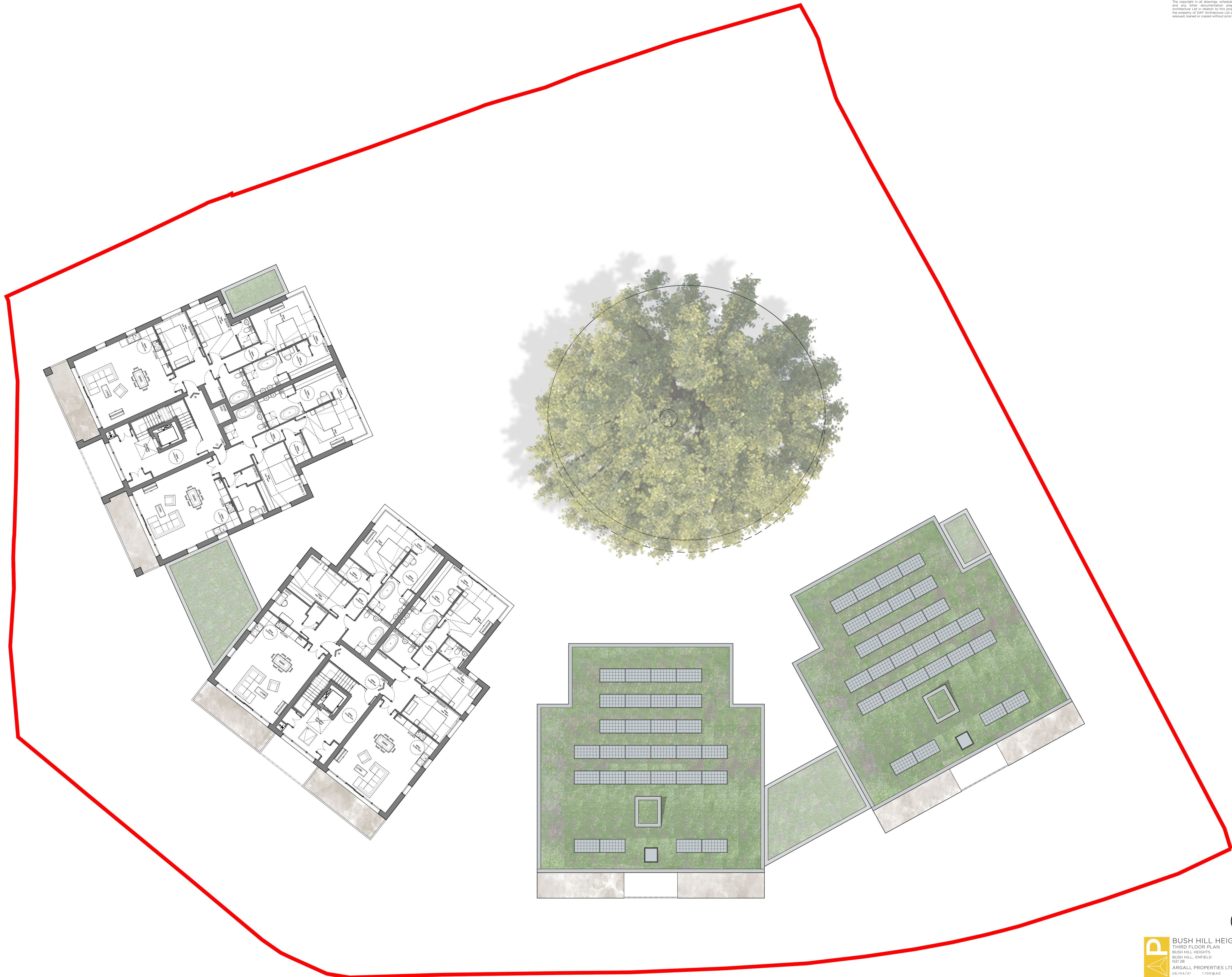


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AS PROPOSED: STREET-SCENES



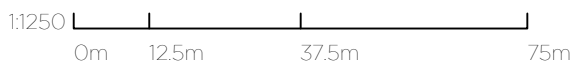


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AS PROPOSED: THIRD FLOOR PLAN



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EXISTING SITE LOCATION PLAN



BUSH HILL HEIGHTS
EXT SITE LOCATION PLAN
BUSH HILL COTTAGE
20 BUSH HILL, ENFIELD, LONDON
N21 2BT
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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 26 April 2022
Report of Head of Planning - Vincent Lacovara	Contact Officer: Andy Higham Allison De Marco Lap Pan Chong	Ward: Chase
Ref: 21/03247/OUT		Category: Full Application (Minor)
LOCATION: Garages Meyer Green Enfield EN1 4NG		
<p>PROPOSAL: Hybrid planning application (part detailed /part outline) for redevelopment of site involving erection of 9 x terraced dwellinghouses (up to three storeys) and associated works comprising:</p> <p>Detailed planning application for the demolition of existing garages and construction of 9 x 2-storey terraced dwellinghouses with amenity space, car parking spaces, refuse and cycle store, landscaping and associated works (Phase 1); and</p> <p>Outline planning application (with matters relating to appearance reserved) for erection of 7 x extensions to the 2-storey terraced dwellinghouses contained within phase 1 including details of siting, access, scale, and landscaping (phases 2-8).</p>		
Applicant Name & Address: Naked House 2 Bethune Road London N16 5BD		Agent Name & Address: Miss Nour Sinno HTA Design LLP 78 Chamber Street London E1 8BL
<p>RECOMMENDATION:</p> <ol style="list-style-type: none"> 1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions. 2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report. 		

Ref: 21/03247/OUT LOCATION: Garages, Meyer Green, Enfield, EN1 4NG



1. Note for Members

- 1.1 This planning application is categorised as a “minor” planning application and would normally be determined under delegated authority, as set out in the Scheme of Delegation. However, the application is reported to the Planning Committee because the Council is the landowner. In accordance with the scheme of delegation, it is reported to the Planning Committee for determination.

2. Executive Summary

- 2.1. This application forms part of the Enfield Custom Build Homes Scheme to deliver basic specification homes for local first time buyers at a market discount that can be self-finished. The sites in the schemes are Council-owned garages and car parking sites. As part of the pilot scheme, Naked House Community Builders, a not-for-profit developer, is working in partnership with the Council's Housing Development Team to deliver a total of 22 genuinely affordable homes across 3 sites: 1 site on Meyer Green and 2 sites on Raynton Road. On 22nd February 2022, the Planning Committee made the resolutions to grant planning permission for the proposed developments on Raynton Road involving a total of 13 homes .
- 2.2 There is a pressing need for housing, including affordable housing in the Borough, and Enfield has a challenging 10-year housing delivery target. The application proposes 9 genuinely affordable 1-bedroom homes. The design of 7 of these homes enables the properties to be extended into 3-bedroom houses via roof extensions.
- 2.3. This hybrid application proposing the basic (“Naked”) building form is in ‘full’ (with all details submitted for approval at this stage) while the roof extensions to the two storey houses are in ‘outline’ (with appearance reserved for subsequent Reserved Matters approval).
- 2.4. The application proposes high-quality residential homes on existing brownfield land, which sits within a long-established and predominantly residential area. The proposed development is considered to be an acceptable scheme, which is sympathetic to the character and appearance of the area and the amenities of neighbouring properties.
- 2.5. The primary public benefits of the scheme can be summarised as follows:
- Optimising the site – making effective use of a highly sustainable, highly accessible, brownfield site;
 - Housing – providing 9 genuinely affordable homes including 7 family homes, making a contribution to the Borough's affordable housing delivery
 - Social and economic benefits - providing jobs during construction
 - Landscape and biodiversity enhancements
 - Minimising greenhouse gas emissions and exceeding the minimum energy reduction target; and
 - An improvement in on-site sustainable urban drainage (water management)
- 2.6. Furthermore, it has been recognised that:
- By virtue of its size, location, and proximity, the development would not adversely affect the amenity of neighbouring residents.
 - The proposals would not cause any unacceptable harm to highway safety or the flow of traffic in the locality.

- 2.7. The development would be appropriate and broadly in accordance with the Development Plan (Adopted London Plan 2021, Core Strategy and Development Management policies) and relevant National Planning Policy Framework (NPPF) policies.

3. Recommendation

- 3.1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions to cover the following:

3.2. Phase 1 – “Full” Element

1. Time limit
2. Approved plans
3. No additional fenestration
4. Sample materials
5. Detailed drawings
6. Details of refuse store
7. Security by design
8. Single direction traffic
9. Revised details of cycle store
10. Revised sustainable drainage strategy
11. Drainage Strategy verification report
12. Arboricultural methods statement with tree protection plan
13. Details of landscape plan including boundary treatments
14. Nesting bird survey
15. Construction ecological management plan
16. Bat and bird box strategy
17. External lighting
18. Tree / shrub Clearance – Nesting Birds
19. Energy compliance
20. Water efficiency
21. Emissions from non-road mobile machinery
22. Land contamination verification report
23. No piling

3.3. Phases 2-6 – “Outline” Element

24. Time limit
25. Reserved Matter

3.4. Common Conditions – “Full” and “Outline” Elements

26. Grampian condition to require shadow s106 to be entered into once Applicant secures ownership of site
27. Construction management plan
28. Restricted General Permitted Development
29. Restricted the use of flat roofs as balconies at all levels

- 3.5. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

4. Site & Surroundings

- 4.1 The site is vacant comprising mainly hardstanding and disused garages. There is a row of trees of varying ages along the western site boundary. The Ash tree (T4) is protected by a Tree Protection Order.
- 4.2 The site runs adjacent to the New River, which is designated as Site of Metropolitan Importance for Nature Conservation (SINC), Wildlife Corridor and Green Belt.
- 4.3 The site sits behind the dwellings fronting Meyer Green and Worcesters Avenue. It is accessed through Meyer Green, which stems from Pentrich Avenue, or from Worcesters Avenue. The western site boundary is delineated by Thames Water's metal palisade fencing separating the site from the New River and tow path.
- 4.4 The surrounding context is characterised by traditional two storey terraced houses. To the south, the Meyer Green Open Space provides children's playspace.
- 4.5 The site is within a predominantly residential area. There are a few shops and local amenities within 400m of the site (approximately 6 minutes' walk) such as the Goat Lane Supermarket and Worcesters Primary School. A local shopping parade is located at the junction between Great Cambridge Road and Carterhatch Lane circa 960m (approximately 13 minutes' walk) away to the south east.
- 4.6 The site has a Public Transport Accessibility Level (PTAL) of 0. There are several bus stops within walking distance on Great Cambridge Road and Carterhatch Lane. The nearest train station (Turkey Street) is circa 1.7km (approximately 6-minute cycle or 21 minutes' walk) away.
- 4.7 The site is not within a Conservation Area or adjacent to any listed buildings. The site is located in Environment Agency Flood Zone 1 (low risk of flooding).

5. Proposal

Background

- 5.1 The proposed development is part of the Enfield Custom Build Homes Scheme which is a pilot funded by the GLA. The scheme intends to promote the development of smaller constrained garage / car parking sites to provide new homes for local first-time buyers at a market discount.
- 5.2 Naked House is a new housing model generally involving the phased construction of 'genuinely affordable' dwellings. The housing model is based on an initial build which comprises a smaller 'no-frills' dwelling (aka the 'naked state'). This model would allow for flexibility for further extensions as household needs change over time.
- 5.3 The model is intended to allow for:
 - entry to the market by lower-income buyers by delivering 100% 'genuinely affordable' (intermediate) homes as per the Mayor's definition of 'genuinely affordable' (20% discount from market rates); and
 - more complete communities by allowing households to age-in-place.

5.4 The Council's Cabinet approved disposal of these sites in 2016 (KD4200) and 2019 (KD4613) as part of the Small Sites Housing Programme (KD3920). The Council and Naked House Community Builders (the Applicant), a not-for-profit developer, have signed a project agreement whereby Naked House would acquire the freehold of the sites subject to grant of planning permission and deliver the proposed development.

5.5 The proposal follows negotiation with the Council to initially bring forward 3 sites to deliver a total of 22 units. The two other sites are as follows:

- 21/03246/OUT - Garages 1 To 26 Ordnance Road Enfield EN3 6BN (Raynton Road West)
- 21/03248/OUT - Car Park Raynton Road Enfield EN3 6BP

On 22nd February 2022, the Planning Committee resolved to grant planning permission in respect of these two sites for a total of 13 new homes.

5.6 The three planning applications are independent of each other and are all designed to reflect the particular characteristics of their context. However, the funding is contingent on all 3 sites commencing by June 2022.

Planning Application

5.7 This is a hybrid planning application seeking both full and outline planning permission. The full application seeks detailed permission for the erection of 9nos 2-storey terraced houses (1 bedroom 2 person), associated landscape, bin and bicycle stores. 6 car parking spaces will be provided.

5.8 The outline application seeks permission for the proposed 2nd floor roof extensions to 7nos. two-story houses, which would enable these homes to be extended to 3-storey (3-bedroom 6 person) houses as the household's need change.

5.9 The appearance of the proposed roof extensions would be subject to reserved matters applications before construction.

6. Consultation

Statutory and Non-Statutory Consultees

Tree Officer

6.1 No objection subject to conditions to secure arboricultural methods statement with tree protection plan and detailed landscape plan.

Transportation

6.2 No objection subject to conditions to secure a construction management plan and one-way traffic flow within the site.

Sustainable Drainage

6.3 No objection in principle but additional information is required on the Sustainable Drainage Strategy. This would be secured by a condition.

Environmental Health

- 6.4 No objection subject to conditions relating to air quality and land contamination.

Waste

- 6.5 No objection subject to condition to secure refuse store details.

Urban Design

- 6.6 The Urban Design Officer initially raised some concerns with the scheme and notably regarding the overall massing and materiality. Revised plans and further clarifications have been submitted, and while some concerns remain, the Officer is satisfied on balance that the changes have positively influenced the scheme, and the appearance of the buildings can be secured by conditions.

Design Review Panel

- 6.7 During the pre-application stage, an independent Design Review Panel (DRP) was held on 10th June 2021 to discuss design-related matters, such as massing and form, materiality, landscape, and boundary treatments.

- 6.8 The Panel were generally supportive of the principles of development. The Panel suggested the proposed houses should maintain a back-to-back relationship with the surrounding properties. The applicant has revised the site layout accordingly and the rear elevations of the proposed houses would back onto the surrounding existing houses. Other suggestions from the Panel have been also incorporated in the latest submitted scheme. Where the suggestions are not taken, sound justifications have been provided and are addressed in the report.

Thames Water

- 6.9 No objection subject to a condition to secure a piling method statement.

Designing Out Crime Officer (Met Police)

- 6.10 No objection subject to a condition to attain the Security by Design certification.

London Fire Brigade

- 6.11 No objection subject to no soft landscaping near Unit 6. This would be secured by the landscaping condition.

Historic England (Greater London Archaeological Advisory Service)

- 6.12 No objection.

Public

Pre Application

- 6.13 The Applicant undertook community consultation at the pre-application stage, including an online community meeting held on 24th June 2021. The Community Engagement report is attached as an appendix to the submitted Planning Statement.

Planning Application

- 6.14 Consultation letters were sent to 41 surrounding properties on 8th September 2021 and 10th November 2021.

6.15 Site notices were put up on 8th September 2021 and 10th November 2021.

6.16 Three objections to this application were received at the first round of the consultation. Two objections were received at the second round of the consultation. A total of four letters of support were received. A summary of the comments received and officers' responses are as follows:

Summary of responses

- Confusing site information and discrepancies among the submitted documents
- Absence of the Design Review Panel Report

Officers' response

The scheme has been revised several times, and has informed discussions with additional information provided in light of the concerns raised during the public consultation. All the discrepancies raised have been clarified. The Design Review Panel Report has also been publicised on the on line Council's website.

Summary of responses

- The scheme will not be viable without public subsidy on land price.
- Lack of information on the future service charge

Officers' response

The matters raised are assessed in the 'Background' and 'Housing Need and Mix' sections of this report.

Summary of responses

- The scheme addresses the affordability crisis in London
- Exciting prospect for custom-builders
- Generous space, a sense of community and high-quality materials
- Use of masonry is sustainable and would save energy bills
- Excessive scale and massing
- Incongruous plot sizes
- Unsympathetic façade treatments and materials
- Loss of green space
- Retaining the height of the existing wall along 15 Meyer Green's rear boundary is desirable
- Future residents may not apply for a reserved matter application for the roof extensions
- General permitted development rights should be restricted.
- The land should be allocated to a local community charity
- The foundation of Unit 9 is too close high voltage power cable

Officers' response

The matters raised are assessed in the 'Principle of Development', 'Housing Need and Mix' and 'Character and Design' sections of this report.

Summary of responses

- Lack of assessment on the impact of daylight and sunlight on 15 Meyer Green's dormer windows.

- Loss of light to Nos. 12 and 15 Meyer Green and 85 Worcesters Avenue.
- Inaccurate assumption about the layout of neighboring homes
- Overshadowing to garden of 89 Worcesters Avenue.
- Loss of outlook from 15 Meyer Green and 85 Worcesters Avenue
- Overlooking to Nos. 12 and 15 Meyer Green
- Lack of boundary treatment details
- Noise and nuisance to 85 Worcesters Avenue
- Can no longer access 12 Meyer Green's outbuilding from the site
- The proposed refuse store would harm the visual amenity to the living room of 85 Worcesters Avenue

Officers' response

The matters raised are assessed in the 'Neighbouring Residential Amenities' section of this report.

Summary of responses

- Lack of internal daylight and sunlight assessment
- The obscured glazing windows would not provide enough natural light

Officers' response

The matters raised are assessed in the 'Quality of Accommodation' section of this report.

Summary of responses

- Lack of roosting bat and hedgehog surveys
- Impact on the wildlife and trees
- The bat survey was carried out at a sub-optimal time of year
- The Ash tree (T4) should be retained

Officers' response

The matters raised are assessed in the 'Biodiversity, Trees and Landscaping' section of this report.

Summary of responses

- Unworkable parking bays layout
- Insufficient parking spaces for future residents and their visitors
- The garages should be rented out to the existing residents
- Inaccurate methodology of deriving parking demand in the Transport Statement
- The vacant parking spaces shown in the Transport Statement are not available
- Lack of segregated access for pedestrians
- Unsatisfactory access for construction vehicles
- Inappropriate siting of the proposed refuse store near Worcesters Avenue
- The refuse strategy would not work
- Obstruction to residents on Worcesters Avenue
- Magnet for fly tippers

Officers' response

The matters raised are assessed in the 'Traffic, Access and Parking' section of this report.

Summary of responses

- Unsatisfactory emergency vehicle access

Officers' response

The matter raised is assessed in the 'Fire' section of this report.

Summary of responses

- Increase in pressure on health facilities and schools

Officers' response

The matter raised is assessed in the 'Community Infrastructure Levy (CIL)' and 'Shadow S106 Heads of Terms' sections of this report.

Summary of responses

- Requested a Party Wall Agreement with 15 Meyer Green

Officers' response

Party Wall Agreement is not a material planning consideration.

7. Relevant Planning History

- 7.1 None relevant

8. Relevant Planning Policies

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework 2021

- 8.2 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions - an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and

pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 8.3 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 8.4 In relation to achieving appropriate densities Paragraph 124 of the NPPF notes that planning policies and decisions should support development that makes efficient use of land, whilst taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 8.5 Paragraph 48 of the NPPF details when weight may be given to relevant emerging plans. This guidance states that the stage of preparation, the extent to which there are unresolved objections and the degree of consistency of relevant policies to the Framework are relevant.

Housing Delivery Test / Presumption in Favour of Sustainable Development:

- 8.6 The National Planning Policy Framework sets out at Paragraph 11 a presumption in favour of sustainable development. For decision taking this means:
- "(c) approving development proposals that accord with an up-to date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:
- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (7); or
 - (ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 8.7 Footnote (8) referenced here advises "This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years."
- 8.8 The Council's recent housing delivery has been below our housing targets. This has translated into the Council being required to prepare a Housing Action Plan in 2019

and being placed in the "presumption in favour of sustainable development category" by the Government through its Housing Delivery Test. This status has recently been confirmed for the period 2022-23.

- 8.9 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the Government through the National Planning Policy Framework (NPPF). It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.
- 8.10 Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of "presumption in favour of sustainable development.
- 8.11 In 2020 Enfield delivered 56% of the 2,328 homes target and was as a result placed into the "presumption in favour of sustainable development" category. In January 2021 Enfield delivered 67% of its homes target. The Council therefore remains in the "presumption in favour of sustainable development"
- 8.12 This is referred to as the "tilted balance" and the NPPF states (see paragraph 8.6 above) that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan.
- 8.13 Under the NPPF paragraph 11(d) where the most important development plan policies for the application are deemed to be 'out of date', planning permission should be granted. That does not mean out of date policy can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be given favourable weight by Planning Committee when undertaking their assessment taking account of the "tilted" balance that applies. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

The London Plan 2021

- 8.14 The London Plan with Enfield's Local Plan forms the Development Plan for this application. It is the overall strategic plan for London setting out an integrated economic, environmental, transport and social Framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

- GG1 – Building Strong and Inclusive Communities
- GG2 – Making the Best Use of Land
- GG3 – Creating a Healthy City
- GG4 – Delivering the Homes Londoners Need
- D3 – Optimising Site Capacity through the Design-Led Approach
- D4 – Delivering Good Design
- D5 – Inclusive Design

- D6 – Housing Quality and Standards
- D7 – Accessible Housing
- D11 – Safety, Security and Resilience to Emergency
- D12 – Fire Safety
- D14 – Noise
- H4 – Delivering Affordable Housing
- H6 – Affordable Housing Tenure
- H10 – Housing Size Mix
- G6 – Biodiversity and Access to Nature
- G7 – Trees and Woodland
- SI1 – Improving Air Quality
- SI2 – Minimising Greenhouse Gas Emissions
- SI5 – Water Infrastructure
- SI12 – Flood Risk Management
- SI13 – Sustainable Drainage
- T5 – Cycling
- T6 – Car Parking
- T6.1 – Residential Parking
- T7 – Deliveries, Servicing and Construction

Local Plan - Overview

- 8.15 Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, they form the statutory development plan for the Borough. Enfield's Local Plan sets out planning policies to steer development where they align with the NPPF and the London Plan 2021. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan.

Core Strategy

- 8.16 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable.

- CP2: Housing supply and locations for new homes
- CP3: Affordable housing
- CP4: Housing quality
- CP5: Housing types
- CP9: Supporting community cohesion
- CP20: Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22: Delivering sustainable waste management
- CP24: The road network
- CP25: Pedestrians and cyclists
- CP26: Public transport
- CP28: Managing flood risk through development
- CP30: Maintaining and improving the quality of the built and open environment

CP31:	Built and landscape heritage
CP32:	Pollution
CP36:	Biodiversity
CP46:	Infrastructure contributions

Development Management Document

8.17 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy.

8.18 The following local plan Development Management Document policies are considered particularly relevant:

DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality Design-Led Development
DMD38	Design Process
DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD72	Open Space Provision
DMD76	Wildlife Corridor
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD80	Trees on Development Sites
DMD81	Landscaping

8.19 Other Material Considerations

National Planning Practice Guidance
 Mayor of London Housing SPG (Adopted March 2016)
 LBE S106 SPD 2016
 Enfield Local Housing Needs Assessment 2020
 Community Infrastructure Levy Regulations 2010 (as amended)
 Self-build and Custom Housebuilding Act
 Technical housing standards – nationally described space standard 2015
 Blue and Green Strategy June 2021

Enfield Local Plan (Reg 18) 2021

- 8.20 Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. As the emerging Enfield Local Plan progresses through the plan-making process the draft policies within it will gain increasing weight but at this stage it has relatively little weight in the decision-making process.
- 8.21 The Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

9. Analysis

- 9.1. This report sets out the analysis of the issues that arise from the proposal when assessed against the development plan and the National Planning Policy Framework
- 9.2. This application has been subject to extensive negotiation to address the concerns raised by officers and local residents through the consultation process.
- 9.3. The main considerations of the development are the following:
- Principle of Development
 - Housing Need and Mix
 - Character and Design
 - Neighbouring Residential Amenities
 - Quality of Accommodation
 - Biodiversity, Trees and Landscaping
 - Traffic, Access and Parking
 - Flood Risk
 - Carbon Emissions and Energy
 - Fire Safety
 - Air Pollution and Land Contamination
 - Secure by Design

Principle of Development*Optimising brownfield site for residential development*

- 9.4. Making more efficient use of land is presently of significance due to the identified need for housing as a consequence of the Housing Delivery Test, which has triggered the "tilted balance" and the presumption in favour of approving sustainable development (NPPF). For decision-taking, this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan.
- 9.5. Enfield Housing's Trajectory Report (2019) shows that during the preceding 7 years, the Borough had delivered a total of 3,710 homes which equates to around 530 homes per annum. Enfield's 2019 Housing Action Plan recognises that the construction of more high-quality homes is a clear priority, with only 51% of approvals over the preceding 3-years actually being implemented. A Local Housing Need Assessment (LHNA) was undertaken in 2020 and identifies an annual housing need of 1,744 homes

across the Borough based on a cap of 40% above the London Plan annual target of 1,246 homes, in line with the Government's standard methodology.

- 9.6. The Council's Local Plan Issues & Options (Regulation 18) document (2021) acknowledges the sheer scale of the growth challenge for the Council and the focus for development in locations with good access to local infrastructure and public transport. The Council's Housing and Growth Strategy 2020-2030 aims to deliver the London Plan targets for the Borough.

- 9.7. Enfield is a celebrated green borough with close to 40% of the land currently designated as Green Belt or Metropolitan Open Land and a further 400 hectares providing critical industrial land that serves the capital and wider south east growth corridors. These land designations underpin the need to optimise development on brownfield land. Paragraph 1.2.5 of the London Plan (2021) notes that

'all options for using the city's land more effectively will need to be explored as London's growth continues, including the redevelopment of brownfield sites and the intensification of existing places, including in outer London'.

- 9.8. The application site is a brownfield site within a predominately residential area comprising disused car park and associated hardstanding with an element of amenity grassland, which while not unsubstantial, provides little in terms of visual setting or indeed usable amenity provision.

- 9.9. The site area of 0.169 hectares means the site is categorised as a 'small site' as defined in Policy H2 of the London Plan (2021). Naked House, a small and medium-sized not-for-profit community developer, would deliver the proposed development. The future occupiers are allowed to customise their homes. This proposed development would help achieve the annual housing targets of 353 units on small sites set out in the London Plan (2021). Hence, the proposed development is supported by Policy H2 of the London Plan (2021).

Loss of vacant car park

- 9.10. The site has been vacant since the informal car park was closed in May 2020. There is no policy requirement for the retention or re-provision of a car park and no objection is raised to the loss of this area. The impact of the proposed development on the parking in the area is assessed below in the 'Traffic, Access, Parking' section.

Green Belt

- 9.11. The application site adjoins the New River which is on the edge of the green belt. The proposed development would not increase visual dominance or intrusiveness of the built form on the green belt given the existing residential backdrop and with the New River, a clear distinction between the green belt and urban area would remain. The majority of the existing trees will be maintained, and new planting will also be provided (see also the 'Biodiversity, Trees and Landscaping' section). As a result, it is considered the openness of the green belt would be maintained.

Conclusion on Principle of Development

- 9.12. The proposed development would optimise a vacant 'small site' comprising mainly hardstanding in a predominately residential street to deliver 9 genuinely affordable houses with some custom-build elements. It would not have any adverse impact on the openness of the adjoining green belt. In principle, this is supported by the NPPF (2021), London Plan Policies and Core Strategy (2010).

- 9.13. The acceptability of the scheme must be qualified by other relevant material considerations, including the housing mix, design, quality of accommodation, transport/parking, trees and biodiversity, fire, pollution, security and the impact of the development upon neighbouring residential units.

Housing Need and Mix

- 9.14. The current London Plan sets a target for the provision of 52,287 new homes each year. In addition, the London Plan identifies a need for a minimum of 1,246 dwellings per year to be delivered over the next 10-years in the Borough, based on the Strategic Housing Market Assessment (SHMA): an increase over the current target of 798. Whilst Enfield's 2019 Housing Action Plan recognises that the construction of more affordable, high-quality homes is a clear priority, only 51% of approvals in the Borough have been delivered over the previous 3-years.
- 9.15. Enfield's Housing and Growth Strategy (2020) was considered by the Council's Cabinet in January 2020 and approved at February's Council meeting (2020) and sets out the Council's ambition to deliver ambitious adopted London Plan targets.
- 9.16. Core Policy 5 outlines that the Council will seek a range of housing types in the intermediate sector and that the mix of intermediate housing sizes will be determined on a site by site basis. It should also be noted that the evidence base to support Core Policy 5 dates from 2008. The Local Housing Needs Assessment 2020, which informs the emerging draft Local Plan for Enfield, is a more up to date evidence base. Hence, it carries weight in the assessment.
- 9.17. The Local Housing Needs Assessment (LNHA) 2020 identifies that 1,407 affordable units would be needed per year. Among them, 696 (49%) units should be intermediate tenures products to help low-middle income households, who cannot afford to buy a property on the open market achieve their homeownership aspirations.
- 9.18. The LNHA (2020) has informed emerging Policy H3 of the Draft Local Plan for Enfield (2021). The table below is an extract from Policy H3, which outlines priority types for different-sized units across different tenure. The focus of affordable ownership provision (shared equity/intermediate products) should be on one and two-bedroom units, as the majority of households who live in intermediate (shared ownership) housing are households without children based on the census data. It is noted that the Draft Reg 18 Local Plan was published in June 2021 and is at an early stage of preparation. Although this draft policy in the emerging plan carries limited weight now, it is used to illustrate the most up-to-date housing need in Enfield.

	Studio/bedsit	One-bedroom	Two-bedrooms	Three-bedrooms	Four-bedrooms or more
Social/affordable rented	Low priority	Medium priority	High priority	High priority	Low priority
Intermediate	Low priority	High priority	High priority	Medium priority	Low priority
Market	Low priority	Low priority	Medium priority	High priority	High priority

Source: Table 8.4: Dwelling size priorities, Enfield Local Plan (Reg 18) 2021

Affordability

- 9.19. This planning application is categorised as a “minor” planning application (i.e. no more than 10 homes). No affordable housing provision is required under paragraph 64 of the NPPF (2021). The proposed affordable housing provision is therefore considered a significant planning gain.
- 9.20. Paragraph 4.6.8 of London Plan (2021) states that *“Intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the definition of affordable housing), should be affordable to households on incomes of up to £90,000. Further information on the income caps and how they are applied can be found in the Annual Monitoring Report. The caps will be reviewed and updated where necessary in the Annual Monitoring Report.”*
- 9.21. Paragraph 3.87 of the GLA London Plan Annual Monitoring Report 16 2018/19, published March 2021 (AMR) states that *“for dwellings to be considered affordable, annual housing costs, including mortgage payments (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40 per cent of a household’s net income.”*
- 9.22. Paragraph 4.6.9 of the London Plan (2021) states that *“For dwellings to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40 per cent of net household income, based on the household income limits set out above. Boroughs should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit.”*
- 9.23. Naked House is a not-for-profit community developer which has been set up to provide intermediate housing for sale to people whose household income is too high to qualify for social housing but is insufficient to buy on the open market. Naked House intends to sell homes for no more than the development cost.
- 9.24. Whilst Naked House homes will have fewer fixtures and fittings, all the units will have full services (heating, lighting, plumbing etc.), a working kitchen and bathroom and a full external envelope. They will have new build warranties and will be mortgageable with a high street mortgage provider. In addition, Naked House has installed features that allow homes to be easily adapted to become larger homes, such as double height living space and structural lintels. These additions and future flexibility provide the inherent value that compensates for any lack of fixtures and fittings.
- 9.25. The proposed homes would be sold at a price with at least a 20% discount to the open market value. There would also be provision for re-sales to carry forward the initial discount to future eligible buyers.
- 9.26. The Affordable Housing Statement Addendum shows the indicative open market values and sale prices of the new homes. It demonstrates that under reasonable financial assumptions including deposit requirement, mortgage multiplier, interest rate and mortgage repayment period, the proposed homes would be affordable for households with a range of incomes below the upper limit as per paragraph 3.88 of the

latest London Plan Annual Monitoring Report (i.e. annual gross household incomes of £56,200 or less)

- 9.27. Furthermore, the applicant has also undertaken additional stress tests to demonstrate that under a range of scenarios, the annual housing costs, including mortgage and service charge, would be less than 40 per cent of net household income of the target income group as per the latest AMR, which would comply with paragraph 4.6.9 of the London Plan (2021).
- 9.28. The shadow S106 obligations would ensure the affordability of the homes would be maintained in perpetuity, and the homes would be allocated in accordance with the Enfield Intermediate Housing Policy (2020). Therefore, it is considered that the proposed homes would meet the criteria as genuinely affordable as defined in London Plan (2021) and the proposed development would exceed the policy requirements for affordable housing provision in minor planning applications.

Housing mix

- 9.29. The proposed houses are designed to grow and expand over time at a low cost to the occupier. The proposed development would deliver 9 x 1-bedroom 2-person homes in the 'Naked State'. 2 of the proposed houses can be turned into a 2-bedroom 4-person home and the remaining 7 proposed houses have the ability to be extended over time to create 3-bedroom 6-person homes.
- 9.30. This is the differential from other intermediate products which while they may be accessible to first-time buyers at the lower end of the market, do not always provide opportunities for expansion or extension to family-sized accommodation without having to move. This future flexibility is key to this affordable product and the proposed integrated ability to create family homes over time (up to 3-bedroom 6-person homes suitable for larger families) is a further consideration in its favour. This can be achieved by:
- The ability to add internal space by infilling the double-height volume with an internal floor.
 - The inclusion of structural supports for the future roof extensions (outline element of this application) and roof build-ups which can be removed and replaced on top of the roof extensions to reduce material costs.
- 9.31. Although this proposed development does not provide any 3-bedroom family housing, from the outset, the proposed new homes and associated model, would meet the need for intermediate affordable dwellings in Enfield as identified in the latest Local Housing Needs Assessment (LNHA) 2020 and Policy 5 of Core Strategy (2010). The proposed housing mix is therefore considered acceptable.

Custom build homes

- 9.32. The Self-build and Custom Housebuilding Act 2015 placed a requirement on local authorities to grant planning permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. This includes using their own land (if available and suitable) for self-build and custom housebuilding

and working with local partners and third sector groups to custom build affordable housing.

- 9.33. Naked House works closely with the Council's Housing Development Team and the proposed development is part of the Council's Custom Build Home Programme. The Naked House development model seeks to deliver "shell" or "naked" homes which are fully constructed with basic kitchens and bathrooms. The internal finishes will be incomplete, reducing the build costs and allowing purchasers to save money by completing these themselves.

Conclusion on housing need and mix

- 9.34. The proposed development helps the Council meets its duty under the Self-build and Custom Housebuilding Act. In addition, the proposed development would deliver 9 genuinely affordable homes with the potential to deliver affordable family accommodation through future extension. The proposed housing typology and mix is therefore considered acceptable. These considerations weigh heavily in favour of the development in the planning balance.

Character and Design

- 9.35. Paragraph 126 of the NPPF underscores the central value of good design to sustainable development. The Framework expects the planning process to facilitate "high quality, beautiful and sustainable buildings and places". As in Paragraph 130, the assessment of a scheme should take into account the endurance of the design, visual appeal, sensitivity to local context, sense of place, optimisation of the site and contribution to health and wellbeing.
- 9.36. London Plan Policy D4 encourages the use of master plans and design codes to ensure the delivery of high-quality design and place-making. Design scrutiny, through the use of Design Review Panels is encouraged.
- 9.37. Enfield Policy DMD 37 sets out objectives for achieving good urban design: character; continuity and enclosure; quality of public realm; ease of movement; legibility; adaptability and durability; and diversity.

Layout, Height and Massing

- 9.38. The immediate surrounding context is characterised by traditional two storey terraced houses. Some properties such as Nos. 91 and 97 Worcesters Avenue and 15 Meyer Green have been extended by rear dormers. The estate further to the north, enclosed by Worcesters Avenues and Pentrich Avenue, is three storeys.
- 9.39. Given the siting behind the existing properties, the proposed houses would be mostly concealed by the existing properties when viewed from the public vantage points on Meyer Green and Worcesters Avenue.
- 9.40. The proposed development would mainly be visible from the surrounding properties and the tow path along the New River. The majority of the existing properties turn their back on the New River with timber fences. The north-eastern site boundary along the New River are delineated by a strip of mature trees which would mostly be retained and help screen the proposed houses.

- 9.41. The proposed typology and massing were generally supported by the Design Review Panel at the pre-application stage. Following the advice from the Design Review Panel, the applicant has revised the layout with frontage onto the New River and greater separation distances from the surrounding properties. As a result, despite being back land development in the area, the proposed development would broadly conform with the pattern of development in the area and introduce positive passive surveillance to the New River.
- 9.42. The proposed roof extensions to these proposed houses would be relatively modest in scale and height with sufficient set-in. Hence, they would appear broadly subordinate to the proposed houses and would not appear overbearing when viewed from the public vantage points or the surrounding properties. Following the advice from officers, the roof extensions to Unit 8 and 9 have also been omitted to reduce the overall bulk.
- 9.43. Initially the Applicant intended to create new access from the Site to the New River for both future and existing residents. Due to the concerns of local residents raised during the pre-application consultation, the Applicant has omitted this suggestion to ensure that the existing residents feel safe and secure.
- 9.44. On balance, the proposed development reflects the challenging constraints of the site, with proportions, bulk and mass that seek to minimise impacts to neighbouring properties while creating a functional and welcoming living environment and delivering sufficient quantum of genuinely affordable homes.

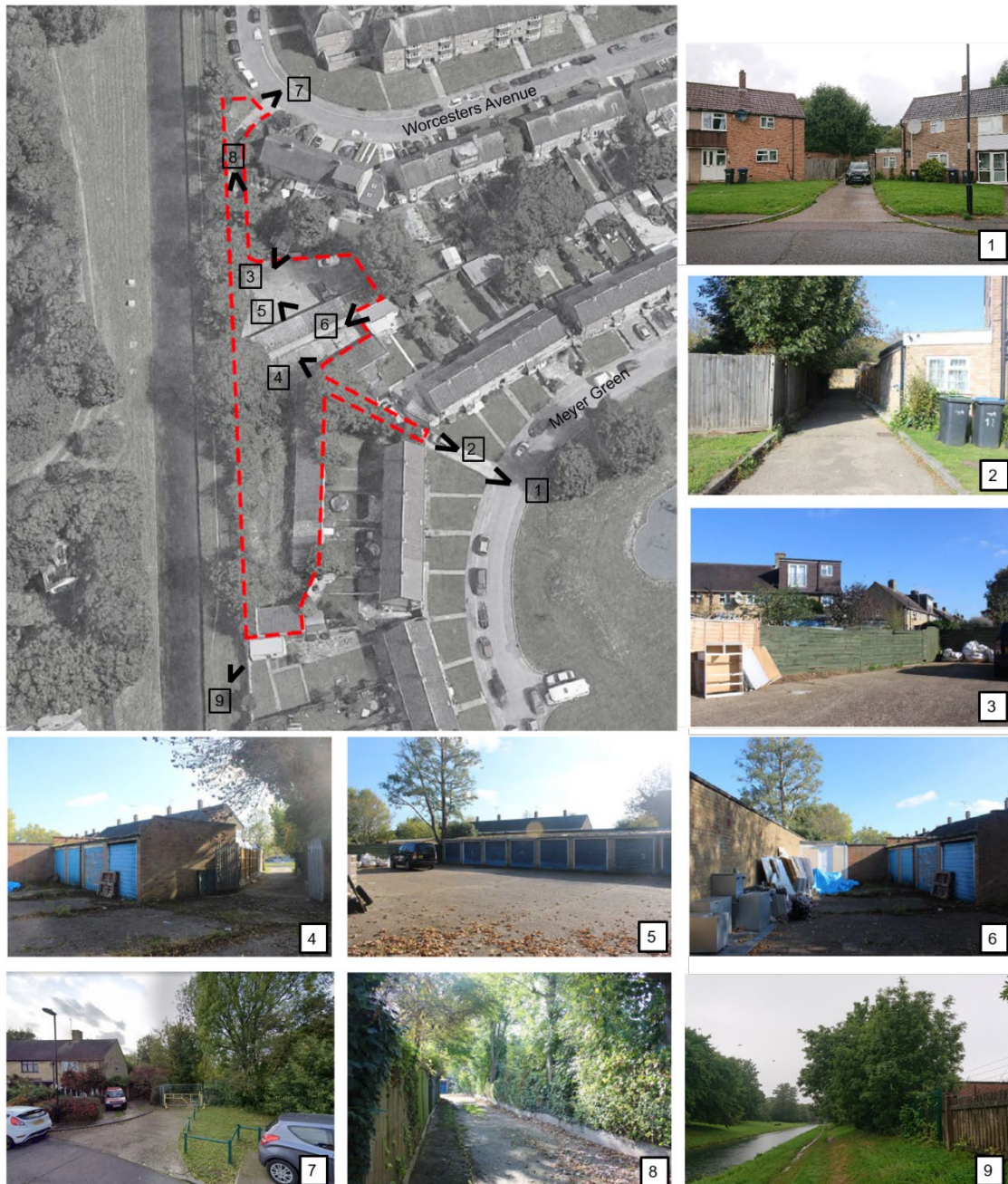


Figure 1 Site photo

Detailing and materials

- 9.45. The detailing of the buildings would broadly reflect some common features in the area. The palisade fence along the western site boundary is outside the application site boundary and owned by Thames Water. Due to security and health and safety reasons, Thames Water suggested that they do not usually permit their boundary fence along the New River to be taken down to incorporate the land and river frontage into any adjoining development scheme. The details of boundary treatment within the application site would be secured by a condition. Should Thames Water remove the existing the palisade fence in the future, new fence with greater visual permeability would be required within the application site.
- 9.46. Following the advice from the Design Review Panel and Officers, the Applicant has made positive changes to enhance the appearance of the proposed houses, such as

extruded canopies above the front entrances and distinctive blockwork at the bottom of the facades.

- 9.47. The Applicant has also replaced the grey concrete block with pigmented concrete masonry block which has a better textual appearance. Additional evidence and samples of the proposed masonry block were submitted to address the Urban Design concerns, notably the robustness of the proposed materials and contextuality.
- 9.48. The proposed masonry block would have a water retardant that protects it against expansion and contraction caused by moisture and signs of efflorescence. The terracotta-coloured block would also less readily show signs of discolouration from pollution and weathering. The blocks can also be painted with a protective coating to protect the material from weathering while retaining its breathability. The robustness of the proposed masonry has been demonstrated by the other award-winning housing schemes in London.
- 9.49. Given the proposed colour and palette of materials, the proposed houses would inevitably appear more modern in the area. However, the immediate surrounding area has no distinctive and uniform appearance with relatively varied materials and architectural features. The terrace typology would reflect the prevalent character in the area and within this context, the architectural difference would serve to express the Naked House ideology without dominating the street scene. Furthermore, due to its warmth, the terracotta colour would not necessarily conflict with the local character of buff brick with terracotta roofs prevalent in the local area. In addition, the vertical bonding mix use of contrasting colours of masonry blocks and mortar would help further add texture and variation to the façade of the proposed homes.



Figure 2 East Elevation (Top: Naked State; Bottom: Developed State)

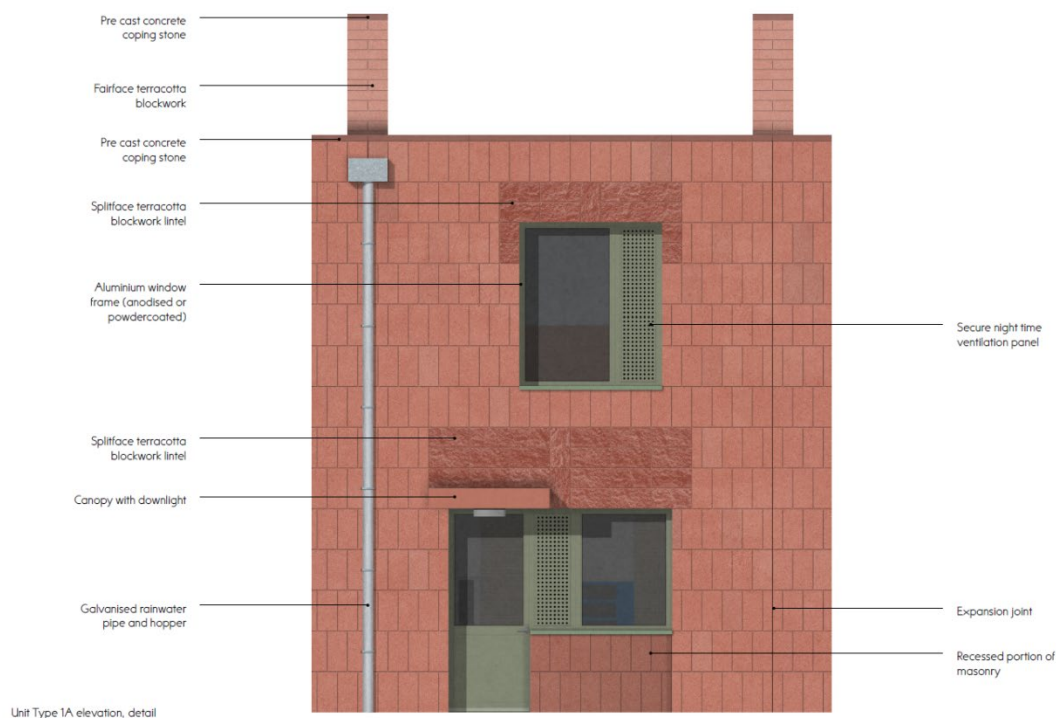


Figure 3: Indicative façade

- 9.50. Furthermore, the proposed masonry block is a cost-effective, low carbon construction method to deliver affordable and highly sustainable homes (See also the Carbon Emissions and Energy section).

Conclusion on Character and Design

- 9.51. While of contemporary design, the NPPF is clear in its mandate that Local Planning Authorities should ensure developments which are sympathetic to local character and history, including the surrounding built environment and landscape setting, are supported and preconceptions should not be imposed which prevent or discourage appropriate innovation or change (such as increased densities).
- 9.52. The proposed development would have limited visibility from the public vantage points on Meyer Green and Worcesters Avenue due to its siting. It would broadly achieve continuity in the established pattern of development due to its satisfactory 'suburban arrangement of 'back-to-back' gardens and the terraced typology. It would also maintain consistency in the scale of the surrounding development, and appropriately respond to the New River by introducing passive surveillance. Although the proposed masonry blocks would be different from the buildings in the locale, it is not considered that such a departure is unwelcome due to the varied architectural character in the area and the strong design and a clear design solution to provide cost effective, low carbon and genuinely affordable dwellings. The material samples and detailed drawings of the buildings and boundary treatments can be adequately secured by conditions to ensure a satisfactory appearance and appropriate integration into the street scene and the New River.

- 9.53. On balance, the proposed development is consistent with the provisions of Policy CP30 of the Core Strategy, Policies DMD6, 8 and DMD37 of the Development Management Document, Policies D3 and D4 of the London Plan (2021) and the NPPF (2021).
- 9.54. A representation raised the concerns of the foundation of unit 9 being too close to the line of a submerged high voltage power cable due to the cost of diverting this cable. A Topographic and Buried Utilities Survey has been undertaken at an early design stage and the proposed layout has taken this site constraint into account. As a result, there will be an appropriate buffer between the proposed houses and the power cable.

Neighbouring Residential Amenity

Daylight, sunlight and overshadowing

- 9.55. In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 9.56. Concerns have been raised during the consultation process from neighbouring properties, notably Nos. 12 and 15 Meyer Green and 85 Worcesters Avenue, regarding the impact of the proposed development on daylight and sunlight available to surrounding properties.
- 9.57. A 'Daylight & Sunlight' report has been submitted as part of the application. Neighbouring properties were identified as relevant for daylight and sunlight assessment based on proximity to the proposed development. The submitted report has been completed by daylight/sunlight specialists with reference to the Building Research Establishment (BRE) publication (2011), "Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice", and local planning policy.
- 9.58. During the application, the applicant has omitted the proposed roof extensions to units 8 and 9. The report confirms that in the revised scheme, the daylight to most of the primary windows of the neighbouring buildings would satisfy BRE Guide default target criteria except the ground-floor windows in the rear extension at 15 Meyer Green.
- 9.59. 15 Meyer Green has been extended by a single-storey rear extension and rear dormer. Its ground-floor windows in the new rear extension will experience a Vertical Sky Component (VSC) reduction of around 21% which is slightly greater than the default BRE target of 20%. The retained VSC levels is 25%, which is not uncommon in an urban setting and is marginally below the default BRE target of 27%. The primary reason is that these ground-floor windows in the rear extensions are closer to the site boundary than the original windows. The ground-floor room would still retain high levels of daylight due to the two existing roof lights. This is evidenced by the negligible reduction in the No-Sky Line (NSL) figures and the high retained ADF figure of 7% which exceeds the BRE requirements. Since the proposed houses would be two-storey and would meet the BRE default targets in terms of the impact on 15 Meyer Green's first-floor rear windows, there is no need for an assessment on its second-floor rear dormer windows. Considering the above, it is therefore considered that on balance the reduction in daylight is acceptable in this context.

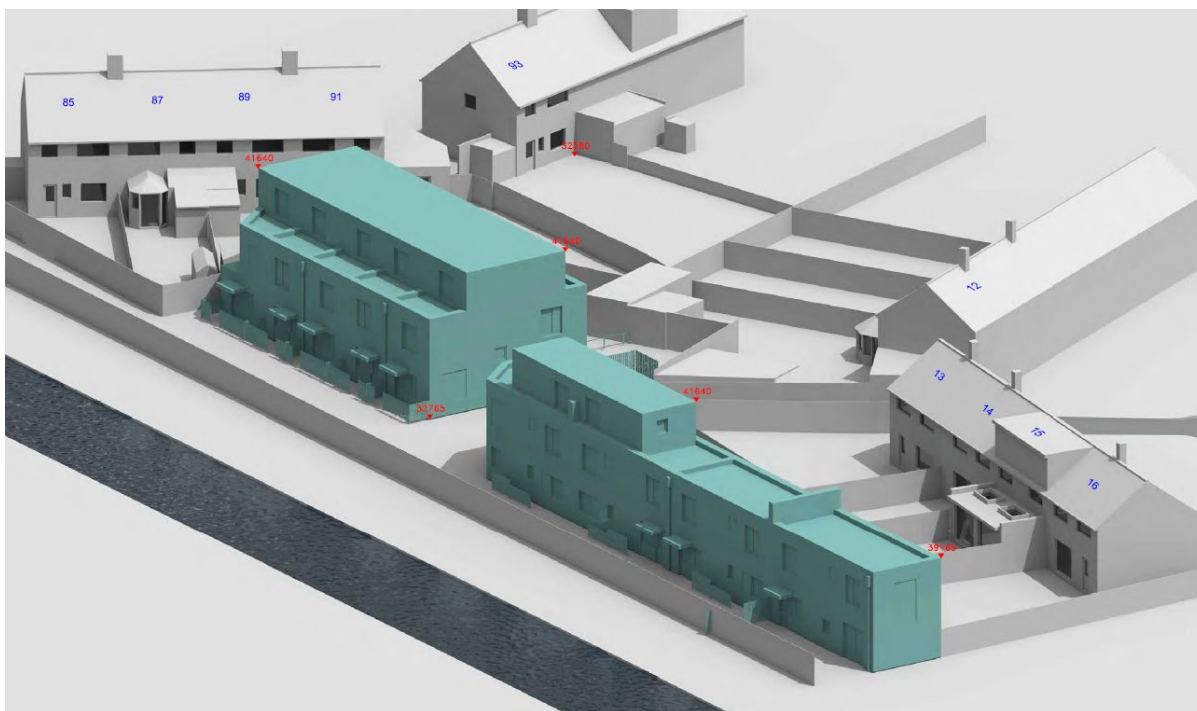


Figure 4 3D View – Proposed Scheme

- 9.60. In addition, sunlight to neighbouring buildings would fully satisfy BRE's criteria. In terms of overshadowing to the neighbouring gardens, the impact on the majority of them would also meet the BRE default targets except the rear garden of 89 Worcesters Avenue where 44% of its area will receive 2 hours of sunlight on 21st March. This is below the 50% default guideline target. However, this property benefits from a generous rear garden exceeding the minimum size recommended for a 3 bedroom unit as per DMD Policy 9. Furthermore, the shaded region is at the bottom of the garden adjacent to a substantial shed. Ample remaining amenity area near the house would still receive good levels of sunlight.
- 9.61. Overall, it is considered that the proposed scheme has been designed to respond to BRE's criteria while delivering the quantum of genuinely affordable housing, the relevant policy within Enfield's Local Plan and The London Plan. On balance, it would not have an unreasonable impact on neighbouring residential occupiers in terms of loss of daylight, sunlight and overshadowing.

Privacy

- 9.62. Concerns have been raised during the consultation process from neighbouring properties, notably Nos. 12 and 15 Meyer Green, regarding overlooking from the proposed development.
- 9.63. The proposed southern terraced houses (units 6-9) will be sited 14.2m – 17.6m away from the rear elevation of Nos.13 – 15 Meyer Green. No first-floor window is proposed in the southern flank elevation. All the proposed first-floor rear windows will be obscured glazed. They would not be relied on as the main source of natural sunlight and outlook for the habitable rooms of these homes.
- 9.64. It is noted that these first-floor rear windows will be sited close to Nos. 13 – 15 Meyer Green. The distances are greater than the recommendation stated in DMD Policy 10

which states the minimum distance between rear facing windows of 2-2 storey and 2-3 storey buildings are 22m and 25m respectively. Given the narrow shape of the subject site, the proposed separation distances between the proposed southern block and Nos.13 - 15 Meyer Green have already been maximised. Subject to a condition to ensure these upper-floor rear windows would be obscured glazed and high opening, it is considered that the impact of overlooking to Nos.12 – 15 Meyer Green's rear windows and their rear gardens would be acceptable.

- 9.65. The appearance of the proposed roof extensions to the proposed houses would be subject to reserved matter applications. The first-floor east facing windows of the proposed houses in the southern block shown in the submitted drawings are for indicative purposes only.
- 9.66. With regard to the proposed northern terraced houses (units 1 -5), given the orientation of the proposed and existing properties, the rear elevation of these proposed houses would mainly face the end section of the rear gardens of the adjoining 12 Meyer Green and 91 Worcesters Avenue. In both the Naked and Developed states, any views from the proposed upper-floor windows to these adjoining properties' rear windows and immediate private amenity spaces would be oblique at a distance of more than 11m, which would comply with the DMD Policy 10.
- 9.67. The proposed first-floor north-west facing window in the chamfered flank elevation would mainly face the New River and the very end section of the rear gardens of Nos. 85 and 87 Worcesters Avenue. The impact on the privacy of these properties would not be unreasonable.
- 9.68. A condition has also been attached to ensure no additional fenestration in the side elevations of all the proposed development. Considering the above, it is considered that the proposed development would not result in any unreasonable overlooking to the adjoining properties.

Noise and Disturbance

- 9.69. Although the proposed houses would be sited behind the existing buildings, the proposed access would remain the same as the existing. The coming and going to these proposed houses would not be significantly more than those associated with the former garages and car park when they were in use previously. Since the proposed houses would back onto the rear gardens of the existing properties, the resultant noise and disturbance would not be materially different from that would be reasonably expected in typical residential streets. The Environmental Health Officer has confirmed no negative noise impact would arise from the development. Therefore, it is considered that the proposed development would not cause significant harm to the living conditions of adjacent occupiers through additional noise or disturbance.
- 9.70. It is noted that the proposed communal bin store on the Worcesters Avenue will be close to 89 Worcesters Avenue. Given the site constraints and the spatial requirements of the refuse collection vehicles, the siting is considered acceptable (See also 'Traffic, Access, and Parking' Section). The communal refuse store is required to be fully covered and integrated with soft landscaping including green roof and/or green wall to sufficiently screen it. The details of the communal refuse store will be secured by condition.

Rear Access

- 9.71. A concern about the loss of rear access for 12 Meyer Green' existing outbuilding was raised by a representation during the public consultation. The Council's Legal Team has reviewed the formal Transfer document between the Council and the original purchaser and confirmed that No. 12 Meyer Green does not benefit from an express right to pass and re-pass over the Application site. The application needs to be assessed therefore on this basis and it would down the applicant to establish right of way outside of the planning process.
- 9.72. There is a disused old garage at the rear garden of 89 Worcesters Avenue, which would be sited immediately adjacent to unit 1. The Council's Housing Team has confirmed that this property is within LBE ownership and has no objection in respect of the rights of way.

Conclusion on Neighbouring Residential Amenities

- 9.73. Having regard to the above, the proposal would not cause any detrimental impact upon the amenities of any neighbouring dwelling in terms of noise, disturbance, daylight, sunlight, outlook, privacy or overlooking and loss of access. It would be in accordance with Policies D3, D4, D6 and D14 of the London Plan (2021), CP 4 of the Enfield Core Strategy (2010) and Policies DMD 8, 10, 37, and 68 of the Enfield Development Management Document (2014).

Quality of Accommodation

Unit and Bedroom Size, Storage and Floor to Ceiling Heights

- 9.74. Policy D6 of the London Plan (2021) sets out housing quality and design standards that housing developments must take into account to ensure they provide adequate and functional spaces.
- 9.75. In the 'Naked' state, the proposed dwellings will exceed the required minimum Gross Internal Floorspace (GIA) standards for a 1 bedroom, 2 person unit. In the 'Developed State', 7 dwellings and 2 dwellings will meet the GIA standards for a 3 bedroom, 6 person unit and 2 bedroom, 4 person unit respectively. In addition, all single and double bedrooms comply with the required minimum space standards (7.5 sqm for single bedrooms and 11.5 sqm for double bedrooms).
- 9.76. The submitted sections demonstrate that more than 75% of the total gross floor internal area of the proposed houses would achieve a minimum floor to ceiling height of 2.5m required by the London Plan (2021).
- 9.77. It is noted that the proposed houses would not provide specified built-in storage areas. However, Naked House aims at providing future occupiers with the flexibility to customise the internal layout of their homes. The overall GIA of all the proposed houses would considerably exceed the minimum GIA standards in both the 'Naked' and 'Developed' states. The hallways and bedrooms have ample space for built in storage. Hence, it is considered that the lack of specified built-in storage areas would not result in cramped living conditions for the future residents in this instance.

Light, Outlook and Layout

- 9.78. All the proposed houses are dual aspect with the habitable rooms benefiting from at least one rear or front window. The submitted Daylight and Sunlight Assessment has also demonstrated that the internal daylight and sunlight of all the habitable rooms

would meet the BRE guidelines. Therefore, the proposed houses would provide a satisfactory level of outlook and natural light to the future occupiers.

Privacy

- 9.79. Each proposed house would benefit from a small front garden as defensible space, which would provide an acceptable sense of privacy to the future occupiers.

Amenity Space and Play Area

- 9.80. DMD Policy 9 requires provision of adequate, accessible and functional amenity spaces. The majority of the proposed houses will benefit from their respective rear garden.
- 9.81. Unit 9 will have a small and irregular-shaped rear garden of approximately 11.2m². However, it will also benefit from a generous front garden of 53.7m². Subject to satisfactory boundary treatment details to be secured by a condition, the front garden would provide an acceptable private amenity space. Unit 4's rear garden is approximately 27m² which would meet the minimum requirement for a 1 bed 2 person dwelling in the 'Naked State' but would slightly fall short of the minimum requirement of 29m² for a 3 bedroom dwelling in the 'Developed State'.
- 9.82. Given the site constraints and the minimum quantum of 9 affordable dwellings within the site to make the scheme viable, it is considered that the proposed provision of private amenity spaces has already been optimised. On balance, the proposed provision of private amenity spaces is acceptable. A condition has also been attached to restrict general permitted development rights to ensure that sufficient amenity spaces would remain in accordance with the adopted policies.
- 9.83. It is noted that gates at a height of 1.1m are proposed at the end of each rear garden to facilitate onward fire escape from the properties. However, the proposed low fencing would raise security and privacy concerns, and there can be alternative fire safety measures (see also Fire Safety). A condition has been attached to secure future details of the boundary treatments of the rear gardens. A condition would also be attached to restrict the General Permitted Development Rights to safeguard the amount of private outdoor amenities of the future residents.
- 9.84. The proposed private gardens would also serve as doorstep playspace for the under 5's in accordance with the Play and Informal Recreation SPG (2016). Furthermore, Meyer Green Open Space to the south of the site has several playing fields, formalised playspace. The proposal therefore would comply with Policy S4 of the London Plan (2021).

Flood Risk and Drainage

- 9.85. Policy SI 13 of the London Plan (2021) requires development proposals to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the specified drainage hierarchy. Policy DMD 61 states developments should seek to achieve Greenfield runoff rates for 1 in 1 year and 1 in 100 year (plus climate change) year events and must maximise the use of Suds, including at least one 'at source' SuDS measure resulting in a net improvement in water quantity or quality discharging to sewer in-line with any SuDS guidance or requirements.

- 9.86. Flooding is not a known risk on this site. Classed as Flood Risk 1, the site is at low risk of flooding.
- 9.87. The existing site mainly comprises impermeable surfaces. A preliminary SuDs strategy has been submitted with the application. The Council's SuDs team has requested more extensive use of source control SuDs measures across the site together with details of the proposed SuDS features and a management plan for future maintenance. The requested information would be secured by way of condition in accordance with Policies SI 12, SI 13 of the London Plan (2021), Policy CP 28 of the Enfield Core Strategy (2010) and Policies DMD 59, DMD 61 and DMD 63 of the Development Management Document (2014).

Biodiversity, Trees and Landscaping

- 9.88. Policy DMD 76 states that development on sites that abut a wildlife corridor will only be permitted if the proposal protects and enhances the corridor. Policy DMD 78 states that development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided, and it has been demonstrated that appropriate mitigation can address the harm caused. Mitigation will be secured through planning obligations or planning conditions.
- 9.89. Policy G7 of the London Plan (2021) and Policy DMD 80 of the Development Management Document (2014) state that any development involving the loss of or harm to protected trees or trees of significant amenity or biodiversity value will be refused.

New River SINC

- 9.90. The site adjoins the New River SINC and Wildlife Corridor. It is mainly comprised of hardstanding and disused garage, and a strip of trees along the western site boundary. A Preliminary Ecological Appraisal with an ecological desk study and a walkover survey was submitted. The report concludes that given the proximity to the New River SINC, a Construction Ecological Management Plan (CEcMP) should be submitted to minimise the potential impact of the construction phase of the development on the existing ecology of the site and off site receptors, and ensure works proceed in accordance with current wildlife legislation prior to commencement. A condition has therefore been attached to request for a Construction Ecological Management Plan.

Habitats and Trees

- 9.91. 12 trees (T3, T5 – T14, T22), 4 groups of trees (G2 – G5) and the partial removal of 1 tree group (G6) will be removed. A Preliminary Arboricultural Assessment and Arboricultural Impact Assessment (AIA) have been provided in accordance with BS5837:2012. These trees to be removed are either in Category C or Category U which are of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. The Tree Officer has confirmed that these trees are relatively small and could be replaced fairly easily and would eventually outgrow their location in the future.
- 9.92. Following discussion and an on-site meeting with the Tree Officer, the Applicant has also chamfered the north-west corner of Unit 6 in order to protect and retain the Ash Tree (T4) which is protected by a Tree Preservation Order. It is noted that some form

of root presence from T4 and T16 and the off-site trees (T1, T2 and T20) will extend beneath the existing concrete hard standing and it is more likely that there will be less than the 100% exclusion of all Root Protection Areas beneath these areas as depicted in the submitted plans. However, section 5.3.2 of the submitted AIA report has suggested a precautionary approach would be adopted during the removal and replacement of the hard standing close to these trees.

- 9.93. The Tree Officer has raised no objection to the revised proposal subject to a condition for Arboricultural Method Statement (AMS) and Tree Protection Plans for demolition and construction. Given the sensitivity of the works around T4 and the neighbouring trees considering the likelihood of root presence, all demolition and construction works including removal of the existing hard surfacing and the installation of new hard landscaping (particularly around T4) would need to take place under arboricultural supervision and the precautionary assumption that there are roots under the hard standing at least 1m beyond the site's boundaries.
- 9.94. The Applicant has also confirmed that replacement trees will be provided in the rear gardens and front gardens near the New River in order to mitigate the loss of existing Category U and C trees. The new planting scheme would be secured by a condition to ensure it would enhance the local biodiversity and the greenery along the New River while providing vegetation screening of the proposed development from the surrounding properties. Only native and wildlife attracting species would be planted in accordance with Policy DMD 81.

Protected Species

- 9.95. The Preliminary Ecological Appraisal suggests that the existing trees and structures provide suitable nesting habitat for a range of bird species including Common gull, House sparrow and Starling which are identified as species of Principal Importance for Nature Conservation in England, Birds of Conservation Concern Amber List species or Red List species. A condition has therefore been attached to ensure a Nesting Bird Survey will be undertaken prior to the removal of the existing vegetation and structures within the bird nesting season. If any active bird nests are identified, an exclusion zone will be set up and no works would be undertaken within this area until the nest is no longer active. A compliance condition has been attached to restrict the clearance of vegetation outside bird nesting season in order to avoid disturbing nests during the demolition and construction phase of development.
- 9.96. The submitted Dusk Emergence Surveys were undertaken on 12th August 2021 and on 26th August 2021. The dawn re-entry survey was undertaken on 9th September 2021. The surveys were spaced at least two weeks apart in line with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016). During the surveys, no bats emerged from or re-entered any of the trees or buildings within the application site. It is therefore considered that the proposed works would not adversely impact roosting bats. Since a significant amount of bat activity was recorded in the form of foraging and commuting on site during the surveys, any new lighting would be carefully designed to minimise potential disturbance and fragmentation impacts. A condition therefore has been attached to request the external lighting details.
- 9.97. A condition has also been attached to secure a Bird and Bat Box Strategy to enhance the site for bats and birds in accordance with DMD Policy 79.

- 9.98. No direct evidence of other protected species such as badger and hedgehog was identified during the field survey. Given the connectivity of the site to the wider landscape facilitated by the New River embankments adjacent to the west of the site, a condition has been attached to ensure inclusion of hedgehog passes under any fence lines. The submitted Preliminary Ecological Appraisal recommends wildlife protection measures during the construction phase of the proposed development. A Construction Ecological Management Plan would be secured via a condition.

Conclusion on Biodiversity, Trees and Landscaping

- 9.99. Considering the above, the proposed development would not result in any significant harm to the protected tree or the local wildlife including the New River SINC subject to tree protection measures and ecological management during construction and landscape and biodiversity enhancement measures, which would be secured by conditions. The proposal therefore would comply with Policies G6 and G7 of the London Plan (2021), Policy CP36 of the Enfield Core Strategy (2010) and Policies DMD76, 78, 79, 80 and 81 of the Enfield Development Management Document (2014).

Traffic, Access, Parking

- 9.100. The site has a Public Transport Accessibility Level (PTAL) of 0. There are several bus stops within walking distance on Great Cambridge Road and Carterhatch Lane. The nearest train station (Turkey Street) is circa 1.7km (approximately 6-minute cycle or 21 minutes' walk) away. The Worcester's Primary School is circa 220m (2-minute cycle or 10-minute walk) away. The site is not located within a Controlled Parking Zone (CPZ).

Trip Generation

- 9.101. The proposal is for 9 dwellings in a well-established residential area. It would not result in any material changes in levels of service on footways and bus services, nor on the local highway network.

Parking

- 9.102. The site was previously used as informal parking for up to 24 cars. The former car park has been vacant. Based on the information provided by the Housing Development Department, these spaces were not tied to any tenancy or lease agreements.
- 9.103. The Policy T6(L) of the London Plan (2021) states:
Where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy.
- 9.104. 6 car parking spaces will be provided for the proposed 9 dwellings. The Applicant has undertaken parking surveys. The surveys show that over the two nights, there were an average of 25 spaces available with parking saturation level being 88%. Although the saturation level is relatively high, given the high number of potential spaces, there is still a good level of spare capacity. Based on the census data, the Transport Statement estimates the proposed development would generate a demand for 5-6 car parking spaces taking the size, number and tenure of the dwellings into account.
- 9.105. The Transportation Team have confirmed that the proposed car parking spaces would be sufficient and comply with the maximum car parking standards stated in the London Plan (2021). The proposed development would not result in significant detrimental overspill parking in the area.

- 9.106. During the application, the applicant has also increased the length of the proposed car parking bays to 6.0m in line with the recommendations set out in the Manual for Streets (2007).
- 9.107. Representations raised that the vacant car parking spaces in the local area identified in the submitted Transport Assessment would hinder access into residents' driveways and should be discounted. However, the Transportation Team confirmed that the proposed car parking spaces provision would be sufficient to accommodate the estimated demand associated with the proposed development within the application site so the proposal would not rely on the on-street availability in the area.

Vehicular and Pedestrian Access

- 9.108. There are two existing access points into the site including from Meyer Green and Worcesters Avenue. With the relatively low proposed parking provision, and the access roads of Worcesters Avenue and Meyer Green being unclassified and lightly trafficked, it is unlikely that there would be any wider highway safety concerns. The proposed single direction traffic flow is considered acceptable. A condition has been attached to ensure compliance.
- 9.109. Pedestrians will access the site from Meyer Green and Worcesters Avenue. Given the low volume of traffic using these accesses, the Transportation Team have confirmed that shared surface usage is acceptable.
- 9.110. In order to ensure construction vehicles can safely access and egress the site during the demolition and construction of the houses and the future extensions, a condition has been attached to secure a Construction Management Plan.

Cycle Parking

- 9.111. Two bicycle parking spaces would be provided for each dwelling either in the respective forecourts of the northern block or along the western site boundary. The proposed cycle parking provision is considered adequate and accessible. However, the proposed Sheffield stand for the northern terraced houses (units 1-5) are not sheltered and secured. Therefore, a condition has been attached to request revised details of the bicycle stores to ensure they are sheltered, secured, and provided prior to the first occupation in accordance with DMD Policy 45, Policy T6.1 of The London Plan (2021).

Servicing and Refuse

- 9.112. A communal bin store will be provided near Worcesters Avenue. It is acknowledged that the future residents would have to carry their refuse bags for more than 30m, contrary to paragraph 6.8.9 of Manual for Streets (2007). However, the Applicant has provided swept analysis using the refuse vehicles, which shows the Meyer Green access would be relatively tight for the refuse vehicles. The Waste Team have confirmed that the proposed siting of the communal bin store on Worcesters Avenue is acceptable on balance. The communal bin store would also be sufficient to provide the required capacity for 9 dwellings.

- 9.113. The details of the communal bin store have not been provided. The communal bin store would be required to be lockable with a pin pad entry for residents and the refuse collection team only in order to minimise the risk of fly tipping. The details of the communal refuse store will be secured by a condition.

Conclusion on Traffic, Access and Parking

- 9.114. Re-provision of car parking spaces from the former informal car park would be contrary to the London Plan Policy T6(L) and overall Transportation Team have no objection to the proposed development subject to conditions. The proposed development would not result in conditions prejudicial to the safety and free flow of traffic in the surrounding area. Also, sustainable mode of transport would be promoted subject to revised cycle parking store details. Hence, the proposal would comply with Policy T6.1 of the London Plan (2021), Policies CP22 and CP25 of the Enfield Core Strategy (2010) and Policies DMD45 and DMD47 of the Enfield Development Management Document (2014).

Carbon Emissions and Energy

- 9.115. Enfield Core Strategy Policy CP4 sets a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough. Policy DMD51 requires all developments to demonstrate how the proposal minimises energy-related CO₂ emissions. For new development, a 35% ¹ CO₂ reduction over Part L of Building Regulations (2013) is encouraged to achieve the highest sustainable design and construction standards unless it is demonstrated that the target reduction is not technically feasible and economically viable in accordance with Policies DMD 50 and 51 (Energy efficiency standards). Policy DMD 53 also echoes that the provision and use of on-site renewable energy generation and low and zero-carbon technologies are encouraged.
- 9.116. With regards to operational carbon, the Energy Statement demonstrates that the proposed development would achieve a total carbon emissions savings of 2.44 tonnes of CO₂ emissions, 44% beyond the Part L of Building Regulation baseline by improving the insulation of the building fabric, use of heat pump for hot water consumption and direct electric heating. The heat pumps will be stored in the forecourts, and technical specification has been provided. The resultant carbon emissions savings exceed the policy requirements for minor planning applications. A condition has also been attached to ensure compliance by securing the final Energy Performance Certificate and Display Energy Certificate after practical completion of the works.
- 9.117. With regards to embodied carbon, there is no policy requirement for whole life carbon assessment for minor applications. Nevertheless, the Design and Access Statement illustrates that the proposed masonry block has an embodied carbon of 56 kg CO₂e/m², which is close to timber, a widely perceived low embodied carbon material (49.5 kg CO₂e/m²).
- 9.118. Policy SI5 of the London Plan (2021) requires that development be designed so that mains water consumption would meet a target of 105 litres or less per head per day, excluding an allowance of 5 litres per head for external water use. A condition therefore has been attached to ensure compliance.

¹ This is equivalent to 40% improvement on 2010 Building Regulations.

Fire Safety

- 9.119. Based on the submitted drawings and the on-site measurement, Worcesters Avenue access is approximately 3.1m wide, which complies with the requirement stated in the Approved Document B of the Building Regulations. The north-west corner of Unit 6 has been chamfered to allow the incoming fire tender from Worcesters Avenue to reverse and egress in forward gear via Worcesters Avenue even when all the proposed car parking spaces are occupied. This has been supported by the swept path analysis using Fire Tender and DB32 Fire Appliance (See appendices). London Fire Brigade has confirmed that the proposed emergency vehicles access is acceptable.
- 9.120. A Fire Strategy has been submitted, which provides clarification on the means of escape. Despite the open-plan layouts on the ground floor, most of the proposed gardens (except unit 4) will have a length greater than the height of the buildings. Hence, these gardens would provide a safe place free from danger from fire when occupiers escape from the houses in the Naked State in accordance with the Building Regulations. It is proposed to have a rear gate with a height of 1.1m at the furthest end of each rear garden of the northern block (units 1 – 5) to facilitate safe egress from the rooms of the upper floors including unit 4. However, the low fences and rear gates would raise security and privacy concerns. As a result, a condition is recommended which will seek improved and more secure boundary treatment while ensuring safe emergency egress is available.
- 9.121. Any future extensions are expected to meet the Building Regulation in force at the time when they extend the roof extensions by way of approval from a relevant Building Control body.
- 9.122. Having regard to the above, it is considered that the proposed fire safety arrangements are acceptable subject to the aforementioned condition.

Air Pollution and Land Contamination

- 9.123. The Environmental Health Officer has confirmed that the proposed development would not result in air pollution and land contamination subject to conditions covering dust and emissions control measures during the construction and demolition stage in the Construction Management Plan, restrictions on the emissions from all non-road mobile machinery during demolition and construction, and a contamination verification report demonstrating the completion of the works set out in the submitted Contamination Report prior to the occupation.
- 9.124. The proposed development is located within 15 metres of a strategic sewer. Thames Water requested a piling method statement to protect the underground sewerage utility. A condition has therefore been attached.

Secure by Design

- 9.125. During the design process, a Secured by Design meeting was held with the Designing Out Crime Officer at Met Police, and feedback was integrated into the proposed design.

- 9.126. The Met Police suggested the replacement of the palisade fence along the western site boundary with a more sight permeable product to provide a more secure boundary and increase passive surveillance opportunities. However, the existing palisade fence is outside the application site boundary and is owned by Thames Water. Thames Water suggested that they do not usually permit their boundary fence along the New River to be taken down to incorporate the land and river frontage into any adjoining development scheme. The details of boundary treatment within the application site would be secured by a condition. Should Thames Water remove the existing the palisade fence in the future, new fence with greater visual permeability would be required within the application site.
- 9.127. Overall, the Met Police has confirmed no objection to the application. A condition has also been attached to ensure the proposed houses attain 'Secured by Design' certification in accordance with Policy D11 of the London Plan (2021) and Policy DMD 37 of the Development Management Document (2014).

Community Infrastructure Levy (CIL)

Mayoral CIL

- 9.128. The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by an Outer London weighting (increased to £60 per sqm as of 1st April 2019).

Enfield CIL

- 9.129. The Council introduced its own CIL on 1st April 2016. Enfield has identified three residential charging zones, and the site falls within the lower rate charging zone (£40/sqm).
- 9.130. Both CIL charging rates are presented prior to indexing. The proposed development would be CIL liable as it would create new dwellings. For the detailed application, the additional gross internal floor area is 566.7 sqm in the Naked State. Given the proposed development involves genuinely affordable housing, it may be eligible for CIL relief.

Shadow S106 Heads of Terms

- 9.131. The Council is the current freeholder of the Site. It cannot enter into a Section 106 Agreement with itself and therefore a condition has been imposed requiring that a Section 106 is completed prior to commencement of any works on Site and that a draft of the Section 106 Agreement will be agreed before the permission is issued and attached to the planning permission. This condition applies to the whole scheme.
- 9.132. The table below outlines the Heads of Terms of financial and non-financial contributions to be secured within a shadow S106 Agreement

Heads of Term	Description	Sum	Trigger
Affordable Housing	To ensure the affordability is maintained in perpetuity as per paragraphs 4.6.8 and 4.6.9 of the London Plan (2021), the units would be allocated according to Enfield Intermediate Housing Policy.	£0	Ongoing compliance clause
Architects Retention clause	As per paragraph 3.4.12 of the London Plan (2021)	£0	Ongoing compliance clause
S106 monitoring cost	5 per cent of the total value of all contributions; and a fixed charge to manage non-monetary obligations of £350 per head of term		

- 9.133. The total residential floorspace proposed is less than 1,000m². Hence, no other financial contribution would be required in accordance with the Enfield's Section 106 SPD (2016).

10. Public Sector Equality Duty

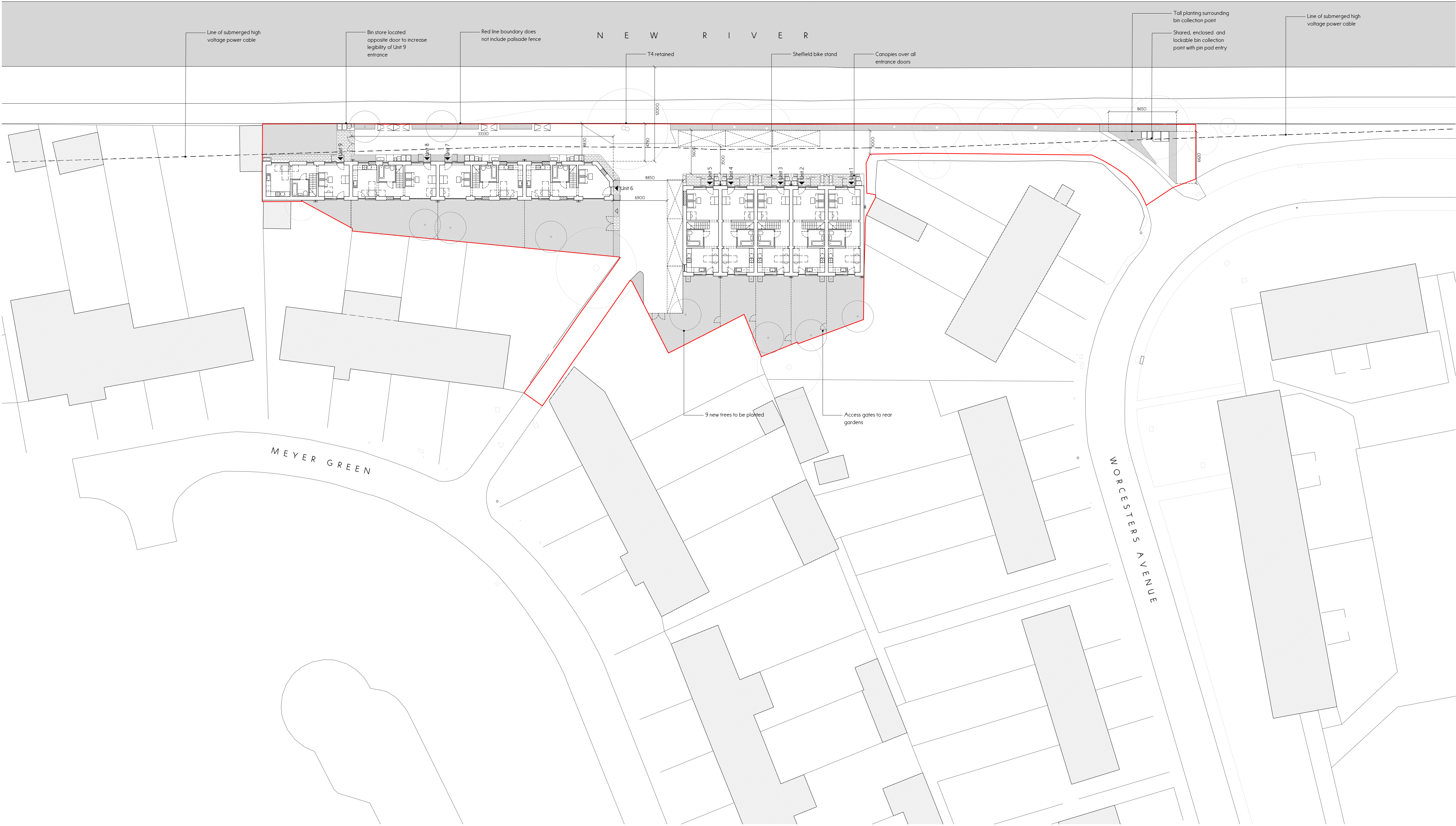
- 10.1. Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

11. Conclusion

- 11.1. The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF states that planning permission should be granted unless "the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed".
- 11.2. Members will be aware of the need to deliver more housing, including affordable housing in order to meet housing delivery targets. This proposed development would deliver 9 affordable homes, which would help meet the pressing need for affordable housing within the Borough, and Enfield has an extremely challenging 10-year housing delivery target. In this context, the provision of 9 affordable homes weighs heavily in favour of the development. These homes would also allow future residents to adapt their homes as household needs change over time and meet the demand for custom-build housing in Enfield as required by the Self-build and Custom Housebuilding Act 2015.
- 11.3. It is considered the application proposes a high-quality residential development on existing underutilised, sustainable brownfield land consistent with the objectives of the adopted planning policy. The applicant has engaged with the LPA in undertaking extensive pre-application advice inclusive of the development being

presented to the Enfield Design Review Panel. The pre-application process involved the applicant considering design options to determine the most appropriate forms of development, and the scheme proposed has followed a design-led approach to site optimisation, as per London Plan Policy D3.

- 11.4. With new development comes change and some disruption. This design led proposal has sought to minimise the impact on the surrounding properties. Whilst there will be change, it is considered that the proposal would not be detrimental to the amenity of neighbouring residents.
- 11.5. In addition, as well as being energy efficient and sustainable, care has been given to ensure that the proposal would not harm the trees with significant amenity value and local wildlife. Biodiversity enhancement would be secured. There is also no adverse effect on the free flow and safety of traffic or highway safety.
- 11.6. Overall and taking account of the presumption in favour and the weight to be given to development which provides new affordable homes, it is concluded that the development for reasons set-out within this report, is acceptable and broadly accords with the policies of the Development plan where they are material to the development and other relevant material planning considerations including emerging policy. Subject to the appropriate mitigations as set out within the recommended condition schedule, and within the shadow Section 106 Agreement, the application is recommended for approval.

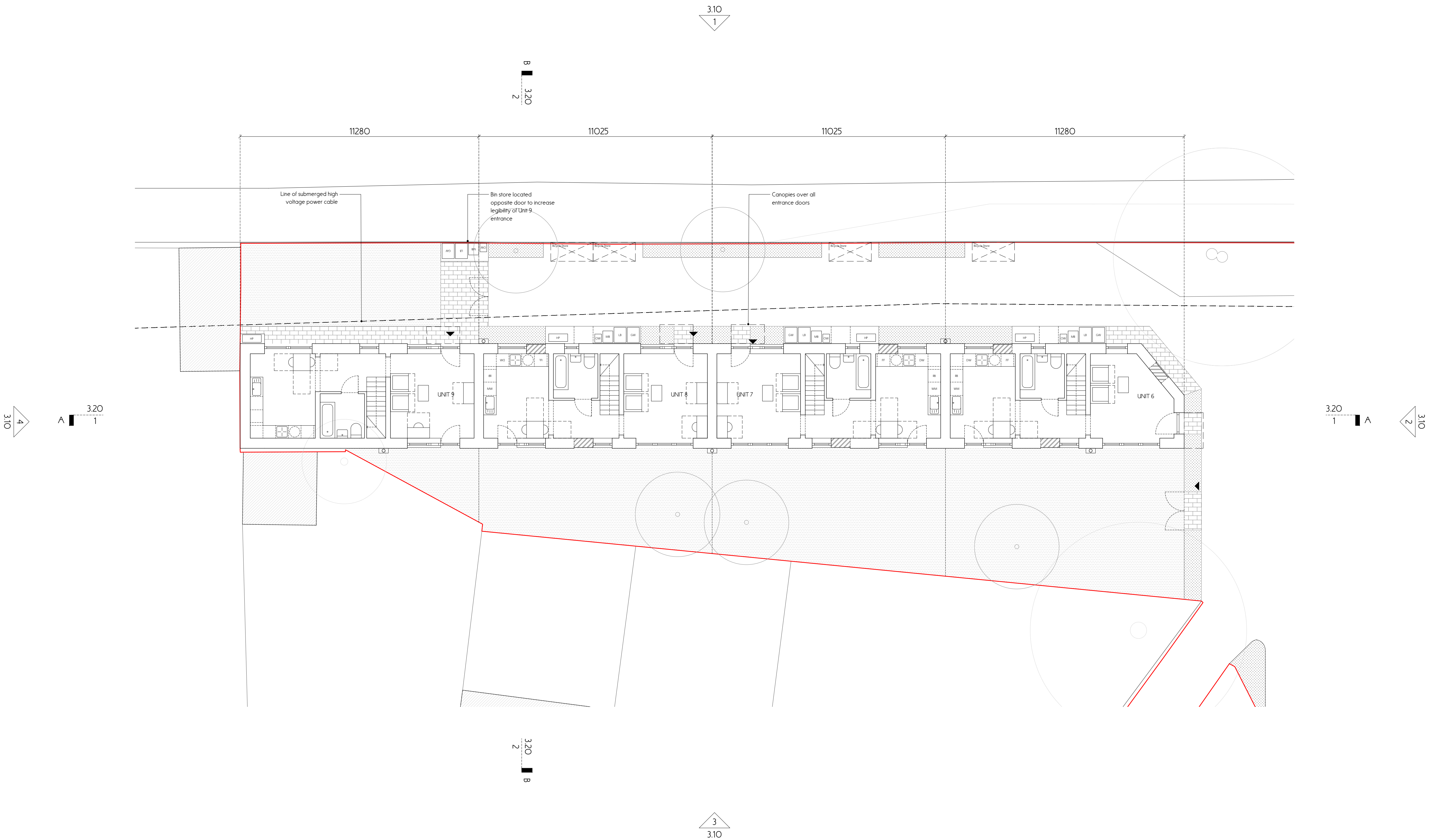


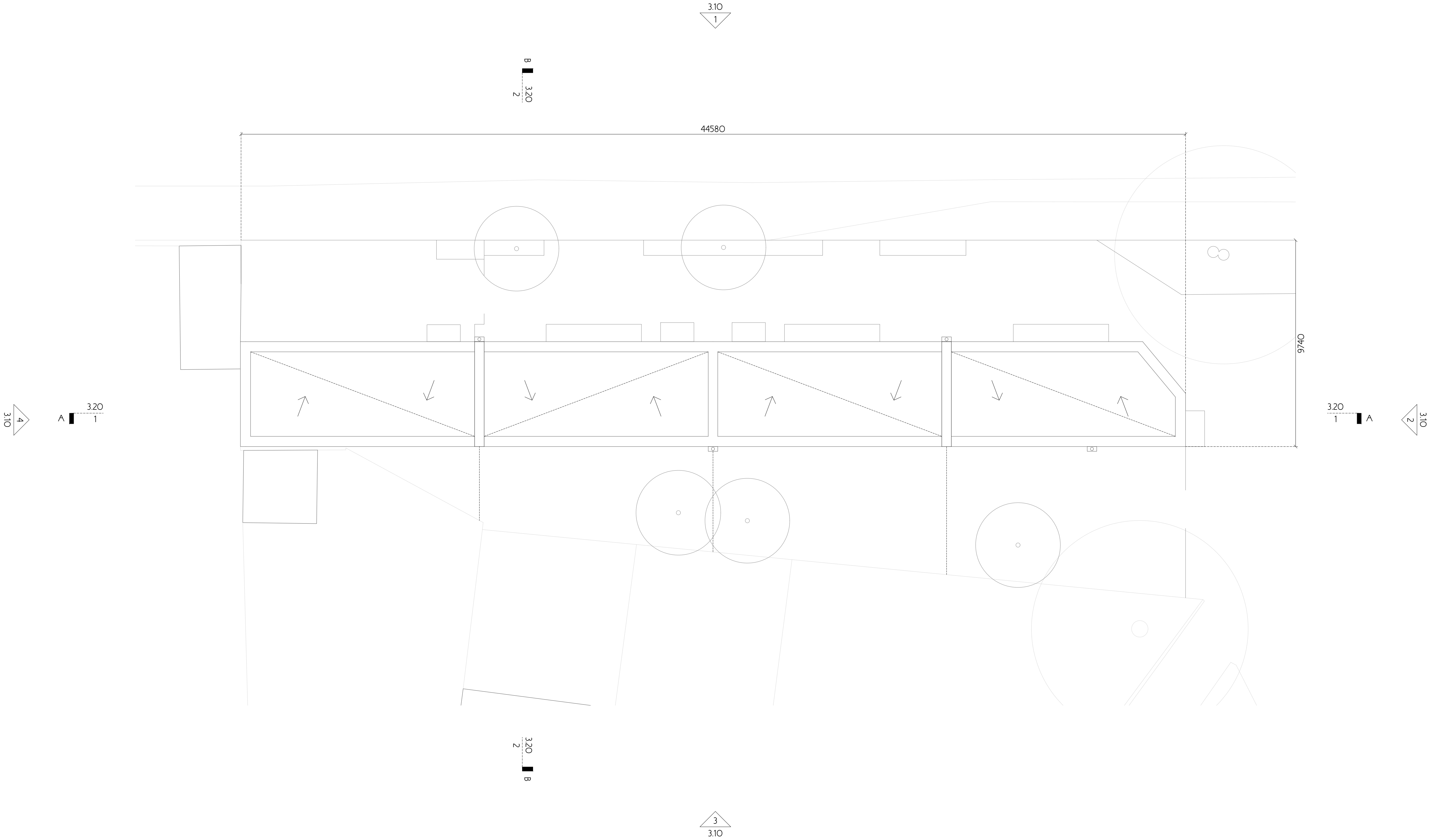
OMMX E25, Cockpit Arts Northington Street London WC1N 2NP +44 (0)20 7405 5484 www.officemmx.com		
Project No	Meyer Green 0081	
Client	Naked House	
Drawing Title	Site Plan	
Drawing No	3.00	
Revision	Date	Description
-	13 08 21	For Planning
A	11 03 22	For Planning
B	30 03 22	For Planning

Notes	
	Paved hard standing
	Soil planting bed
	Topsoil soft landscaping
	Grasscrete surfacing
NB: All areas of landscaping left un-hatched are to be retained and repaired if possible	
	Area of recessed masonry with lintel above to accommodate future adaptation
HP	Air source heat pump unit in acoustic enclosure
OW	Organic waste bin
LB	Large recycling bin (240L)
MB	Medium bin (140L)
GW	Garden waste bin (240L)

Drawn	Checked	Scale
RS	JL	1:250 @ A1 1:500 @ A3
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- Notes
- Paved hard standing
 - Soil planting bed
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Revision	Date	Description
-	13 08 21	For Planning
A	03 11 22	For Planning
B	30 03 22	For Planning

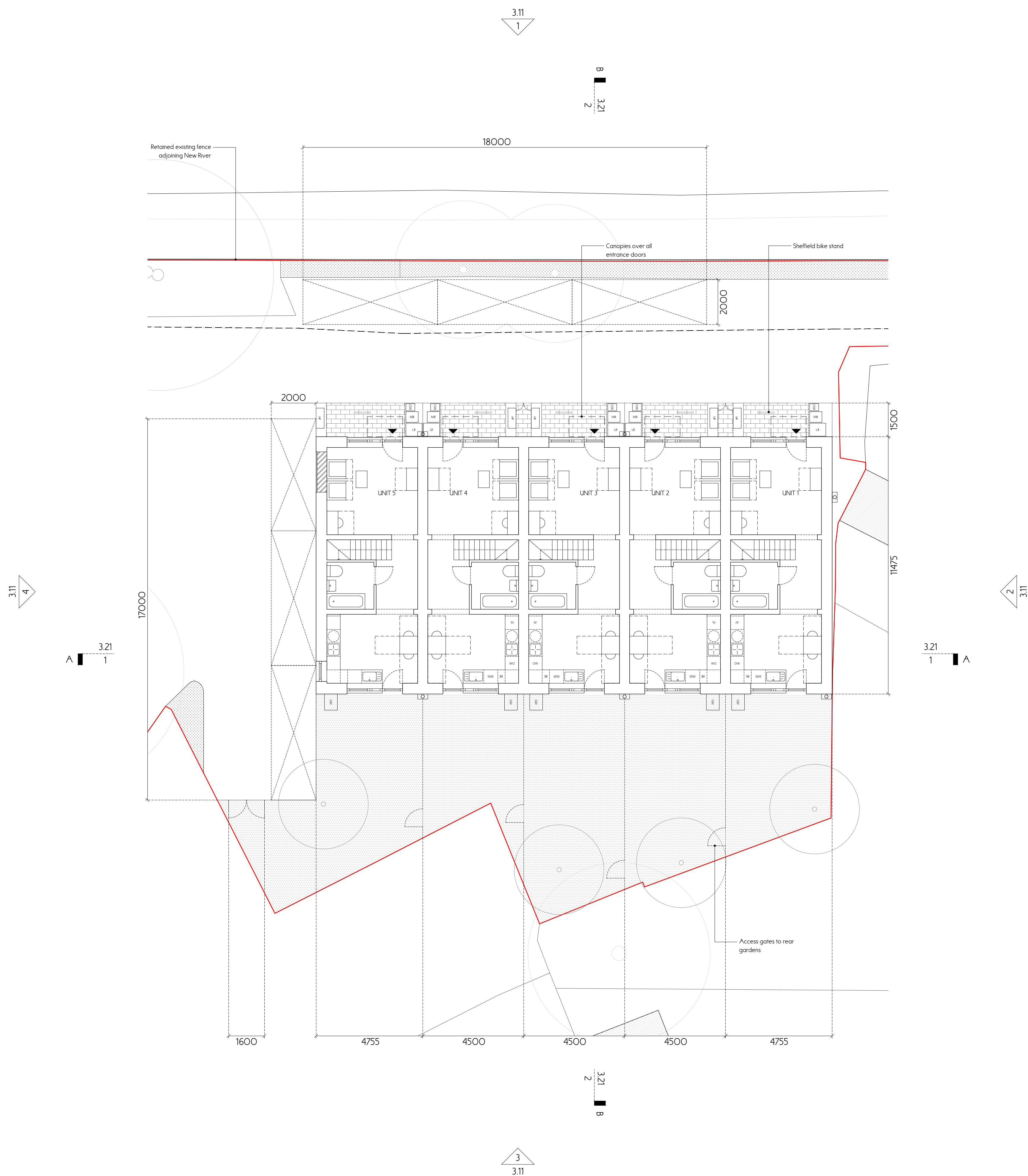
Notes

- | | |
|---|--------------------------|
|  | Paved hard standing |
|  | Soil planting bed |
|  | Topsoil soft landscaping |
|  | Grasscrete surfacing |

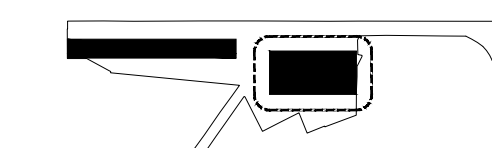
NB: All areas of landscaping left un-hatched are to be retained and repaired if possible

-  Area of recessed masonry with lintel above to accommodate future adaptation

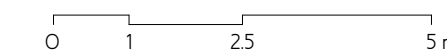
- | | |
|----|---|
| HP | Air source heat pump unit in acoustic enclosure |
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Key Plan



Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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HP

Air source heat pump unit in acoustic enclosure

OW

Organic waste bin

LB

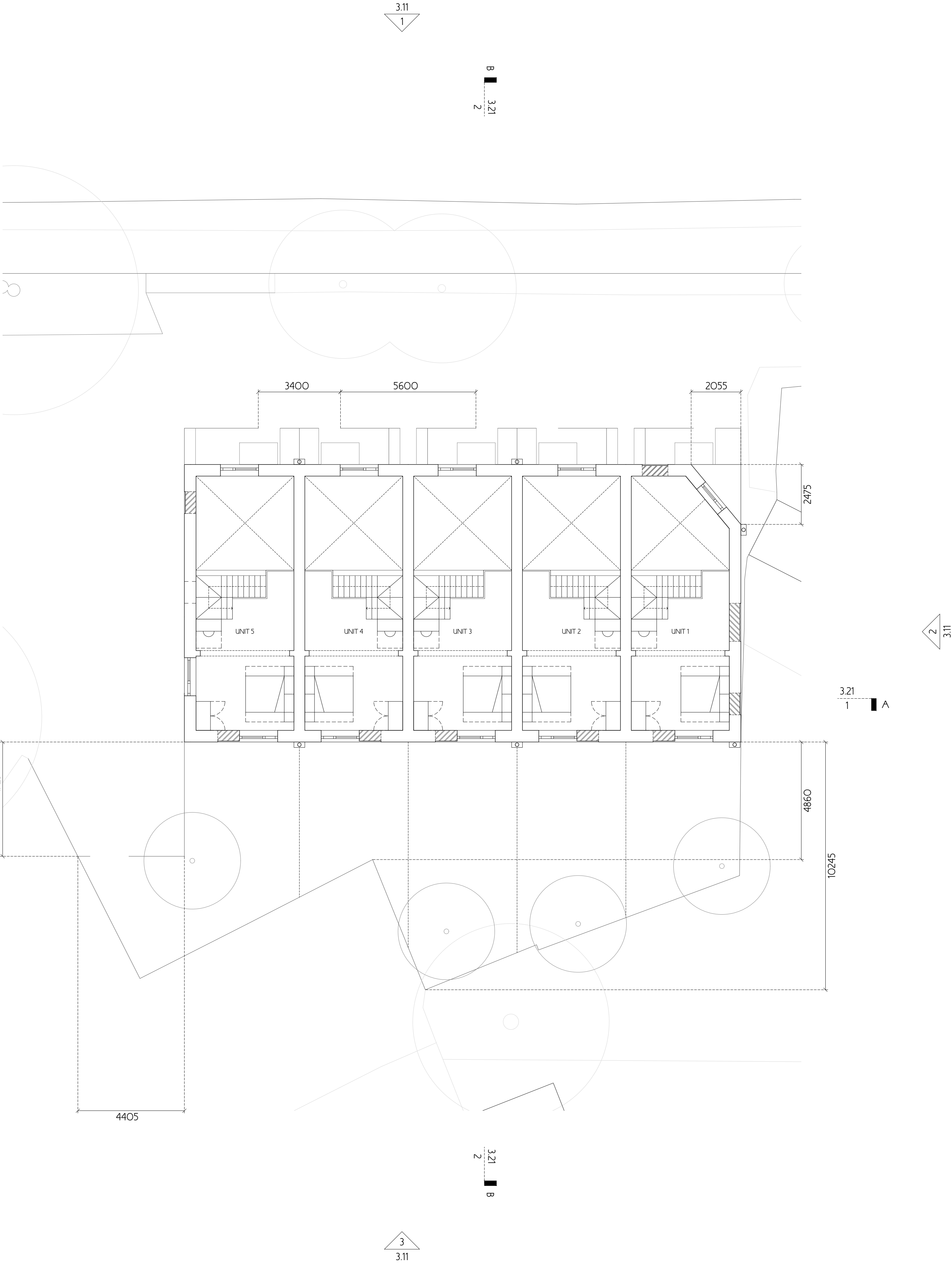
Large recycling bin (240L)

MB

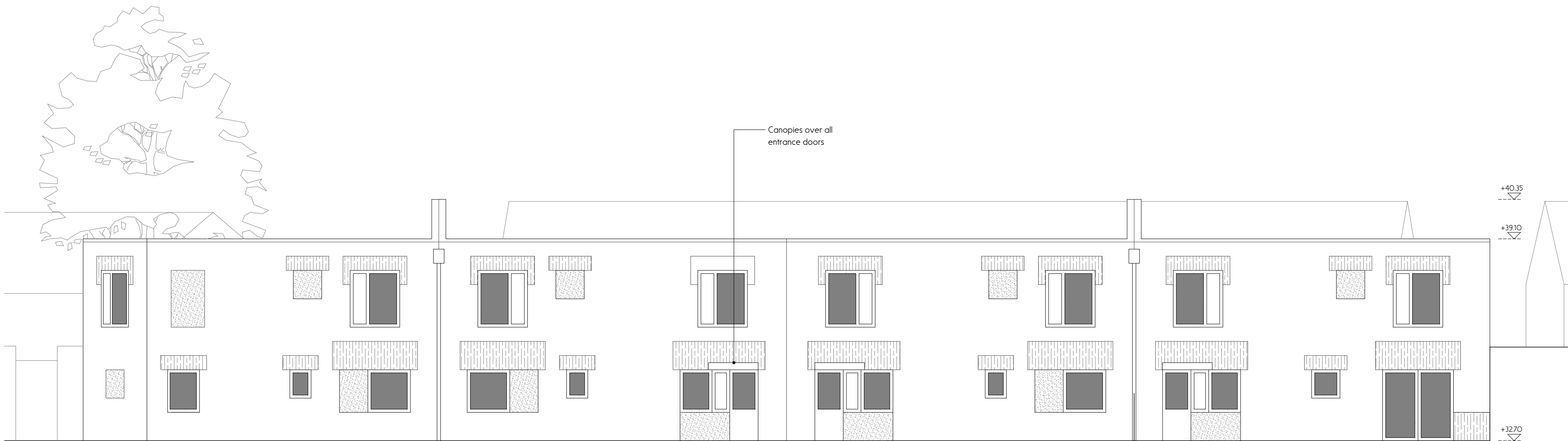
Medium bin (140L)

GW

Garden waste bin (240L)

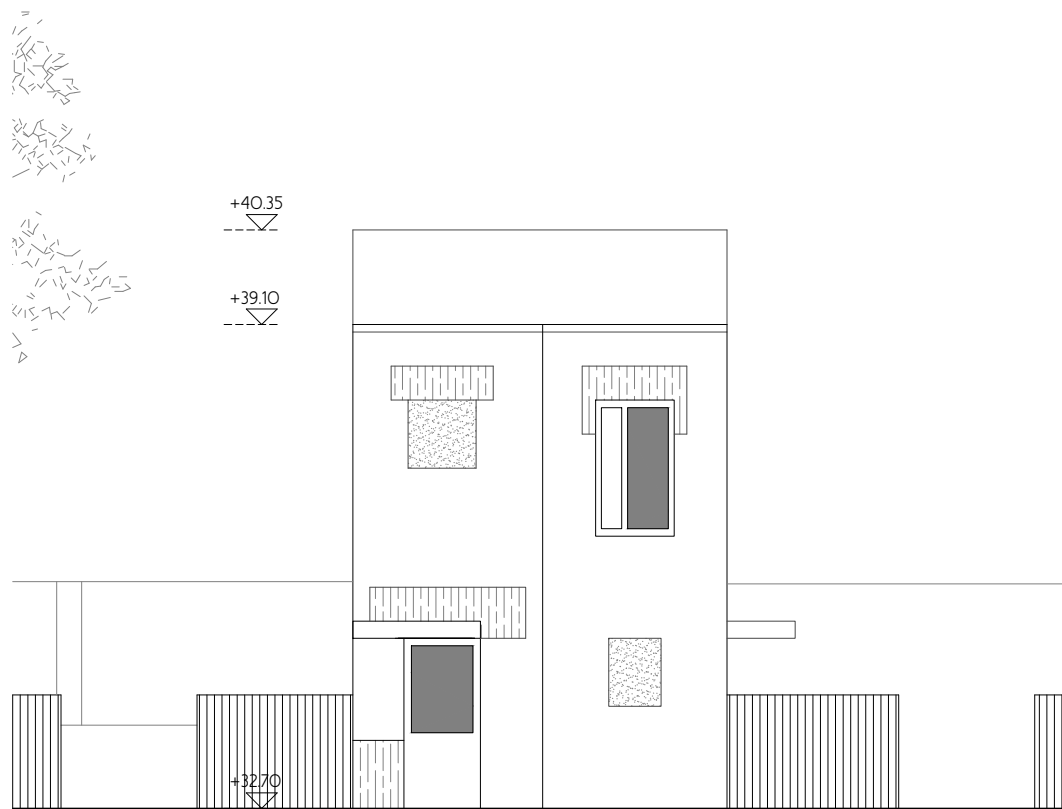


- Notes
- Glazing
 - Decorative lintel
 - Area of recessed masonry with structural lintel to accommodate future adaptation



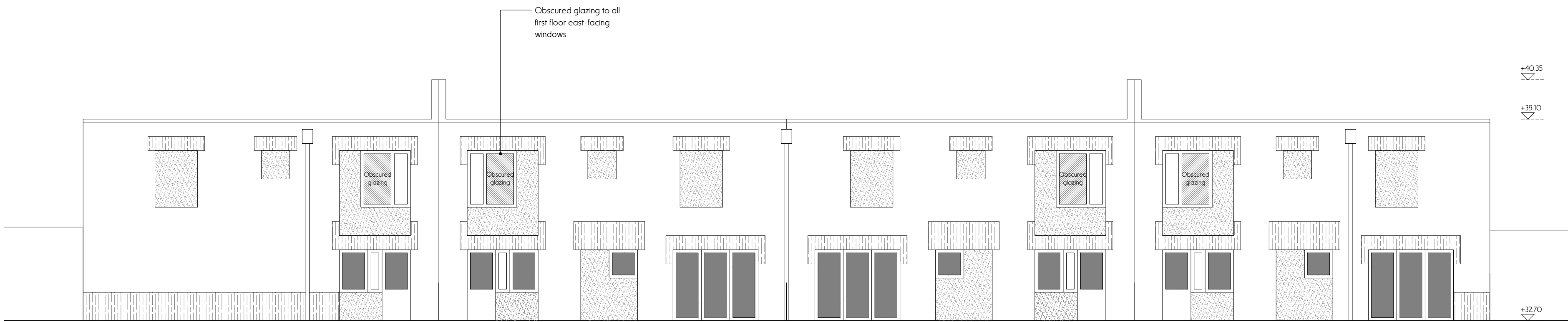
Site

1 Southern Block
3.10 West Elevation



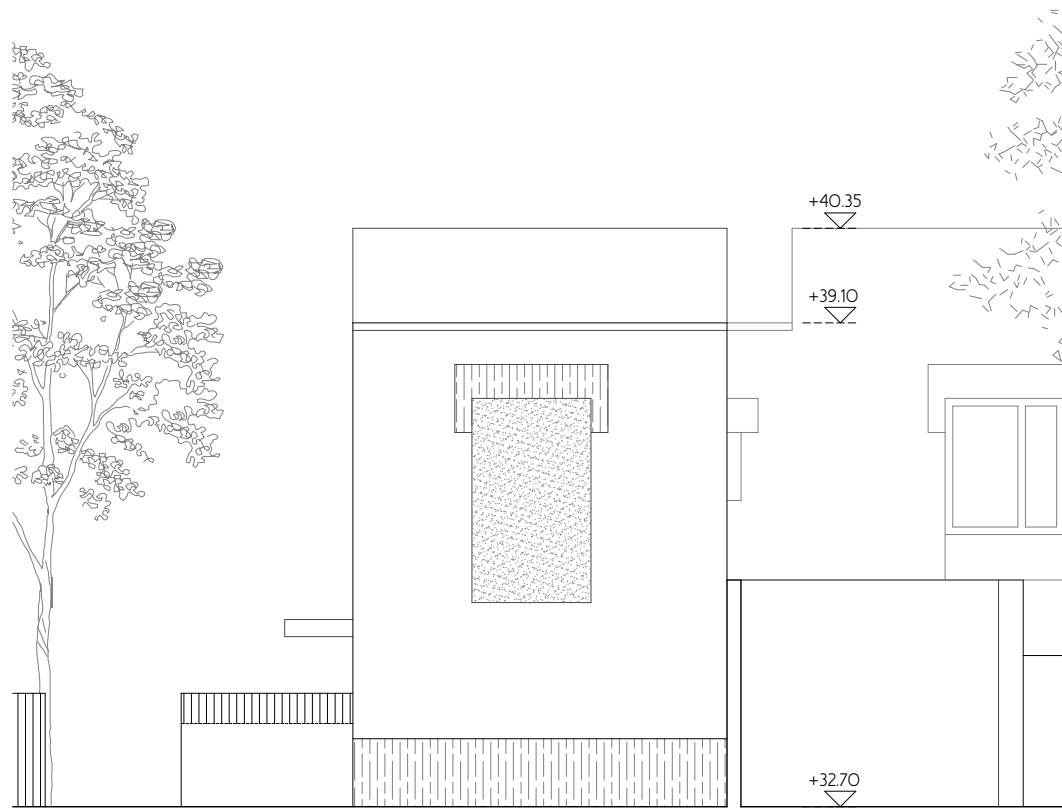
Site

2 Southern Block
3.10 North Elevation



Site

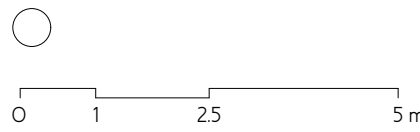
3 Southern Block
3.10 East Elevation



Site

4 Southern Block
3.10 South Elevation

Drawn RS
Checked JL
Scale 1:100 @ A1
1:200 @ A3



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← Site →

1 Northern Block
3.11 West Elevation



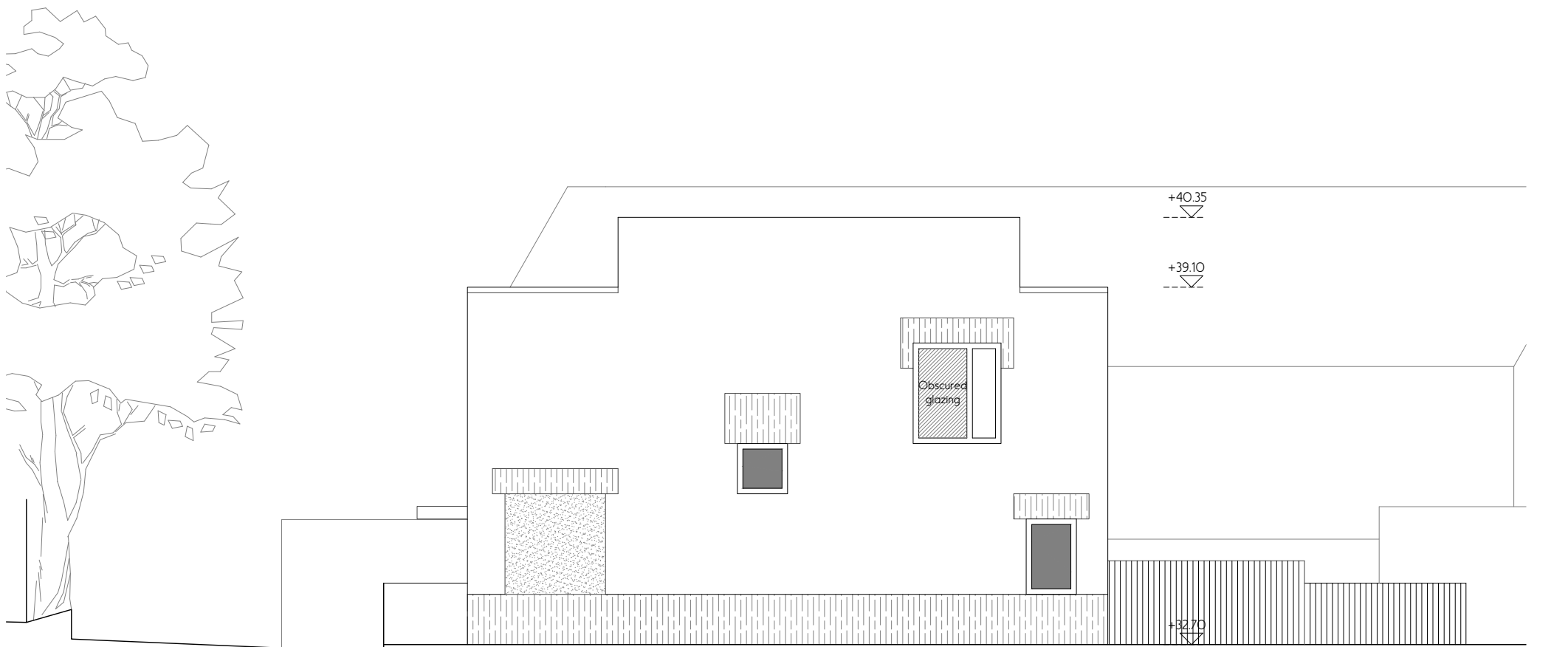
← Site →

3 Northern Block
3.11 East Elevation



← Site →

2 Northern Block
3.11 North Elevation



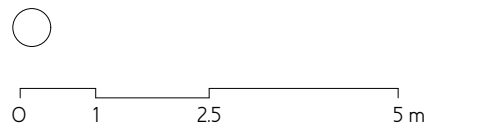
← Site →

4 Northern Block
3.11 South Elevation

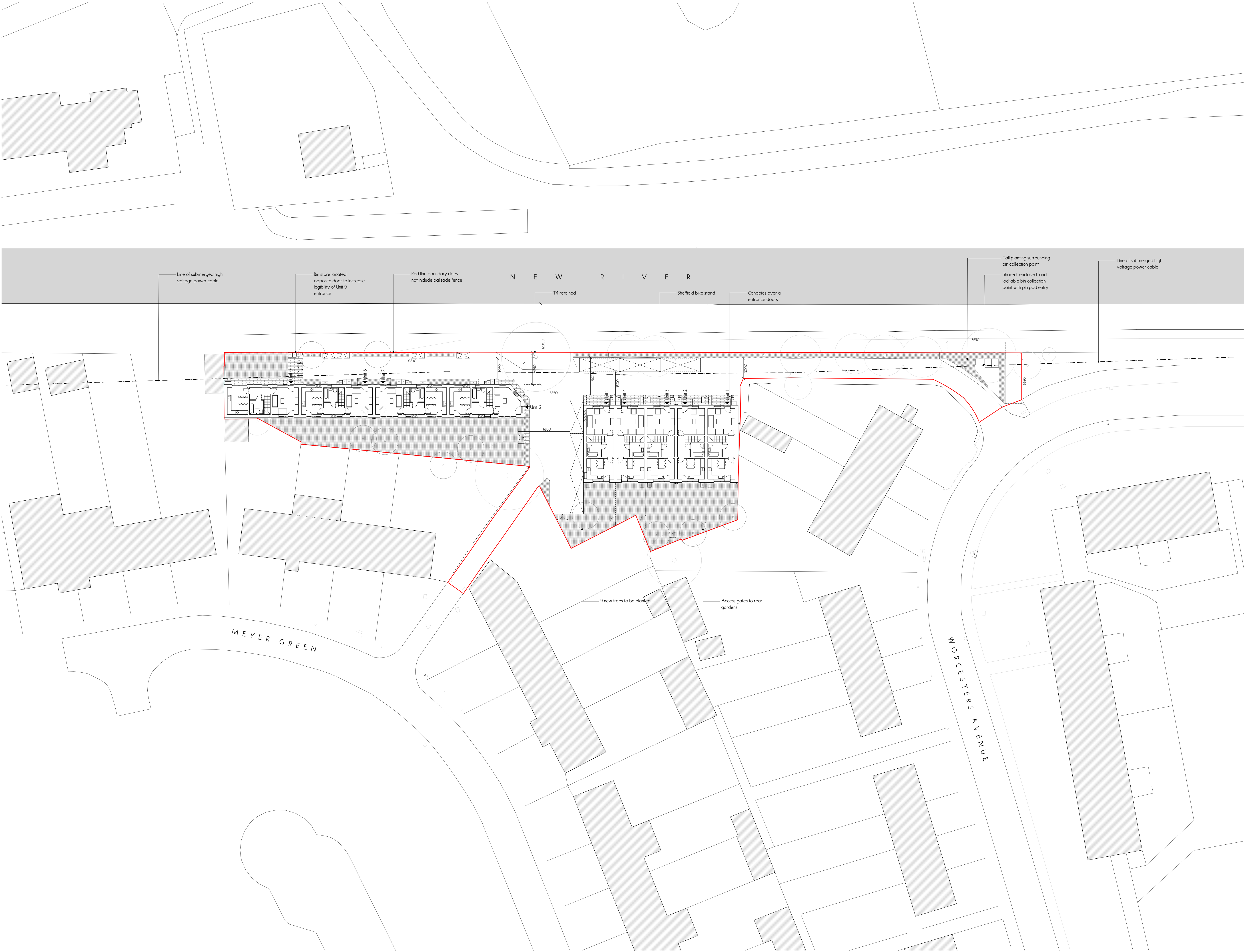
OMMX E25, Cockpit Arts Northington Street London WC1N 2NP +44 (0)20 7405 5484 www.officemmx.com		
Project No	Meyer Green 0081	
Client	Naked House	
Drawing Title	Northern Block Elevations	
Drawing No	3.11	
Revision	Date	Description
-	13 08 21	For Planning
A	10 03 22	For Planning

Notes	
	Glazing
	Decorative lintel
	Area of recessed masonry with structural lintel to accommodate future adaptation

Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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Project No	Meyer Green 0081	
Client	Naked House	
Drawing Title	Site Plan Developed State	
Drawing No	D3.00	
Revision	Date	Description
-	19.08.21	For Planning
A	05.11.21	For Planning
B	12.03.22	For Planning
C	30.03.22	For Planning

Notes	
	Paved hard standing
	Soil planting bed
	Topsoil soft landscaping
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OW

Organic waste bin

LB

Large recycling bin (240L)

MB

Medium bin (140L)

GW

Garden waste bin (240L)
- Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

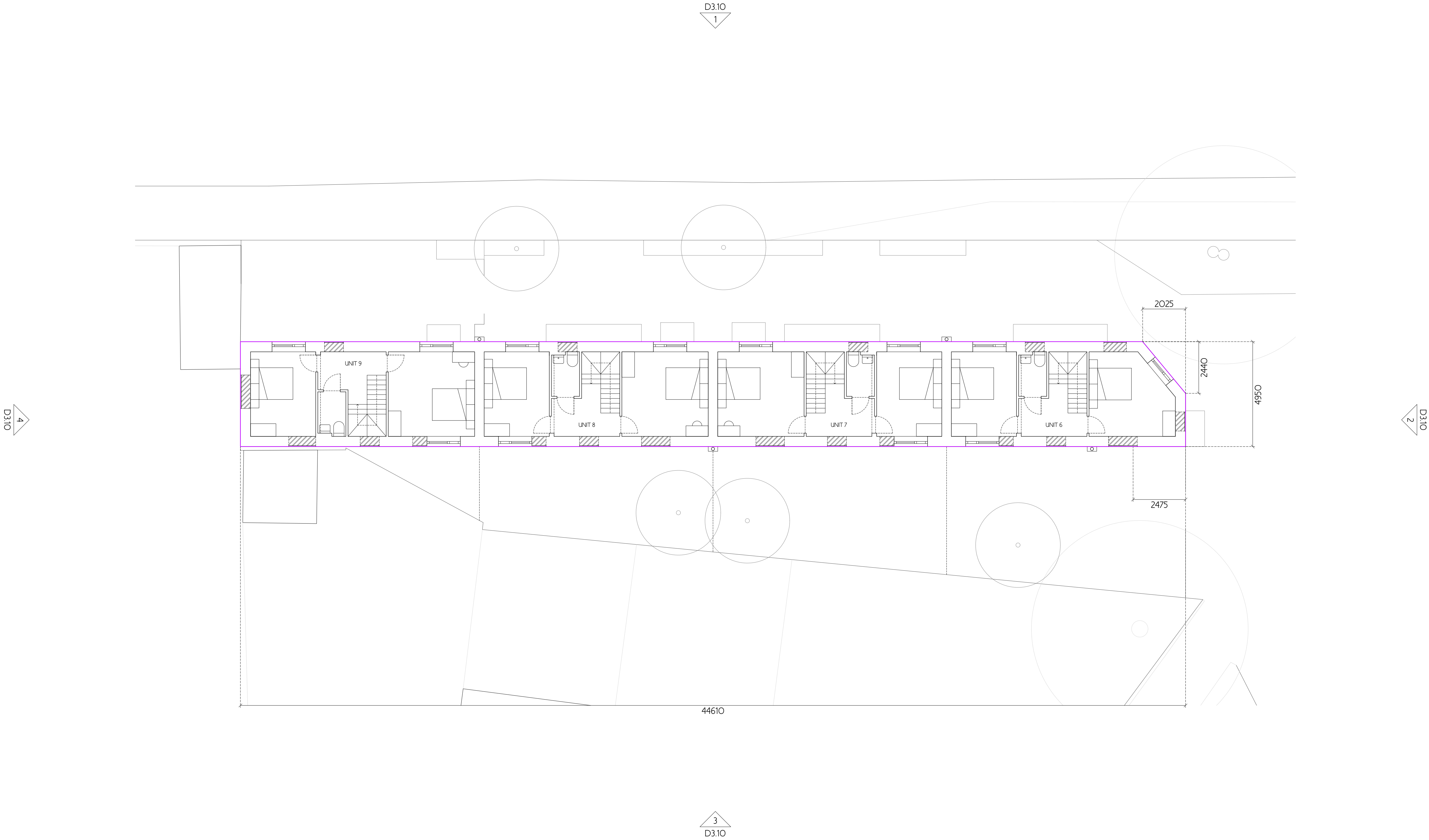
Phase 6

Phase 7

Phase 8

Phase 9

Phase 10



- Notes

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Phase 1

Phase 2

Phase 3

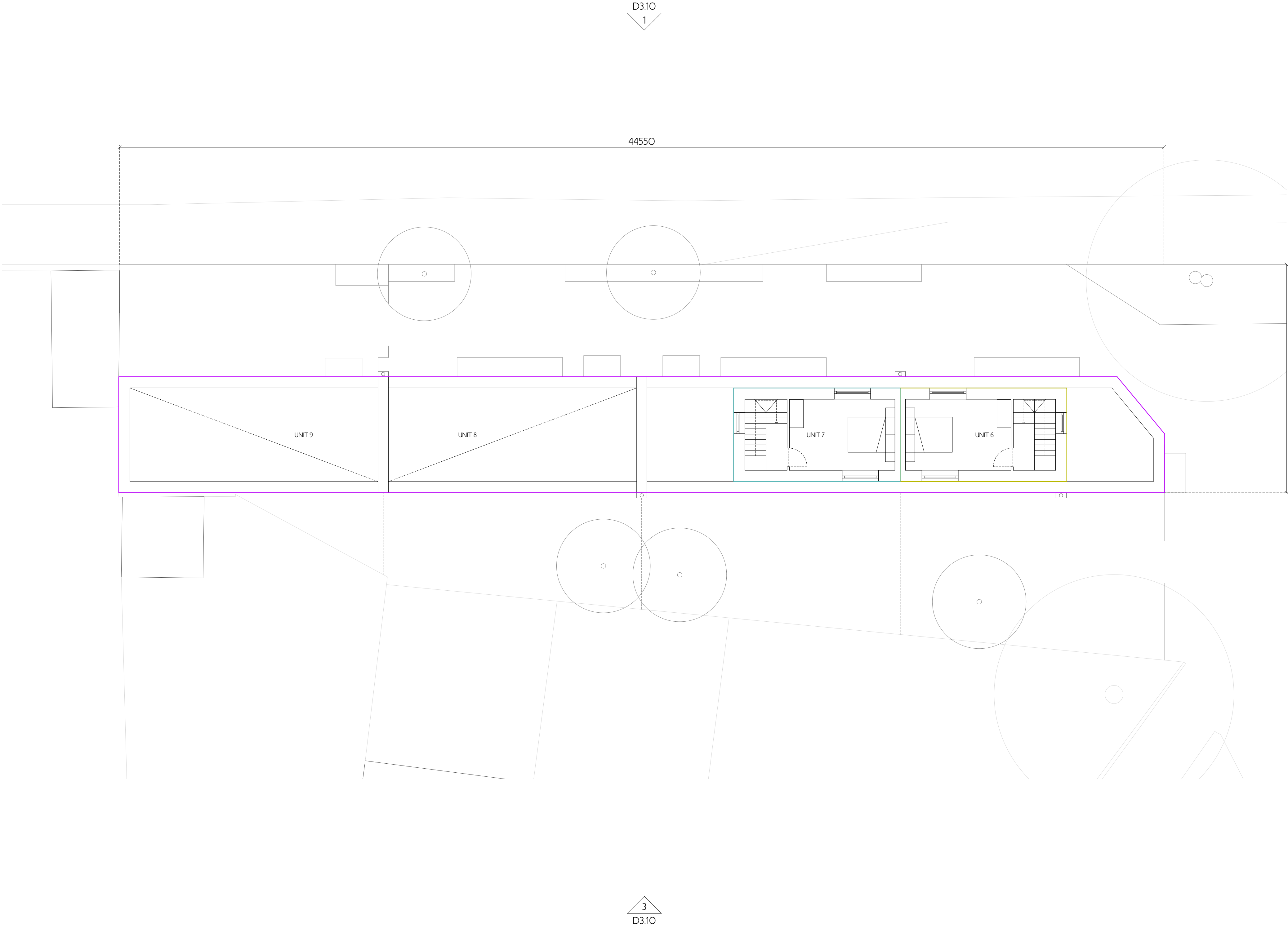
Phase 4

Phase 5

Phase 6

Phase 7

Phase 8



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Phase 3

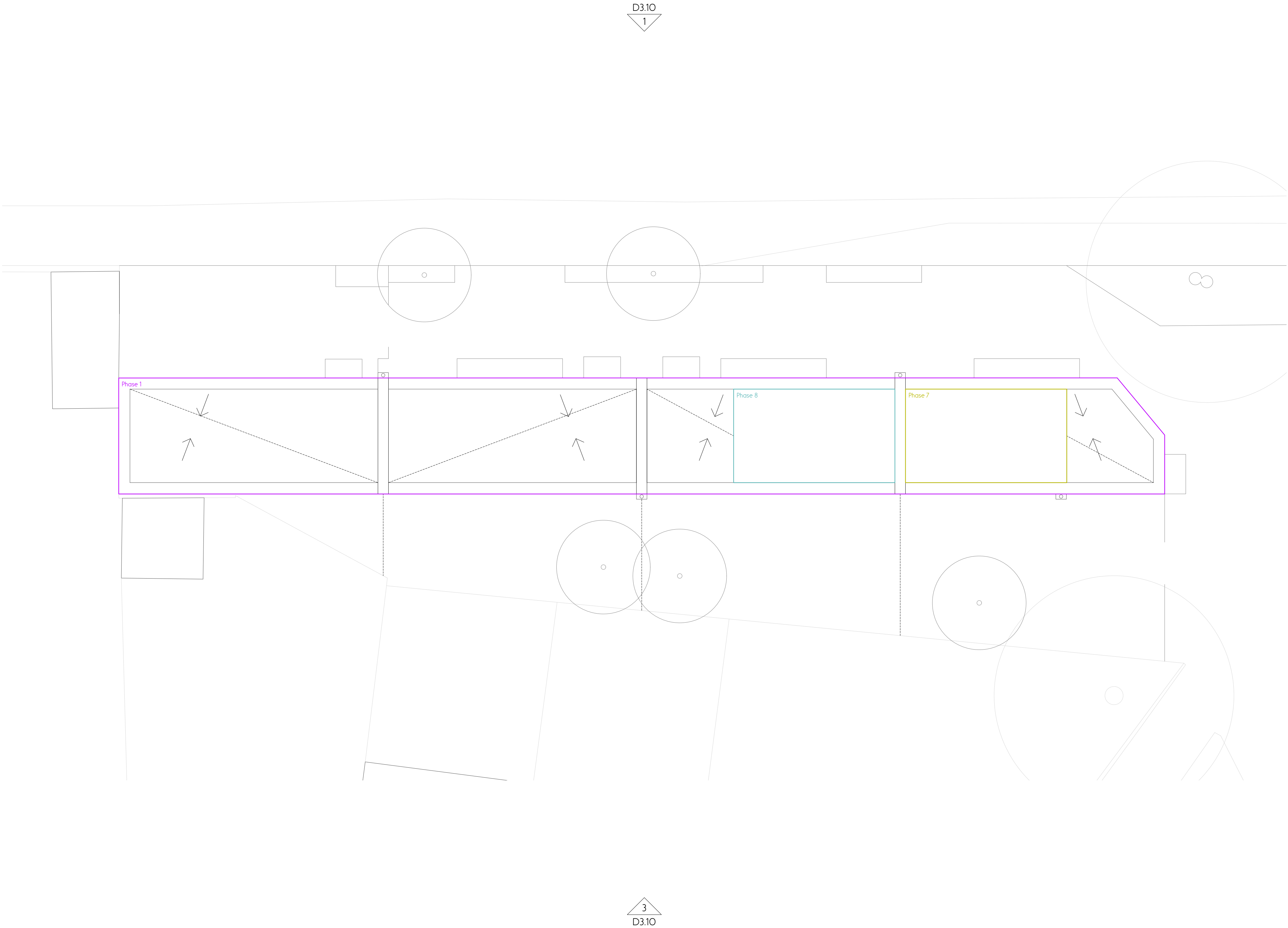
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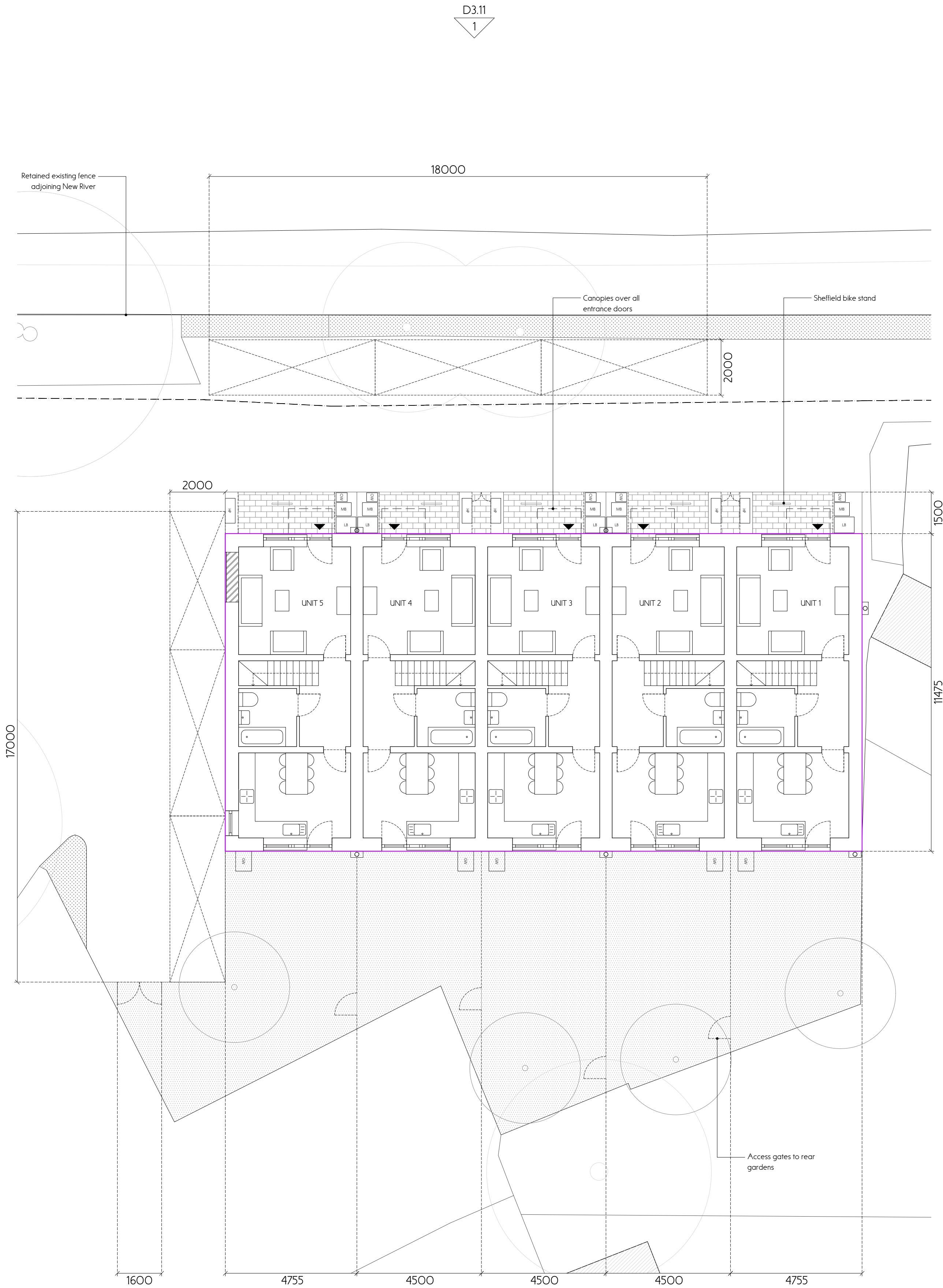
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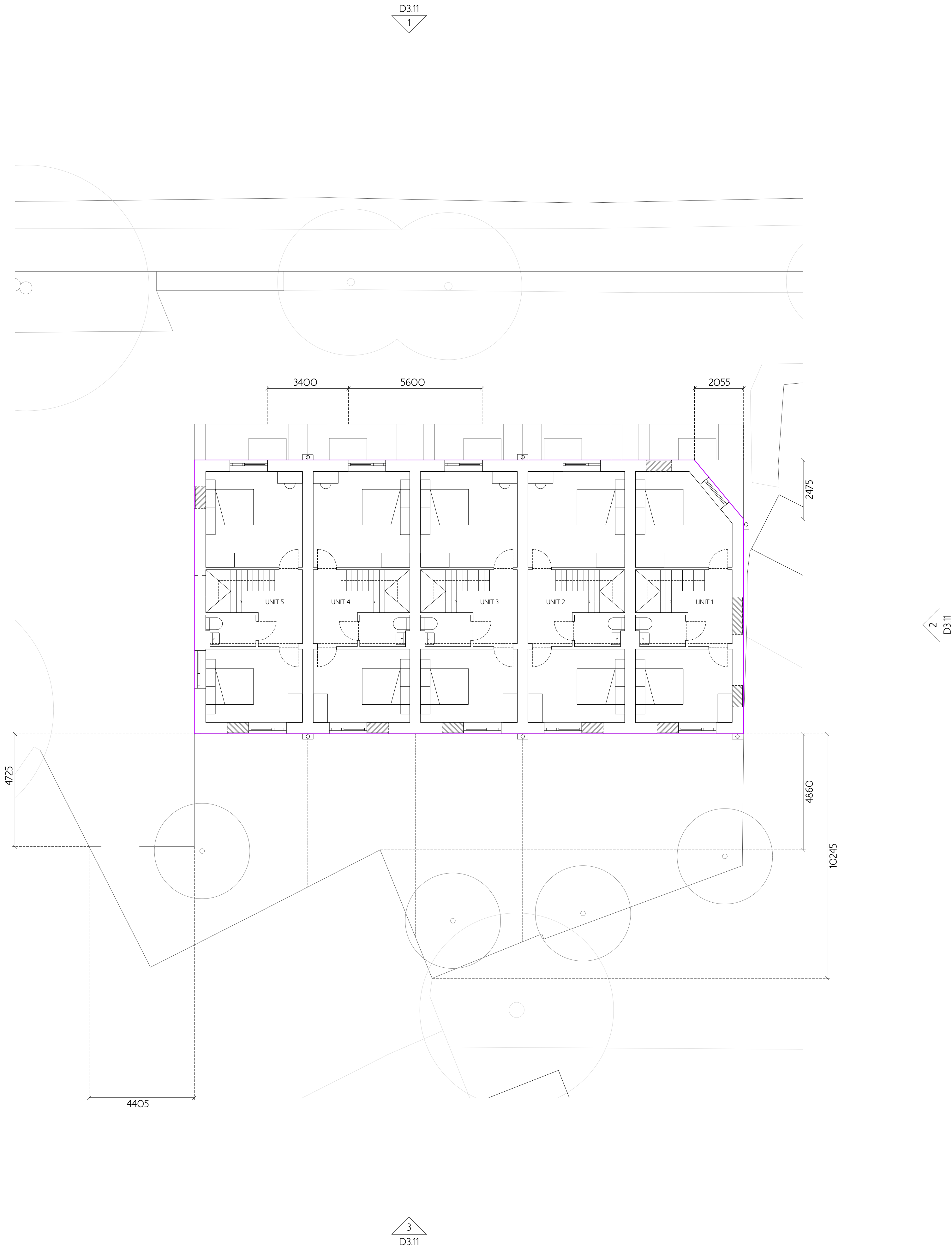
Phase 6

Phase 7

Phase 8







- Notes

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Grasscrete surfacing

Area of recessed masonry with lintel above to accommodate future adaptation

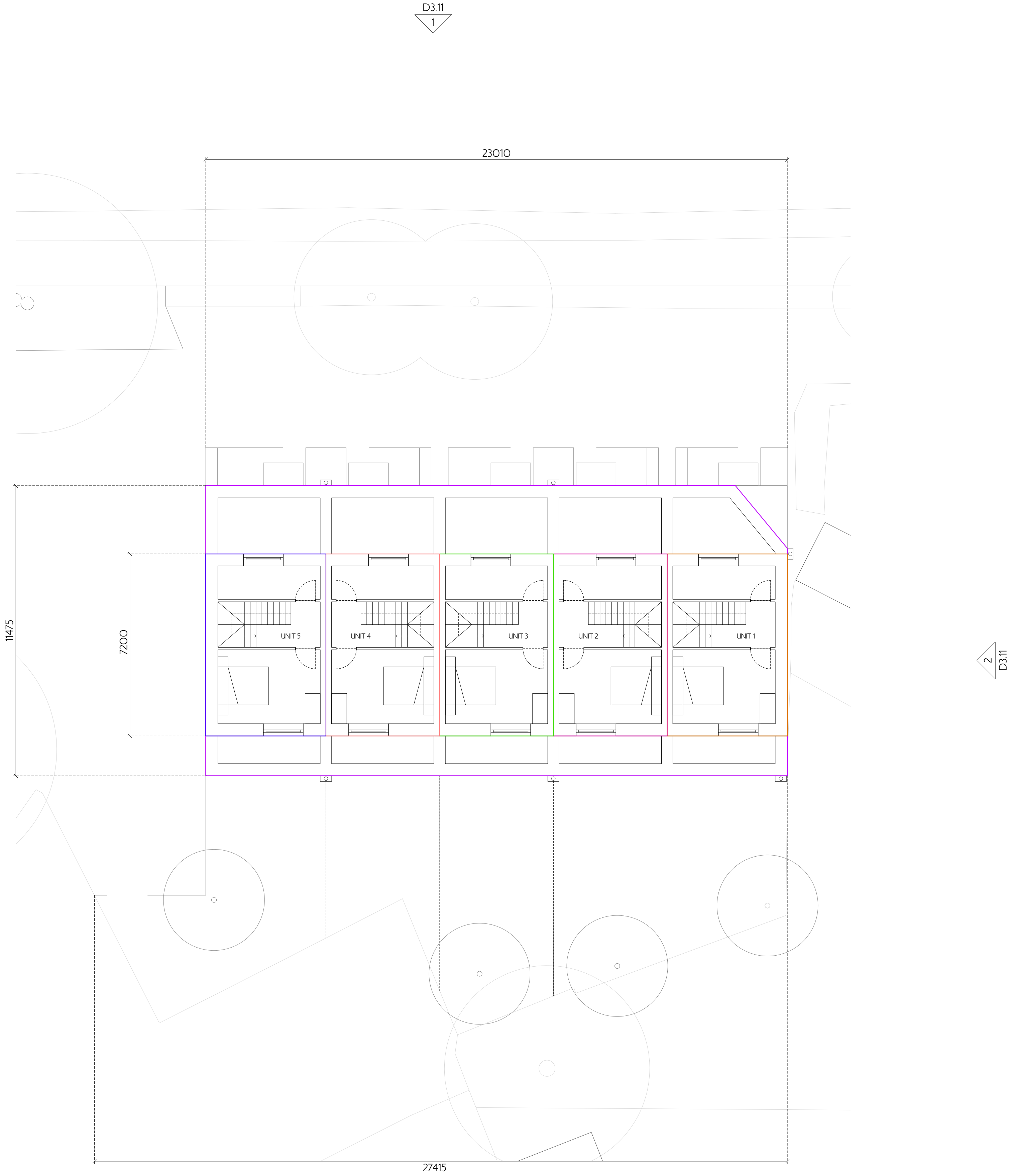
HP Air source heat pump unit in acoustic enclosure

OW Organic waste bin

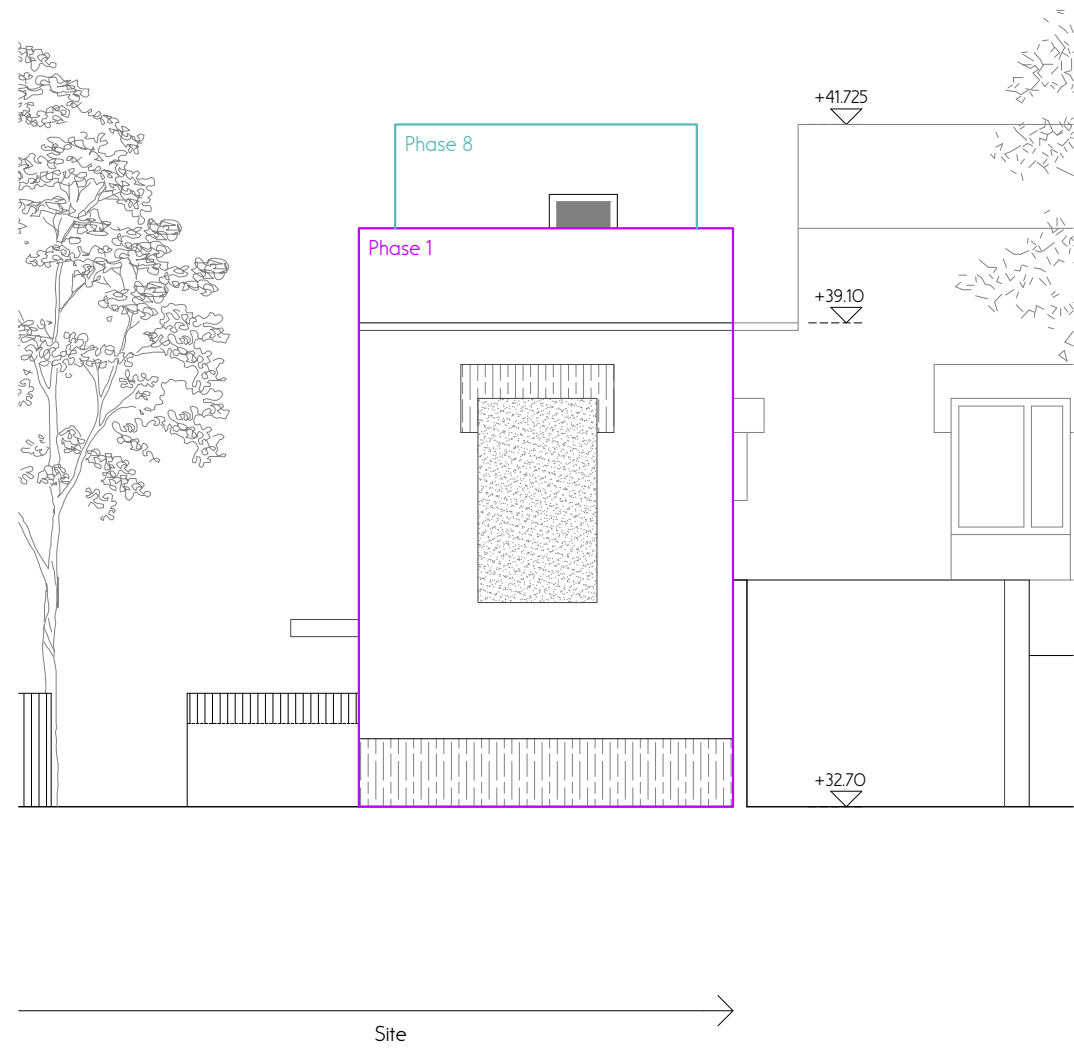
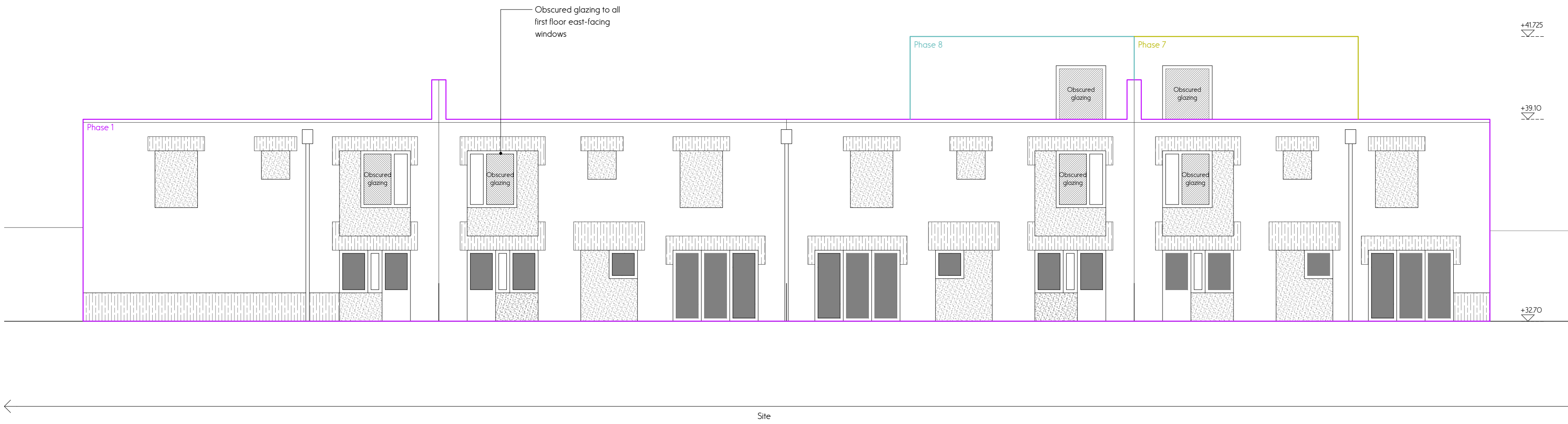
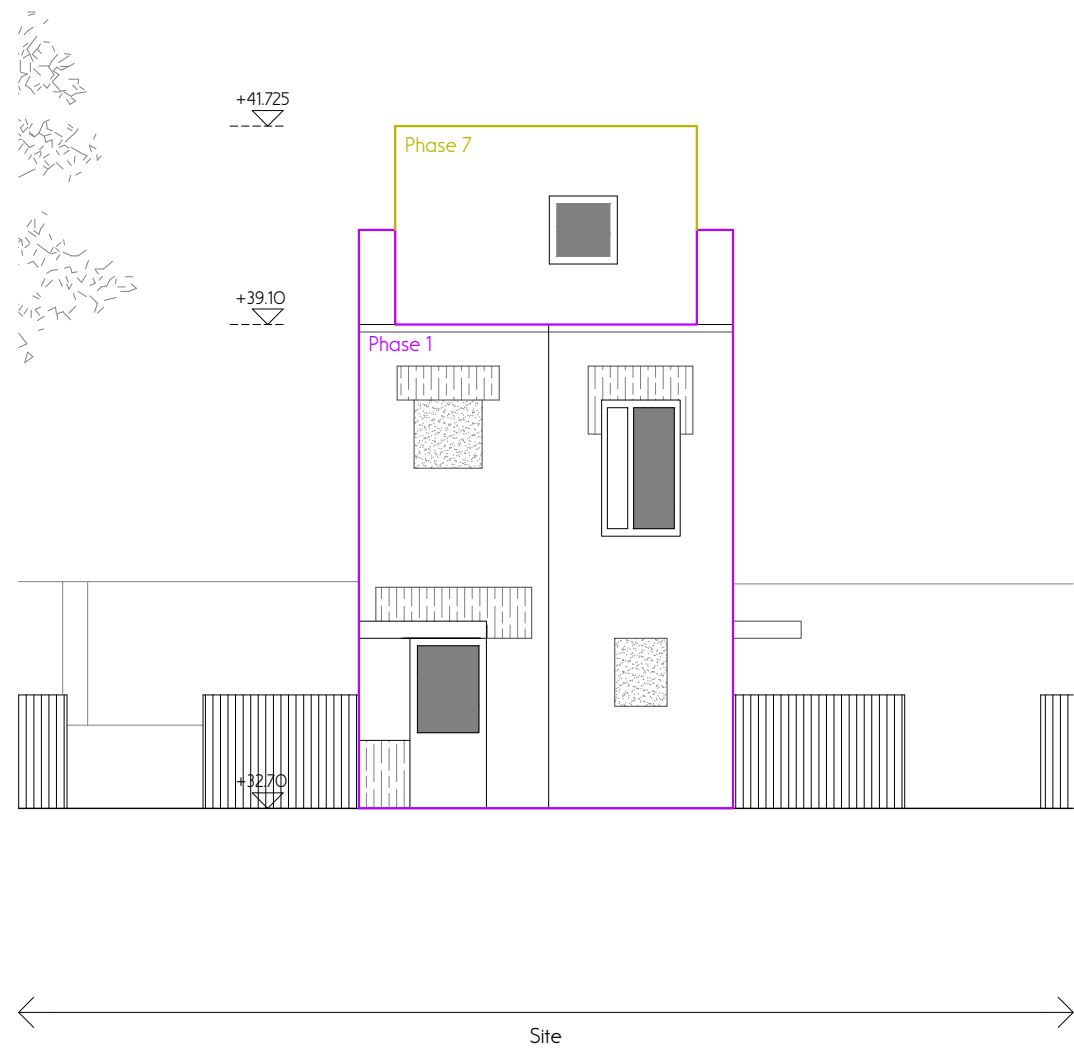
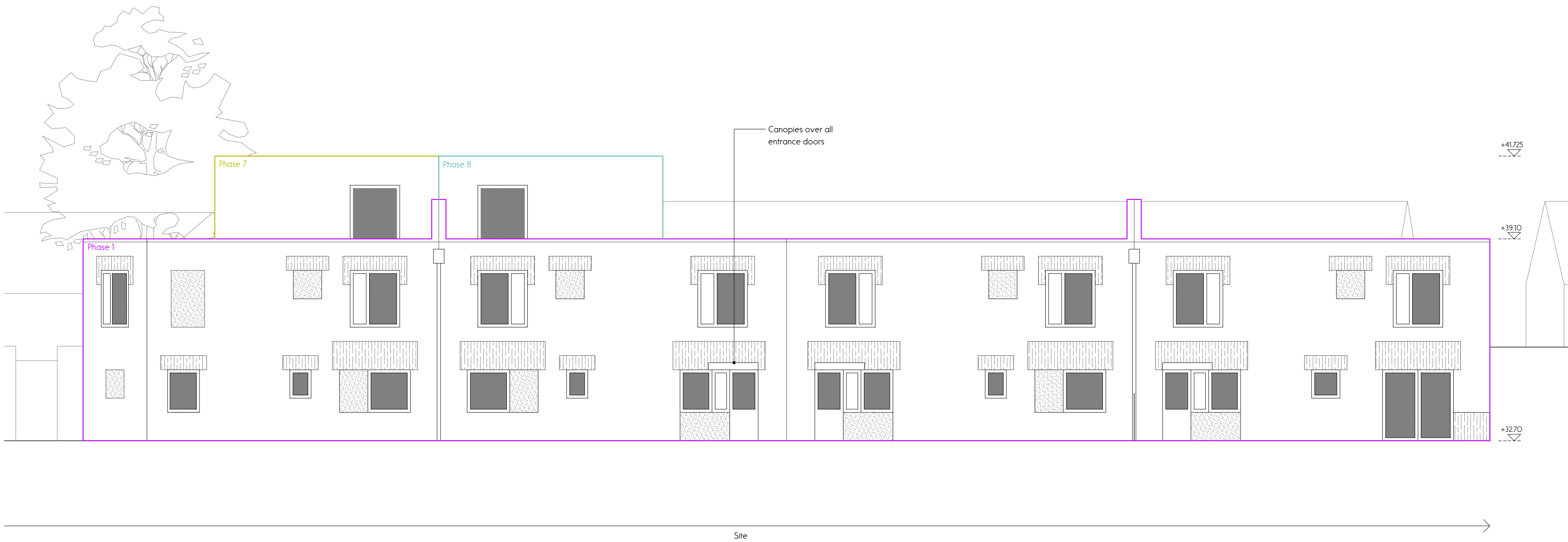
LB Large recycling bin (240L)

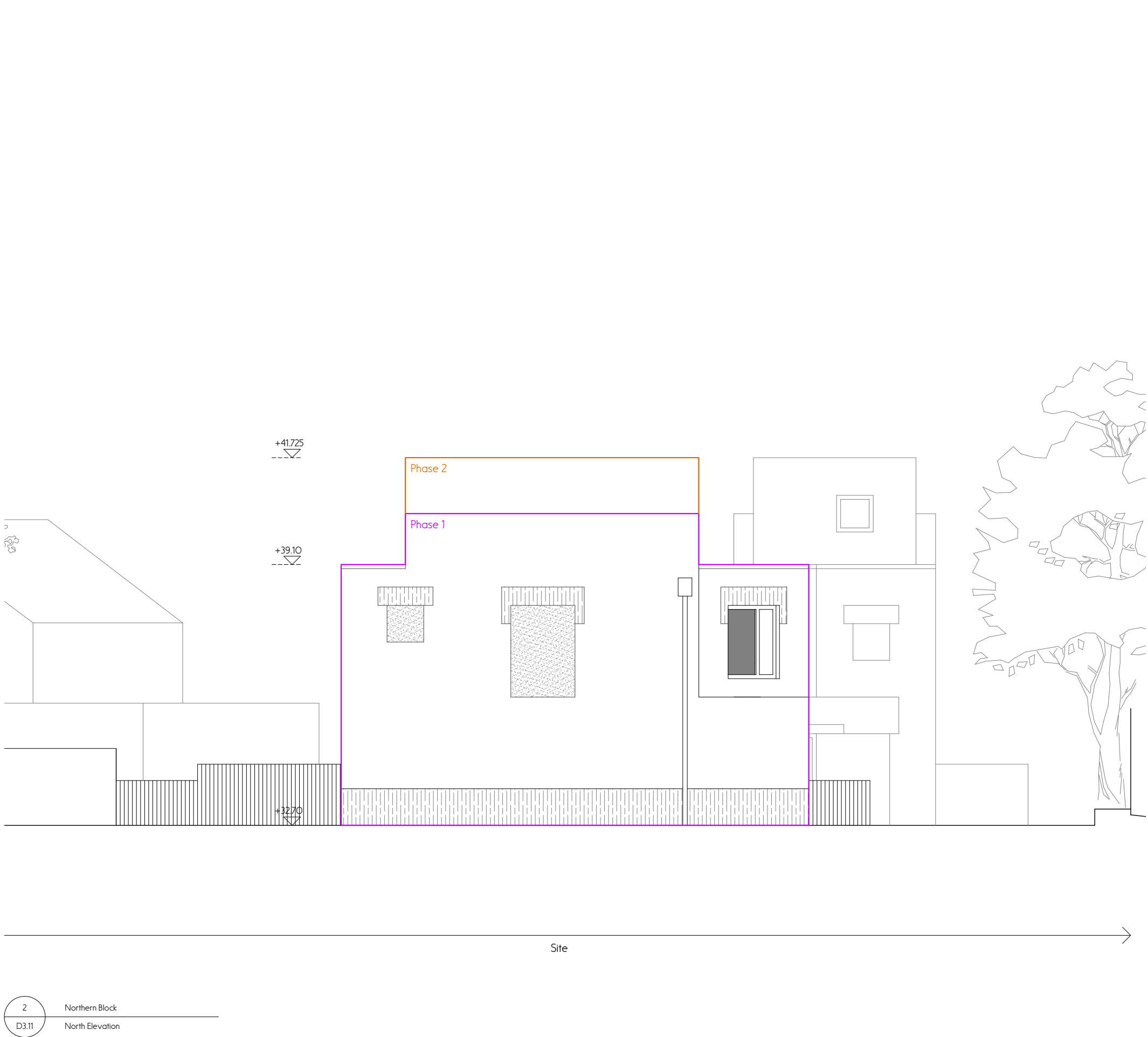
MB Medium bin (140L)

GW Garden waste bin (240L)
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Phase 9
- Phase 10

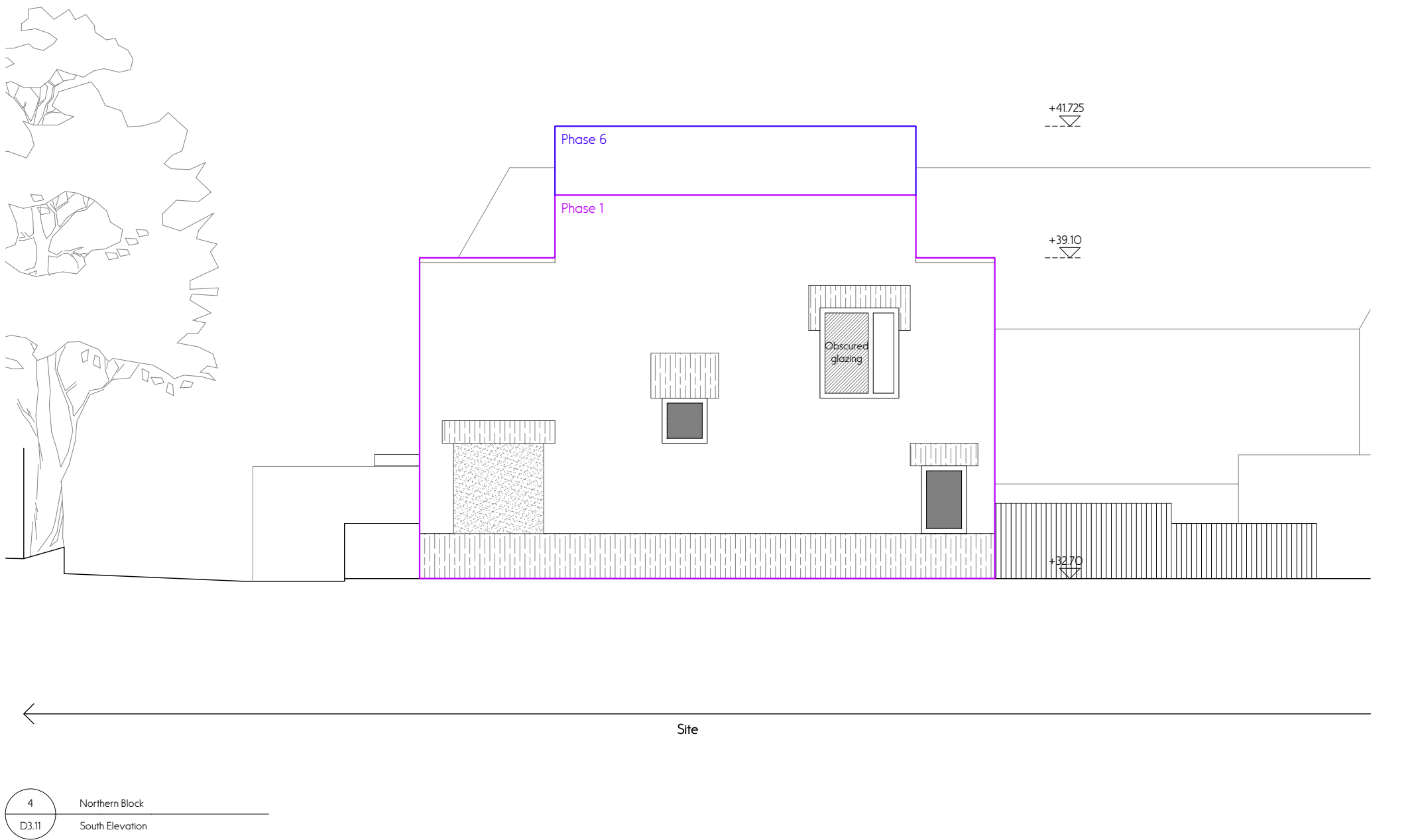


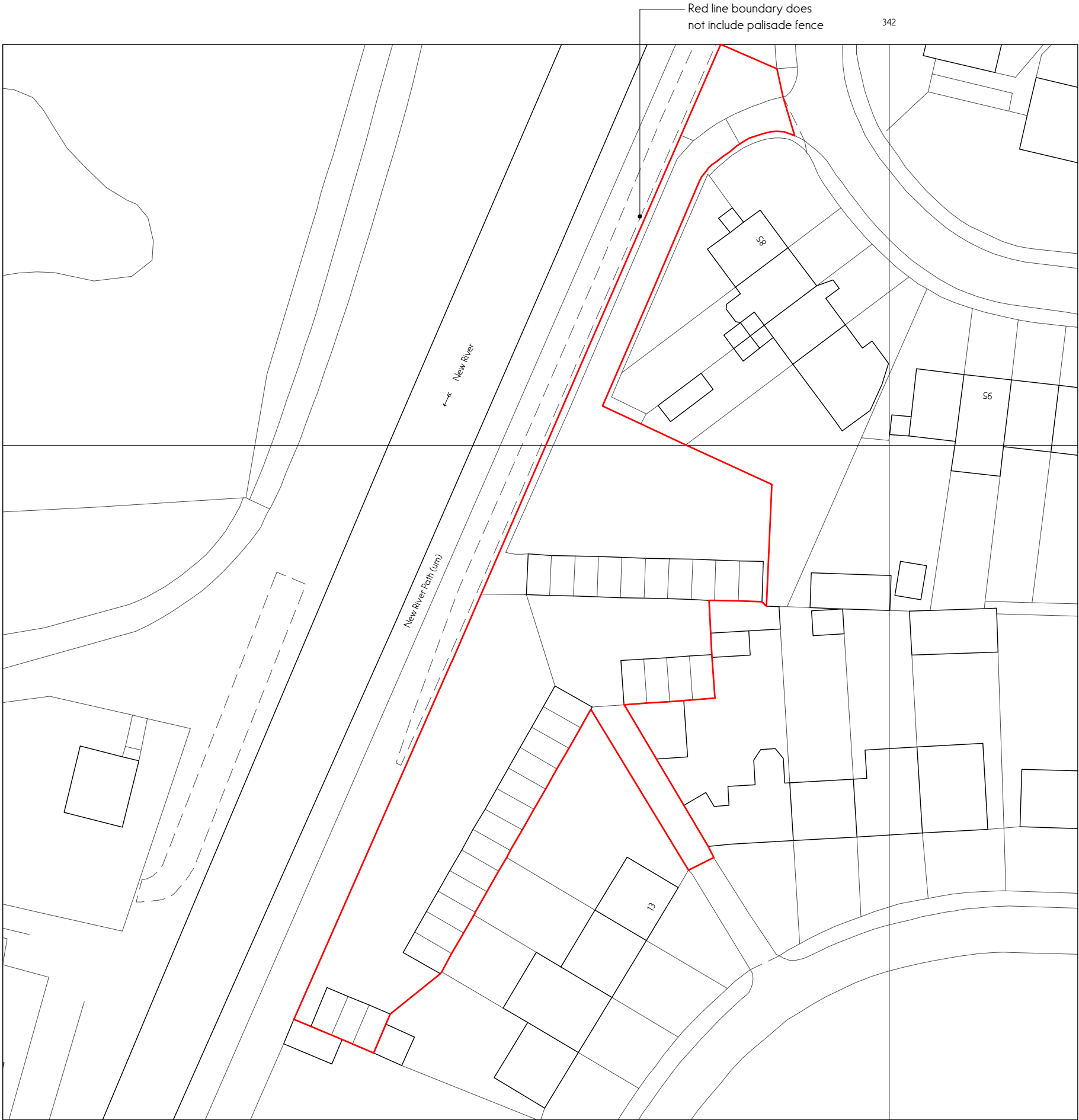
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Northington Street
London WC1N 2NP

+44 (0)20 7405 5484
www.officemmx.com

Project Meyer Green
No. 0081

Client Naked House

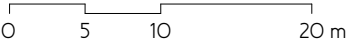
Drawing Title Block Plan

Drawing No. 0.10

Revision	Date	Description
–	13 08 21	For Planning
A	13 03 22	For Planning

Notes
— Plot boundary

Drawn RS
Checked HN
Scale 1:500 @ A3



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Project Meyer Green
No. 0081

Client Naked House

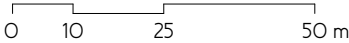
Drawing Title Location Plan

Drawing No. 0.00

Revision	Date	Description
–	13 08 21	For Planning
A	13 03 22	For Planning

Notes
Plot boundary

Drawn RS
Checked HN
Scale 1: 1250 @ A3



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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 26 April 2022

Report of
Head of Planning -
Vincent Lacovara

Contact Officer:
Andy Higham
Gideon Whittingham
Tendai Mutasa

Ward:
Southgate

Ref: 21/04651/HOU

Category: Householder

LOCATION: 33 Willow Walk, London, N21 1NG

PROPOSAL: Single storey rear extension and extension to existing rear patio .

Applicant Name & Address:

Mr & Mrs Ray
33, Willow Walk
Southgate
N21 1NG

Agent Name & Address:

Mr Andrew Moore
North London Loft Rooms Ltd
Dormers
Battle Road
Punnetts Town
TN21 9DS

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ref: 21/04651/HOU LOCATION: 33 Willow Walk, London, N21 1NG,



1. Note for Members:

- 1.1 Although a planning application of this nature would normally be determined under delegated authority, the application is reported to Planning Committee as the applicant is a Council employee. In accordance with the approved scheme of delegation, applications submitted by Council employees cannot be determined under delegated powers, but must be considered and determined by the Planning Committee

2. Recommendation

- 2.1 The Head of Development Management be authorised to GRANT planning permission subject to the following planning conditions:

1. Time Limited Permission: The development to which this permission relates must be begun no later than three years after the date of this decision notice.

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

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

Location Plan and Block Plan
SK01 - Project number 1416/324-01
Design and Access Statement
Flood Risk Assessment

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

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

Reason: To ensure a satisfactory appearance.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

3 Executive Summary

- 3.1 This report outlines the material considerations in support of the recommendation to grant permission for the erection of a single storey rear extension and extension to rear patio.
- 3.2 The proposed development is considered to be of an appropriate size relative to the main dwelling and is considered to have an acceptable relationship on the character and appearance of the surrounding area, particularly in the presence of similar single storey rear extensions within the street scene.
- 3.3 The size and siting of the development, is considered not to have an unacceptable impact on the neighbouring amenity.
- 3.4 It is considered that the proposal satisfies the relevant planning policies and is acceptable subject to the aforementioned conditions.

4 Site and Surroundings

- 4.1 The application site contains a two-storey semi-detached dwelling, situated on Willow Walk which is a predominantly residential area.
- 4.2 The dwelling has an existing raised patio and a detached garage to the rear. It has previously been extended through a loft conversion.
- 4.3 The surrounding area is made up of residential properties, a number of which have been extended to the side, rear and within the roof space.
- 4.4 The site is neither located within a conservation area nor does it contain a listed building.

5 Proposal

- 5.1 The proposal seeks to erect a single storey rear extension with a flat roof profile. The proposal also involves a rearward extension of the existing raised patio.

6 Relevant Planning History

- 6.1 None . Loft conversion involving rear dormer and roof extension constructed as permitted development.

7 Consultations

7.1 Internal

None necessary

7.2 External

Environmental Agency – No objection

7.3 Public

Number notified	7
Consultation start date	06.01.2022
Consultation end date	30.01.2022
Representations made	0
Objections	0
Other/support comments	0

8. Relevant Policies

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

London Plan (2021)

- 8.2 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

D3 Optimising Site Capacity Through the Design-led Approach
D4 Delivering Good Design

Enfield Core Strategy (2010)

- 8.3 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

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

Enfield Development Management Document (2014)

- 8.4 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD8	General Standards for New Residential Development
DMD11	Rear Extensions
DMD37	Achieving High Quality and Design-Led Development
DMD45	Parking Standards & Layout

Other relevant documents

National Planning Policy Framework (2021)
National Planning Practice Guidance

9 Analysis

- 9.1 While in principle, there is no objection to the extension of residential properties, extensions can disrupt the established form and pattern of development and may have impact on residential amenity.

Design

- 9.2 Policy DMD 11 states that single storey rear extensions will only be permitted if there is no impact on the amenities of the original building and there is no adverse visual impact. Against the residential backdrop and the presence of other properties which exhibit various forms of extensions and additions, the proposed design of the extension together with its size (3m deep and 2.9m height) and siting, is considered in keeping with the prevailing form and appearance.
- 9.3 The increased size of the rear patio would also not harm the character and appearance of the locality
- 9.4 The proposed rear extension would therefore complement the character and appearance of the existing dwelling and the surrounding area consistent with the objectives of Policies DMD 11 and DMD37.

Neighbouring Amenity

- 9.5 The proposed single storey rear extension is 3m deep and would have a height of 2.9m. Policy DMD 11 states that single storey rear extensions will only be permitted if there is no impact on the amenities of neighbouring properties not exceed 3m in depth. Deeper extensions are permissible where they do not exceed a line taken 45-degrees from the mid-point of the nearest original first floor window to any of the adjacent properties.
- 9.6 The proposed single storey extension would be sited on the boundary with No 35 and would be visible from both neighbouring properties. However, because the depth and height of the extension are in line with criteria contained in Policy DMD11, it is considered the amenities of either property would not be affected.
- 9.7 The existing patio would be extended rearward by approx. 1.5 metres on the boundary with No 35 Willow Walk, to a height of 0.9 metres. It is noted that the

ground slopes at the rear, however, taking a balanced view on the impacts on neighbouring amenity outlined above, it is considered that the patio and single storey rear extension would not have a detrimental impact on the amenities of neighbouring properties in terms of loss of privacy, overlooking or overbearing impacts.

- 9.8 Policies DMD 11 of the Enfield DMD and Policy D3 of the London Plan 2021 seek to ensure development preserves neighbouring amenity in terms of outlook. The proposal would be in accordance with these policies.

Transportation

- 9.9 The proposal does not generate any additional parking or access requirements and therefore, the existing arrangements are considered acceptable.

Flood / Surface water Risk

- 9.10 The property itself is on land designated low risk in terms of flood risk. However, properties to the rear are identified as higher risk. Although not required, an assessment undertaken identifies no effect arising from the proposed development. Nevertheless, it is proposed to incorporate a soakaway within the rear garden to accommodate rainwater discharge alongside two rainwater planters and a rainwater butt.

10. Public Sector Equalities Duty

- 10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

11. Conclusion

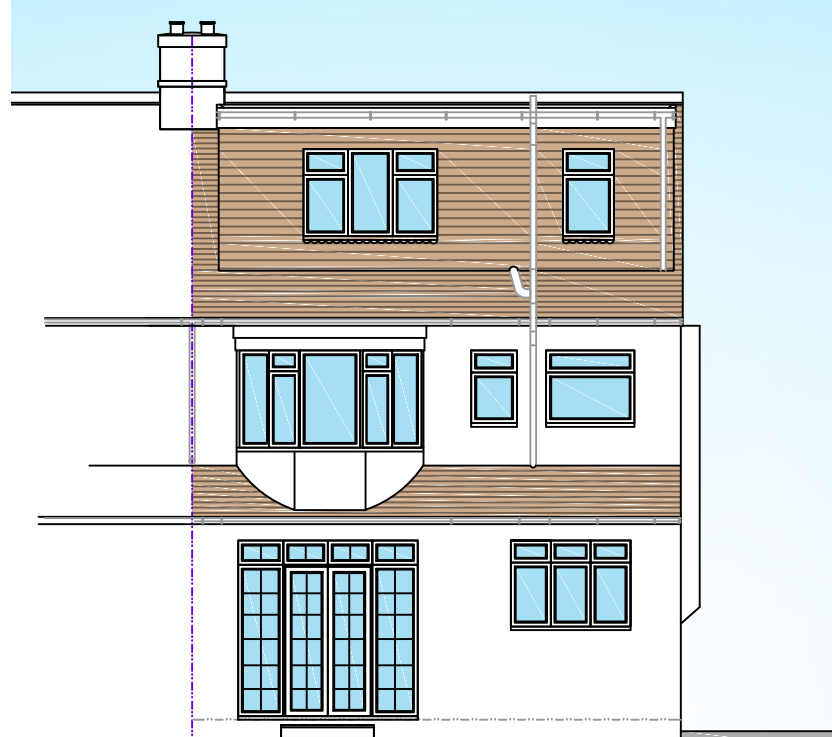
- 11.1 Having regard to the above assessment, the proposed development will not have an unacceptable impact on the existing character of the area and the neighbouring amenity. The proposal therefore accords with London Plan (2021) policies D3 and D4, Core Policy 30 of the Council's Core Strategy (2010) as well as Policies DMD11, DMD37 and DMD 45 of the Council's Development Management Document (2014).



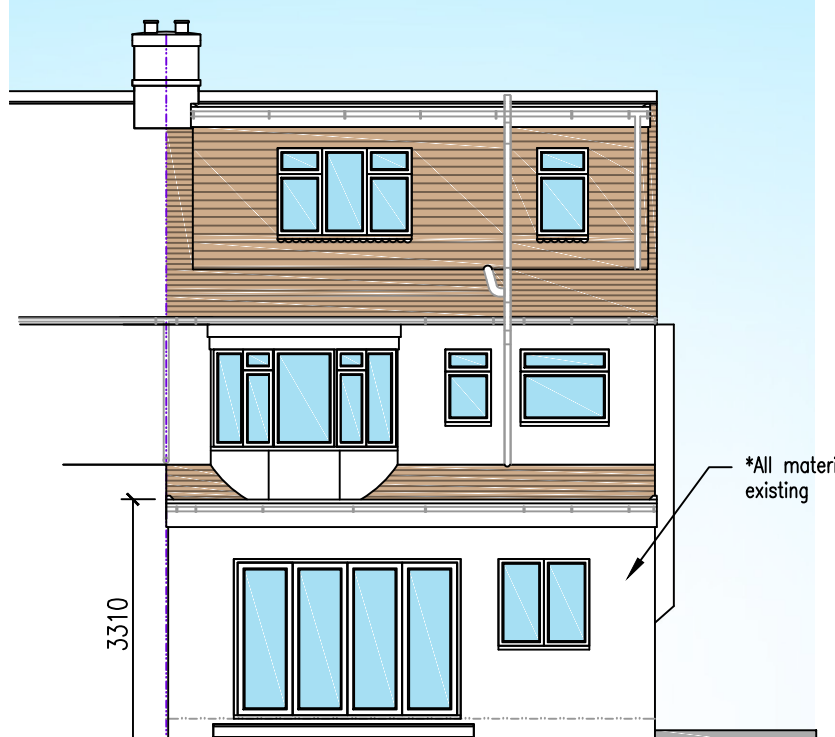
Existing front elevation - Scale 1:100



Proposed front elevation - Scale 1:100



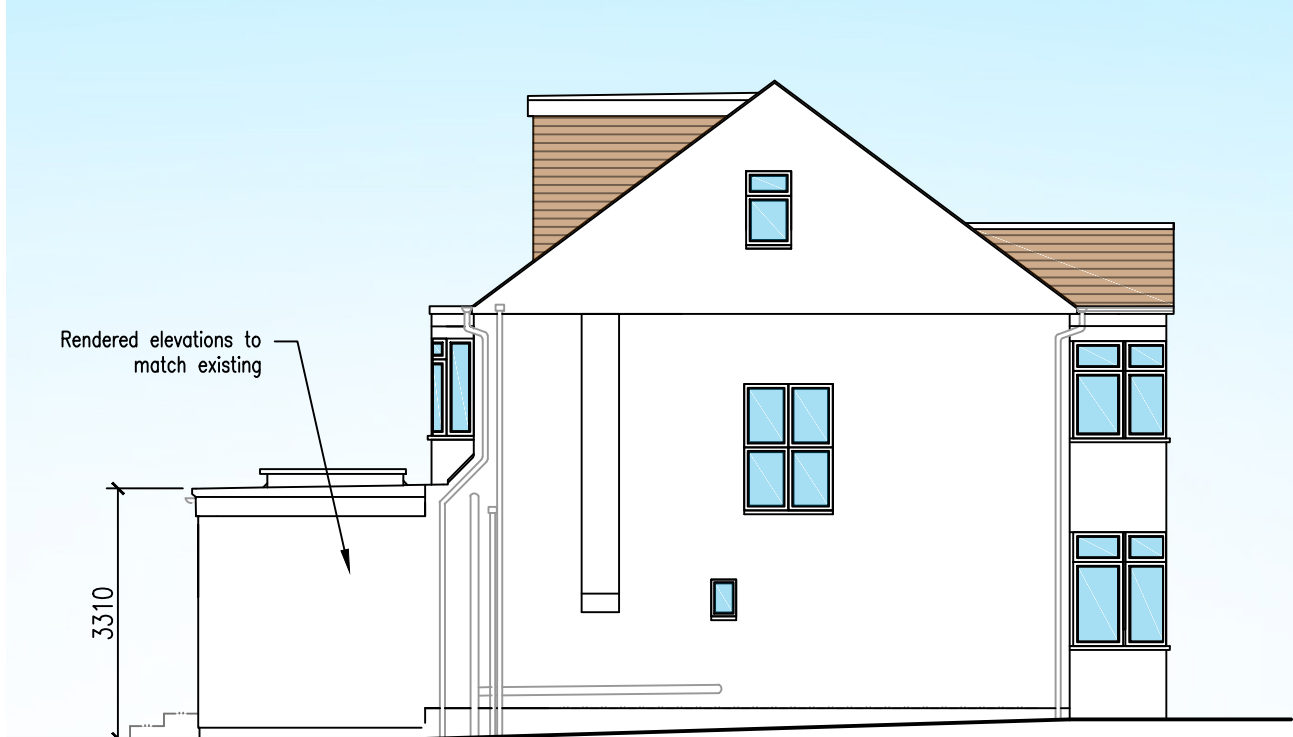
Existing rear elevation - Scale 1:100



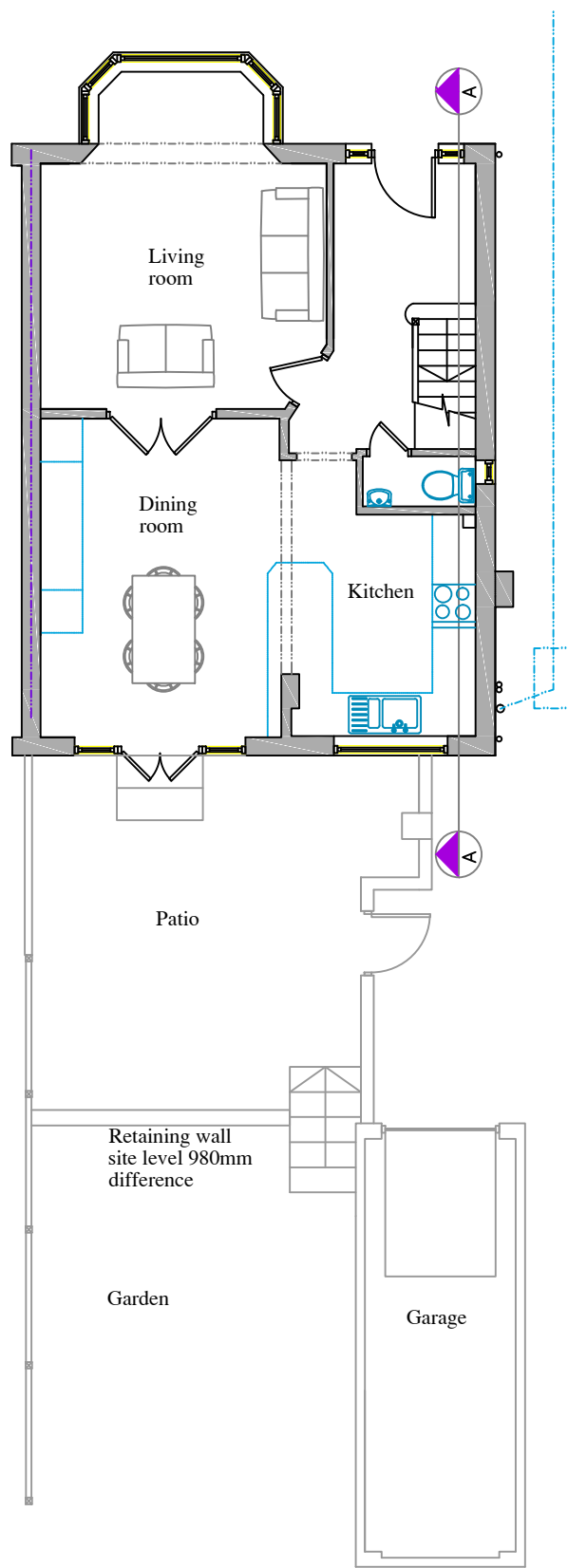
Proposed rear elevation - Scale 1:100



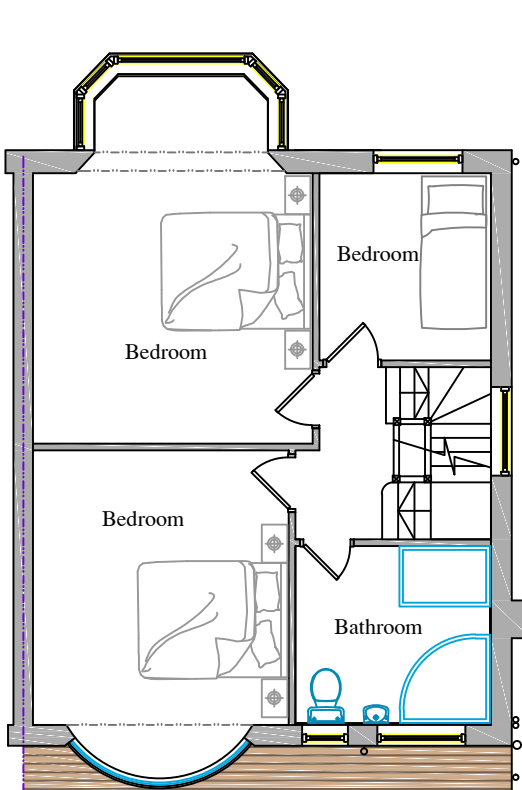
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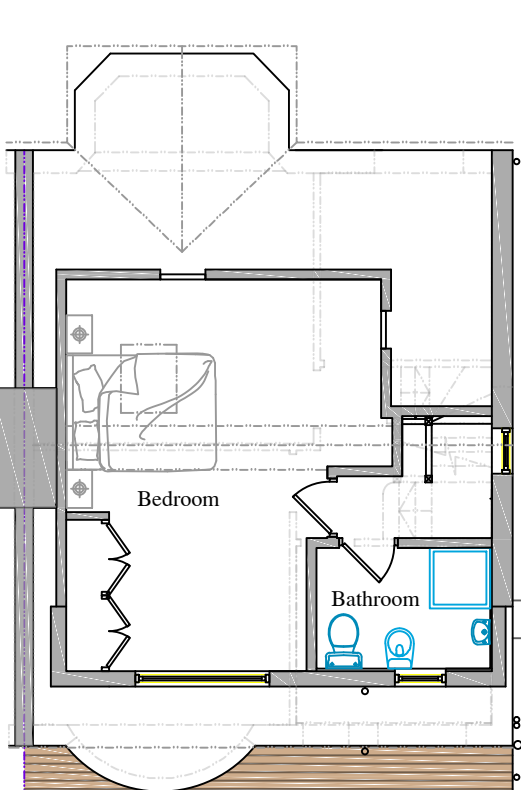
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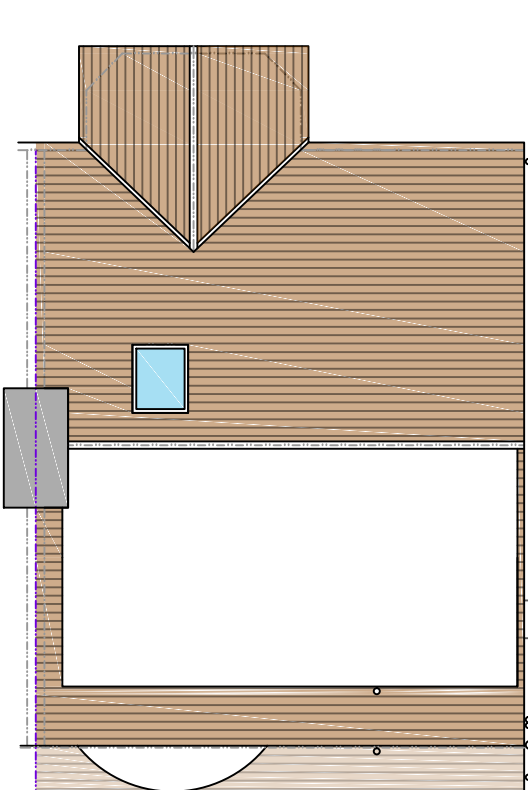
Existing ground floor plan - Scale 1:100



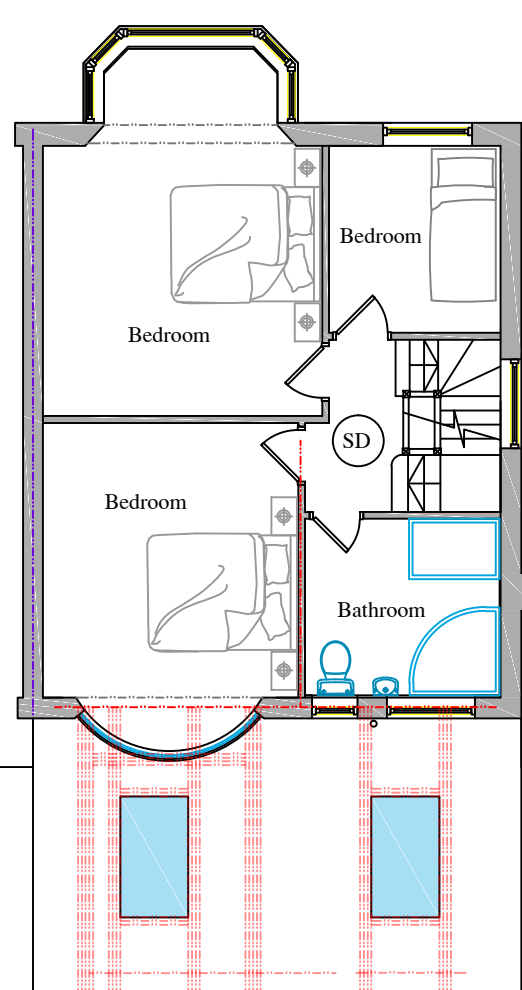
Existing first floor plan - Scale 1:100



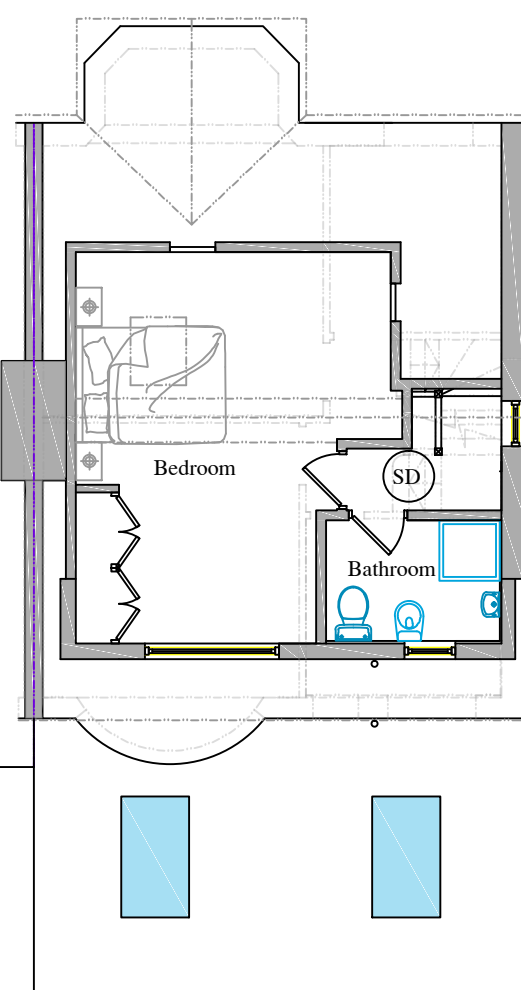
Existing second floor plan - Scale 1:100



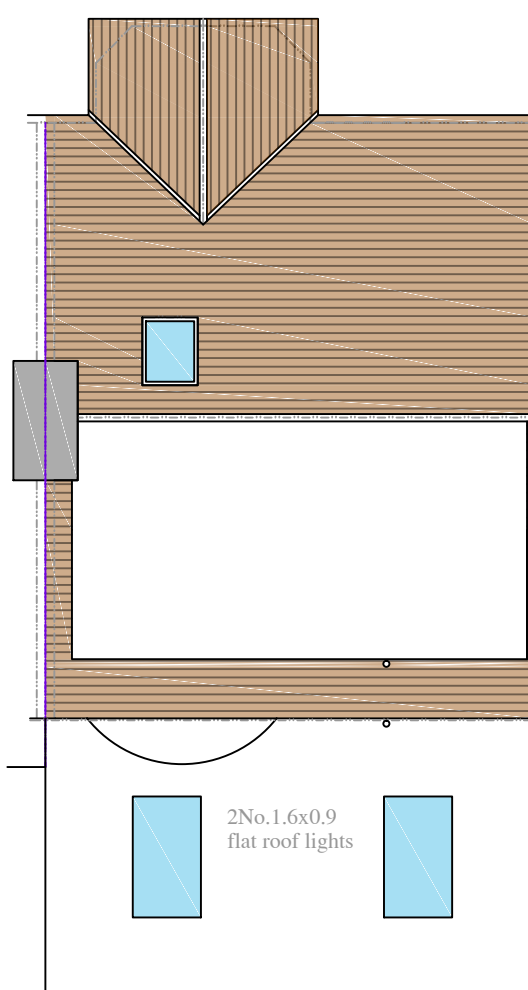
Existing roof plan - Scale 1:100



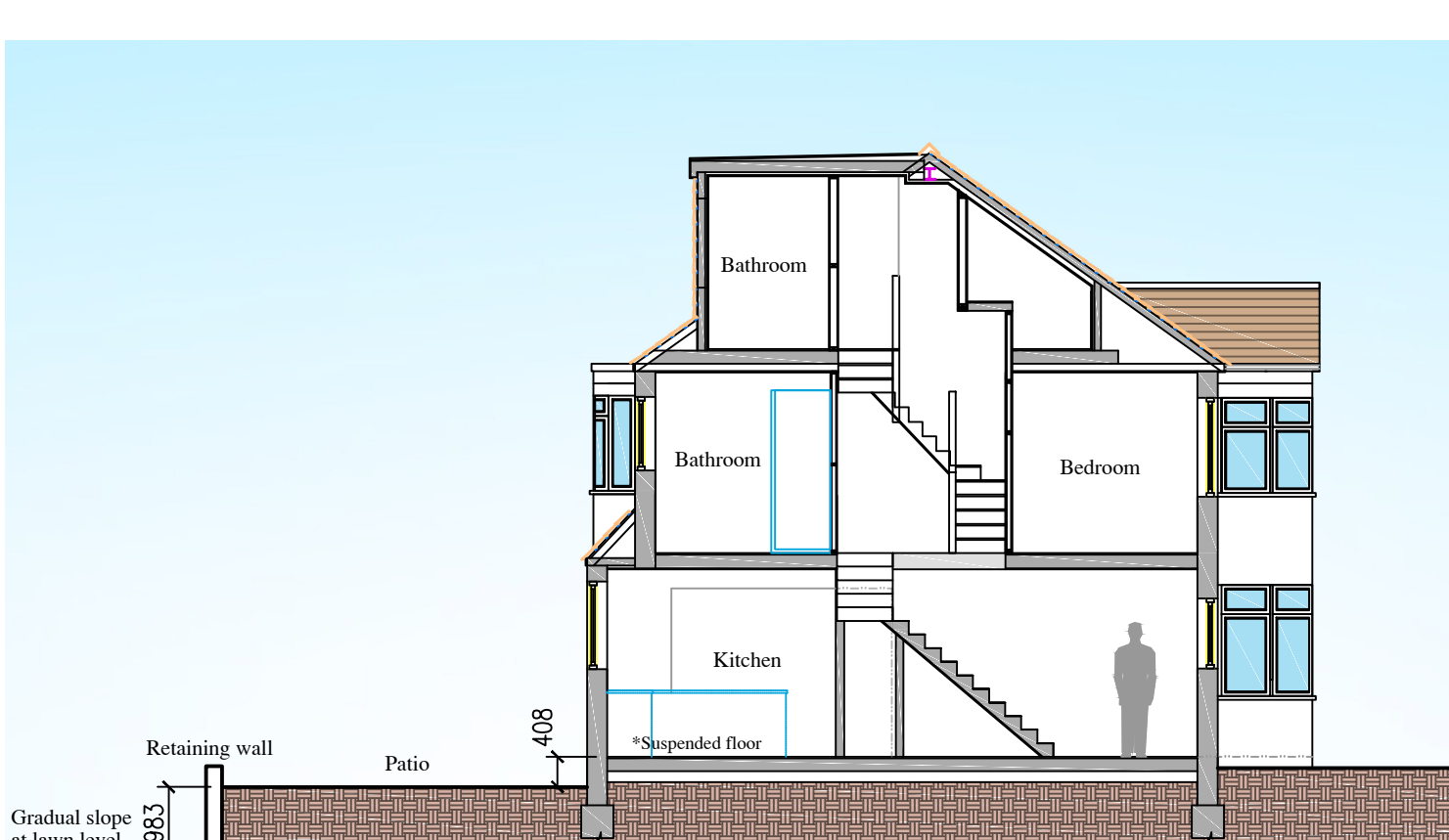
Proposed first floor plan - Scale 1:100



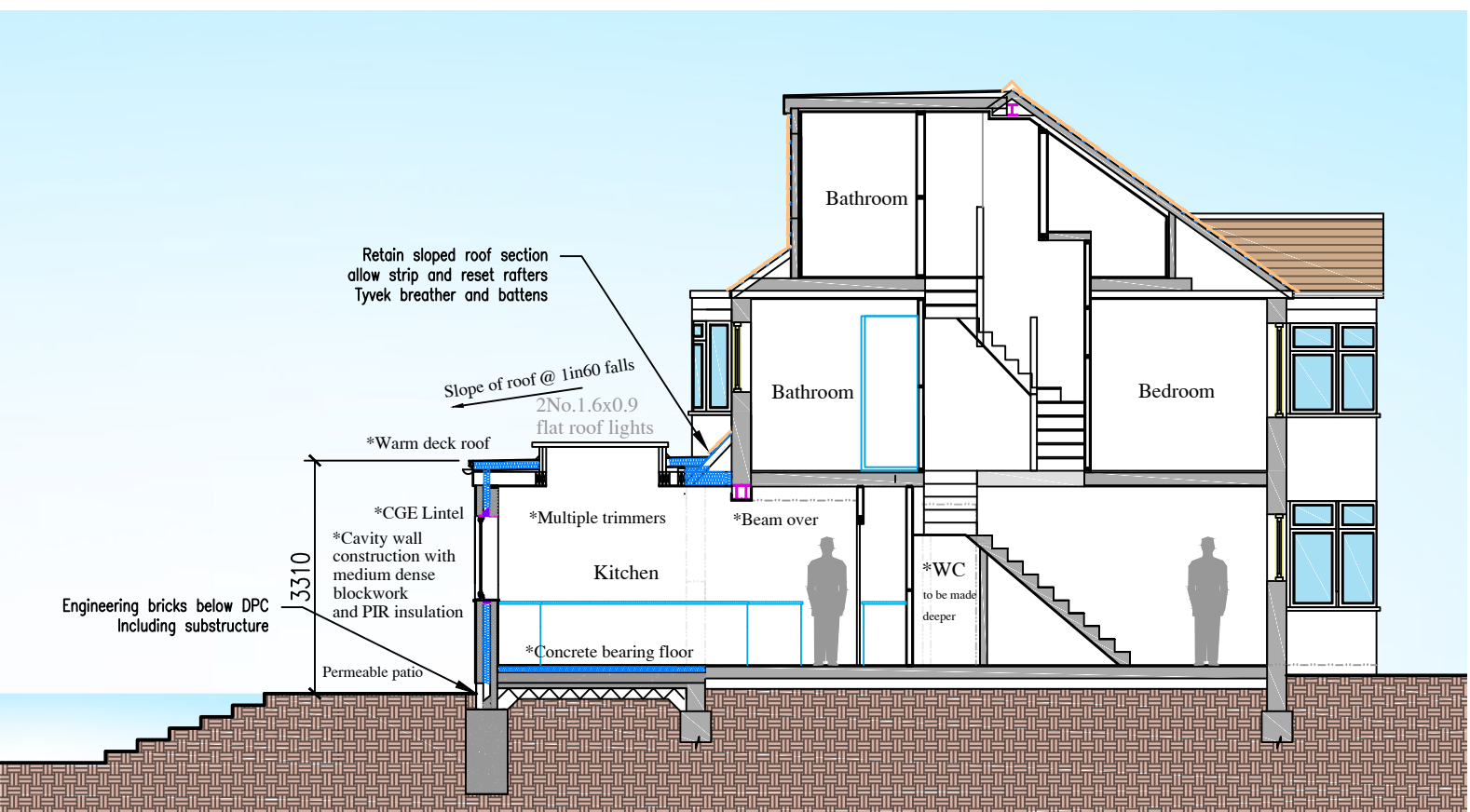
Proposed second floor plan - Scale 1:100



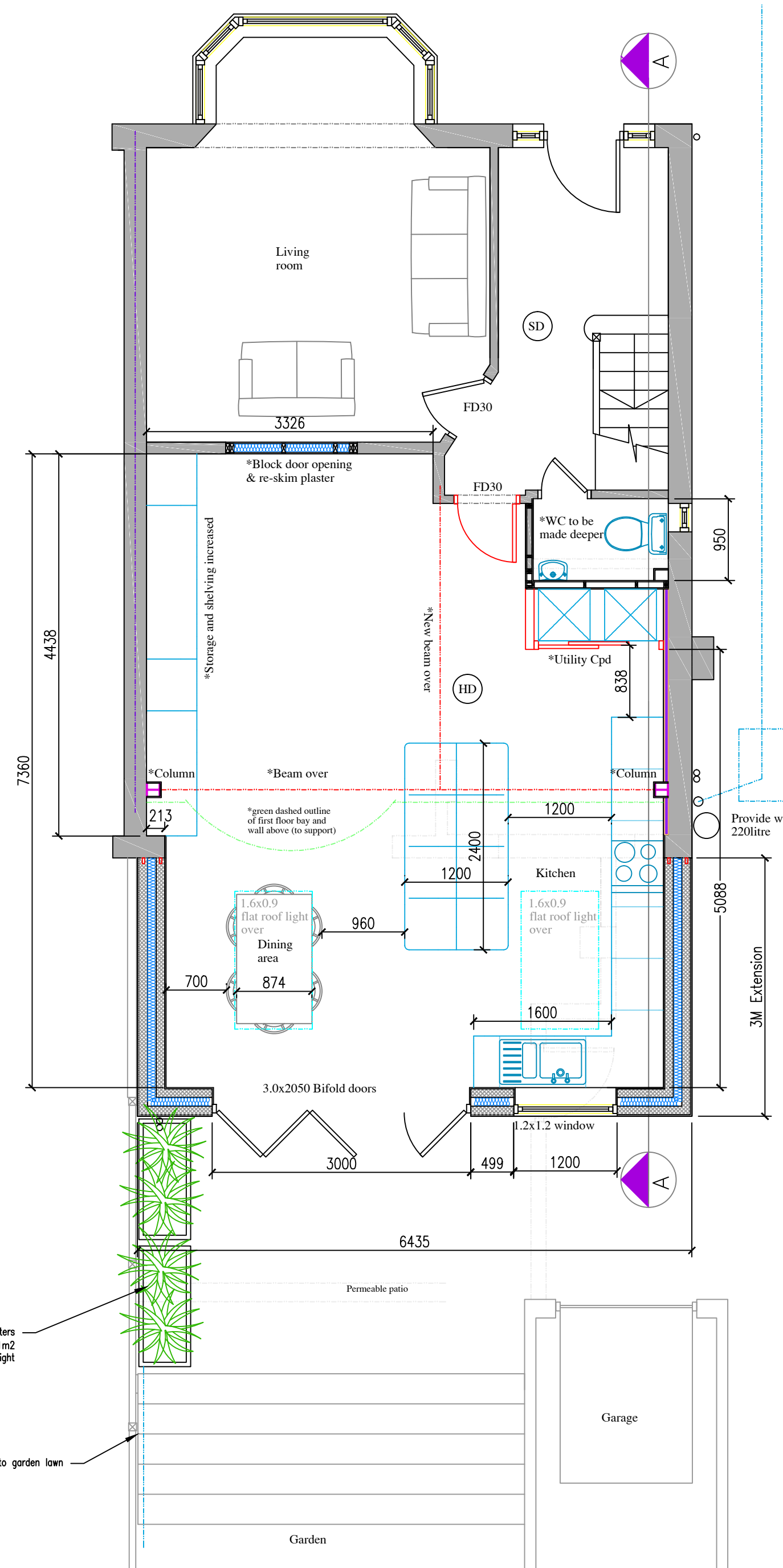
Proposed roof plan - Scale 1:100



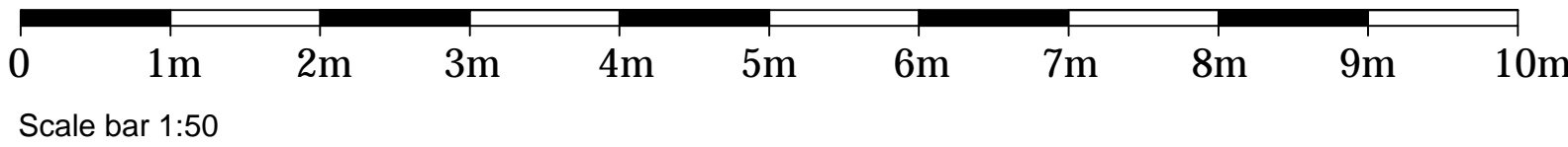
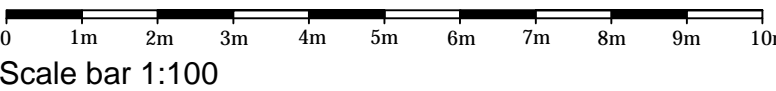
Existing section through A-A - Scale 1:100



Proposed section through A-A - Scale 1:100



Proposed ground floor plan - Scale 1:50



North London Loft Rooms Ltd.
Archers Fields
Basildon
Essex
SS13 1DN
Tel : 0800 690 6122
www.northlondonlofts.co.uk

Notes for existing structure

Notes

Existing and proposed plans for a single storey rear extension (For planning only) SK01

Scale 1:100 & 1:50 @ A1

Revision 1 23-02-22

Project number 1416/324-01

Date 24-11-21

Drawn by AM

Checked by MS

33 Willow Walk
London
N21 1NG

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 17th March 2022

Report of
Executive Director –
Place

Contact Officer:
Andy Higham
Dino Ustic

Ward:
Ponders End

Ref: 22/00004/RE4

Category: LBE - Dev by LA

LOCATION: Carpark, 291 High Street, EN3 4DN,

PROPOSAL: Continued use of 1 temporary building for multi-purpose community use.

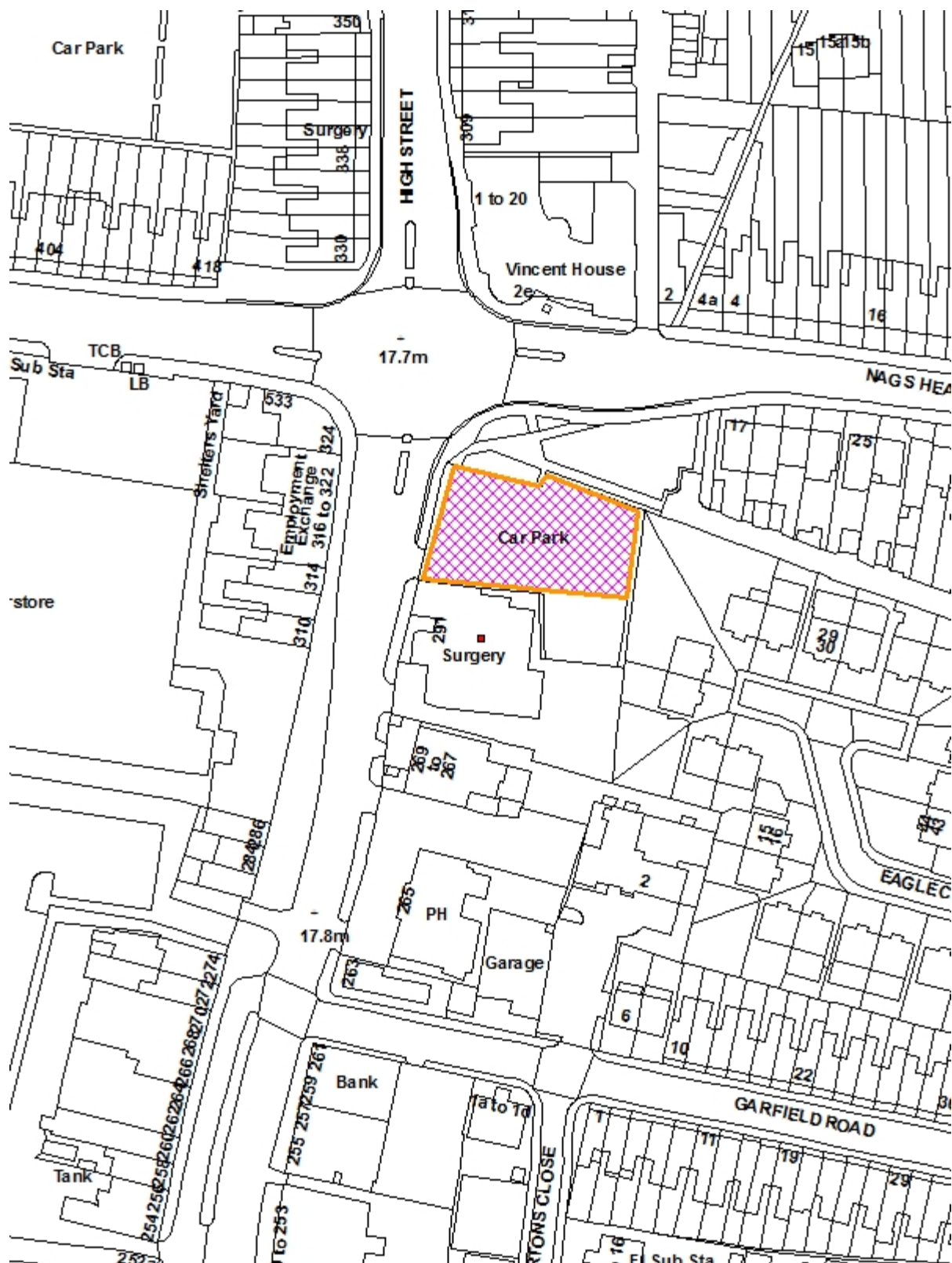
Applicant Name & Address: Regeneration
Department Enfield
Council
Civic Centre
Silver Street
Enfield
EN1 3XD

Agent Name & Address:
James Collister
Civic Centre
Silver Street
Enfield
EN1 3XD

RECOMMENDATION:

1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to conditions:
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Ref: 22/00004/RE4 LOCATION: Car Park, 291 High Street, Enfield, EN3 4DN



1.0 Note for Members

- 1.1 Although an application of this nature would normally be determined under delegated authority, because the application is submitted by the Council, in accordance with the approved scheme of delegation, it is reported to the Planning Committee for determination.

2. Recommendation

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to the following condition(s):

1. This permission is granted for a limited period expiring five years from the decision date when the use hereby permitted shall be discontinued and the building hereby permitted removed and the land reinstated.

Reason: To permit the use of the site, whilst appropriate redevelopment plans are brought forward for the whole of the site.

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

- Drw No: 19/0079/P103 Rev A
- Drw No: 19/0079/P102 Rev C
- Drw No: Thames Water Sewer Plan dated 13/08/18
- Drw No: 19/0079/P101 Rev A
- Drw No: 18695 Ponders End Parking Demand
- Tree Proacted Plan 2018/191/100/0002 dated October 2018
- BSI Standards Publication BS 5837:2012

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

3. The development should be carried out and maintained in accordance with the submitted and approved Tree Protection Plan ref. no. 2018/191/100/0002 and Trees in Relation to Design and Construction - Recommendations.

Reason: To protect existing planting during construction

4. Deliveries of construction and demolition 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 except with the prior written approval of the Local Planning Authority.

Reason: To reduce the likelihood of a noise nuisance occurring during delivery times.

5. The premises shall only be open for business and working between the hours of Monday - Saturday 8:00 - 23:00 and Sunday and Bank Holidays 9:00 - 23:00.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any amending Order, the floor space to be provided as part of the development, including the Library and community facilities (Use F2) shall only be used for these respective purposes and for no other purposes unless otherwise agreed by the Local Planning Authority.

Reason: Having regard to interests of amenity, design quality, impact on adjoining sites, traffic generation and the level of car parking available to support the development and the need to provide a mixed and balanced community.

7. Prior to first occupation of the development, the parking shall be laid out in accordance with approved plan ref. no 19/0079/P002 Rev C.

Reason: To ensure that the development provides adequate parking at all stages of the development and there is no adverse impact on on-street parking or the smooth operation of the surrounding local highway network in line with DMD 45 and London Plan policies.

- 2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

3. Site and Surroundings

- 3.1 The application site measures around 993sqm and comprises a Council owned car park known as the Eagle House Car Park on the northern end of Ponders End High Street. The site lies to the south east of the junction with Ponders End High Street, Nags Head Road and Southbury Road. The car park comprises 27 car parking bays including 3 disabled parking bays.
- 3.2 The application site is located within the Ponders End Large Local Centre and the Ponders End Place Shaping Priority Area. The site is identified as a development opportunity in the North Enfield Area Action Plan.
- 3.3 Immediately to the north of the site is an area of public realm consisting of grass verges and large mature trees. The immediate prevailing character of the area is mixed use with residential and commercial premises.

4. Proposal

- 4.1 The proposal seeks planning permission for the continued use of 1 temporary building for multi-purpose community use.

5. Relevant Planning History:

- 5.1 18/03965/RE4 - Reconfiguration of car park involving installation of 2 temporary buildings for multi-purpose community use. Granted with conditions. 19.12.2018.
- 5.2 18/03966/RE4 - Reconfiguration of car park involving installation of 1 temporary building for multi-purpose community use. Granted with conditions. 19.12.2018.

- 5.3 16/03937/RE4 – Change of use from offices (B1) to public health treatment facility (D1). – Approved 09.11.2016. A parking layout plan was approved under this planning permission that designated 7 car parking spaces within the Eagle House car park and three within Vincent House.
- 5.4 PA/10/0013 - Installation of a telecommunications monopole to a maximum height of 11.8 metres and 2 equipment cabinets at base. Refused. 16.07.2010.
- 5.5 AD/98/0087 - Internally illuminated fascia sign. Granted with conditions. 17.09.1998.

6. Consultation

6.1 Consultation period: 21 days: 14.01.12.2022 – 07.02.2022

6.2 Public

6.2.1 The application was advertised by neighbour notification letters to 136 adjoining occupiers. No objection comments or letters of support have been received.

6.3 Internal

6.3.1 Environmental Health:

No objection as there is unlikely to be a negative environmental impact. In particular, there are no concerns regarding air quality, noise or contaminated land.

6.3.2 Transportation:

No objection to the existing temporary planning permission being extended for a further 5 years.

6.4 External

6.4.1 None

7. Relevant Policy

7.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

London Plan (2021)

7.2 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

Policy GG1 Building Strong and Inclusive communities

Policy G7 Trees and woodlands

Policy SD6 Town centres
Policy SD8 Town Centres: Development Principles & Development Plan Documents
Policy S1 Developing London's Social Infrastructure
Policy D2 Delivering good design
Policy D3 Inclusive design
Policy SI12 Flood risk management
Policy TR2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car Parking

Core Strategy (2010)

- 7.3 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

CP11 - Recreation, Leisure, Culture and Arts
CP17 – Town Centres
Core Policy 20 - Sustainable energy use and energy infrastructure
CP21 - Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP22 – Delivering Sustainable Waste Management
Core Policy 24 - The Road Network
Core Policy 25 – Pedestrians and Cyclists
Core Policy 28 - Managing Flood Risk through Development
Core Policy 29 - Flood management infrastructure
Core Policy 30 - Maintaining and Improving the Quality of the Built and Open Environment
Core Policy 32 – Pollution
Core Policy 36 – Biodiversity
Core Policy 40 – North East Enfield
Core Policy 41 – Ponders End
Core Policy 46 – Infrastructure Contribution

Development Management Document (2014)

- 7.4 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD10 – Distancing
DMD16 – Provision of New Community Facilities

DMD28 – Large Local Centres, Small Local Centres and Local Parades
DMD34 – Evening Economy
DMD37 - Achieving High Quality and Design-Led Development
DMD45 - Parking Standards and Layout
DMD47 - Access, New Roads and Servicing
DMD 48 - Transport assessments, travel plans, servicing & delivery plans
DMD57 - Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD58 - Water Efficiency
DMD59 - Avoiding and Reducing Flood Risk
DMD61 - Managing Surface Water
DMD64 - Pollution control and assessment
DMD68 - Noise
DMD69 - Light Pollution
DMD79 - Ecological Enhancements
DMD80 - Trees on development sites
DMD81 - Landscaping

7.5 Other Policy

National Planning Policy Framework
National Planning Practice Guidance

8. **Analysis**

Character, Design and Appearance

- 8.1 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. Policy DMD37 sets out criteria for achieving high quality and design led development. The application site is in an area that forms a gateway to Ponders End High Street and is a highly prominent location. Development onto the high street needs to create positive and active frontages and with the introduction of a new building to accommodate community uses including a library this will be achieved.
- 8.2 Given the temporary nature of the building and the range of buildings with varying designs and external finishes along Ponders End High Street it is not considered that the proposed development would result in any significant harm to the visual amenity within the street scene in the short term. However, it needs to perform a temporary function and will not prejudice the longer term aspirations for the site and are therefore acceptable on that basis.

Impact on Residential Amenity

- 8.3 Any new development should not impact on the residential amenity of neighbouring residents. Policy CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity.
- 8.4 To maintain a sense of privacy, avoid overshadowing and ensure adequate

amounts of sunlight are available for new and existing developments; Policy DMD10 requires new development to maintain certain distances between buildings, unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/ sunlight or privacy for the proposed or surrounding development.

- 8.5 The new buildings would be single story and therefore would not result in any significant opportunity for overlooking or loss of light to any neighbouring residential properties. The Qube which would be the building closest to the eastern boundary would be set in from this boundary in excess of 22 metres and with its single story nature and flat roof would not appear dominant in relation to the building sited to the south of the application site.
- 8.6 In terms of noise the Environmental Health Officer has been consulted and has raised no objection to the proposal. Due to the proposed use of the building there is unlikely to be unacceptable levels of noise generated. However, to ensure that there is no significant harm to residential amenity a condition restricting hour of use to Monday – Saturday 8:00 – 23:00 and Sunday and Bank Holidays 9:00 – 23:00 would be attached to any grant of planning permission.

Traffic and Transportation

- 8.7 Due to the temporary nature of the proposal and the cycle parking to be provided on the site, which would be in accordance with the London Plan, no concerns have been raised by the Traffic and Transportation department.
- 8.8 All new development should make appropriate provision for waste storage, sorting and recycling, and adequate access for waste collection. Waste originally raised concerns with the location of the bin store which was sited along the northern boundary. This was because the refuse collectors would not be able to park on Nags Head Road to collect the refuse as the vehicle would be left unattended while the bins are collected. In addition, the maximum distance from the highway for bins to be collected is 10 metres, the original location of the bin store exceeded this distance. The bin store has now been relocated to the south of the Qube which is within the 10m range to collect bins

Flooding

- 8.9 The application site is not located within a flood zone. The proposal will comprise a single story buildings that would be located on the site for a temporary period. The SuDS Officer comments are relevant from the previous granted application on the proposal were no concerns were raised. No changes from the previous scheme as now proposed with regard to flooding. Thus, the proposed development would not result in a significant increase in the opportunity of flooding in the area.

Trees

- 8.10 The trees on the northern boundary that fall outside of the site provide significant amenity, screening and biodiversity benefits. The previously approved plan has been provided that shows tree protection measures to be installed. The proposal would not result in any significant impact to existing trees within the vicinity of the site. This would be in accordance with Policy DMD80 of the DMD which seeks to protect trees of significant amenity or biodiversity value.

- 8.11 A condition would be attached to any permission to ensure that the development is undertaken in line with the details submitted to ensure that the trees to be retained are adequately protected and the local environment is enhanced.

9. Community Infrastructure Levy

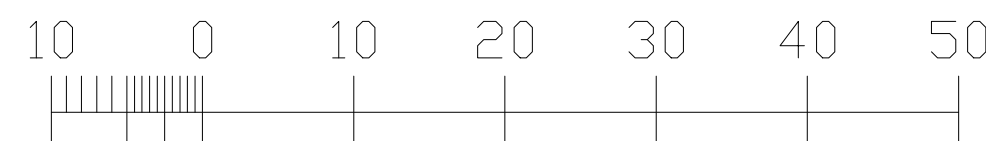
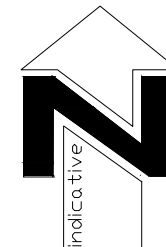
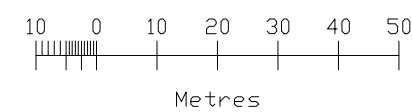
- 9.1 The scheme would not be liable to the Enfield CIL as it is a community use.

10. Public Sector Equalities Duty

- 10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

11. Conclusion

- 11.1 The application seeks permission for a continued temporary 5-year period. The proposed development would not result in harm to the character of the area or residential amenity, nor give rise to a marked increase in car parking in the local area such that it would be detrimental to local traffic conditions or highway safety. On this basis the development is supported.



Metres



EXISTING SITE PHOTOS

NOTES

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The original measured survey was undertaken by????????????????????????????????

Rev	Date	Description	Drn
A	07/12/18	Amended to reflect bin store relocation	JL



DRAFT ISSUE



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Client

Enfield Council

Project

Qube Relocation

Eagles House Car Park

Ponders End

Drawing Title

Site Location Plan

& Block Plan

Scale

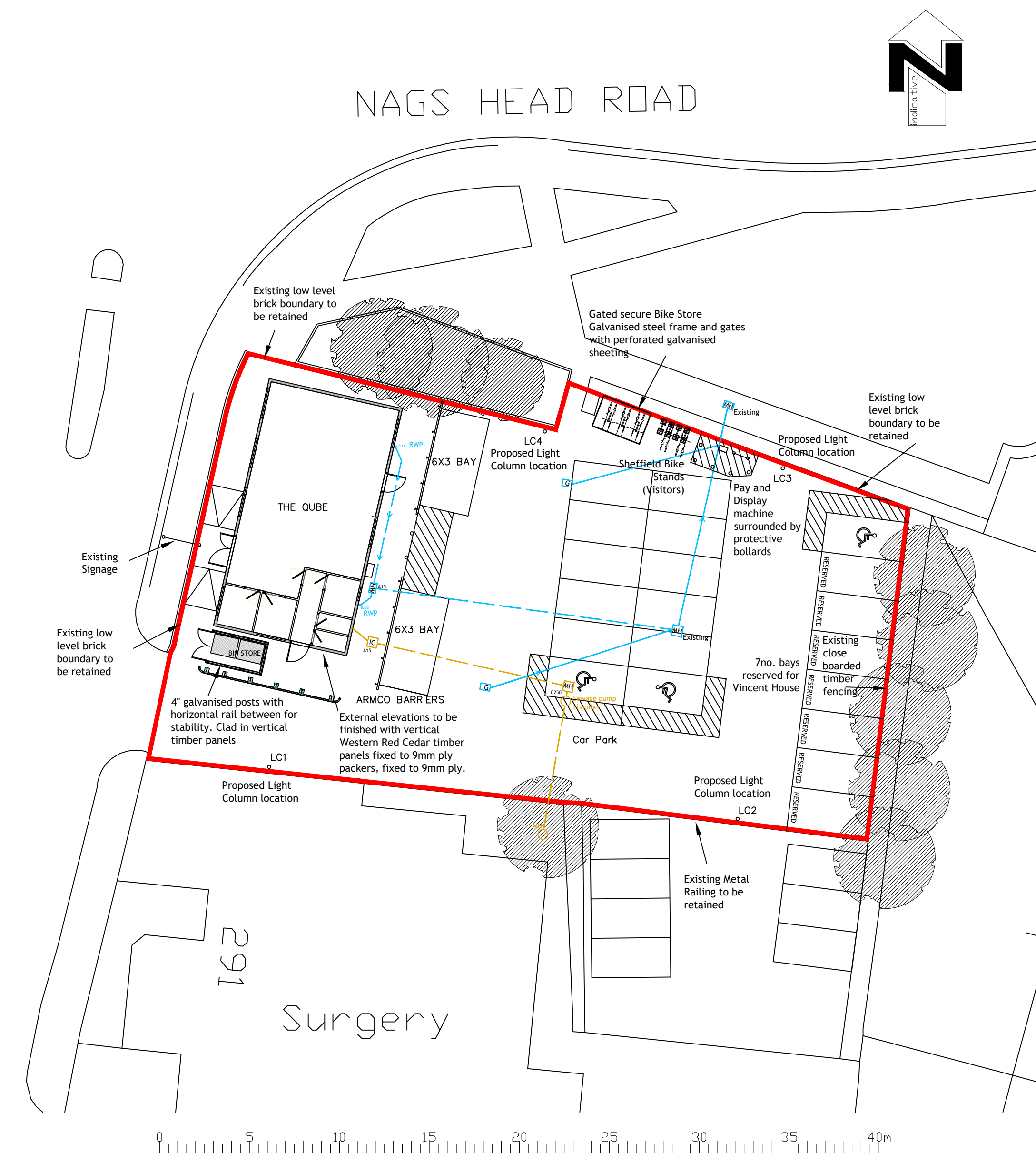
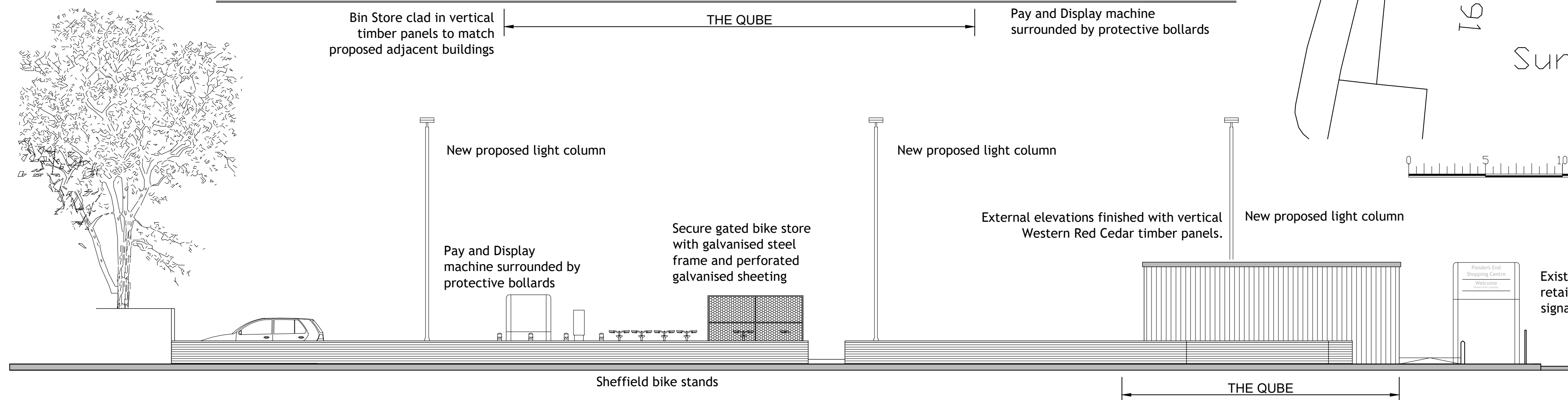
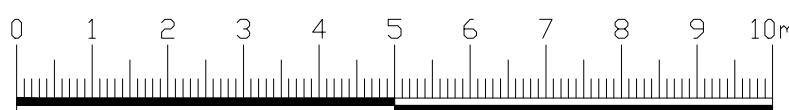
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Date
07/12/18

Drawing No.

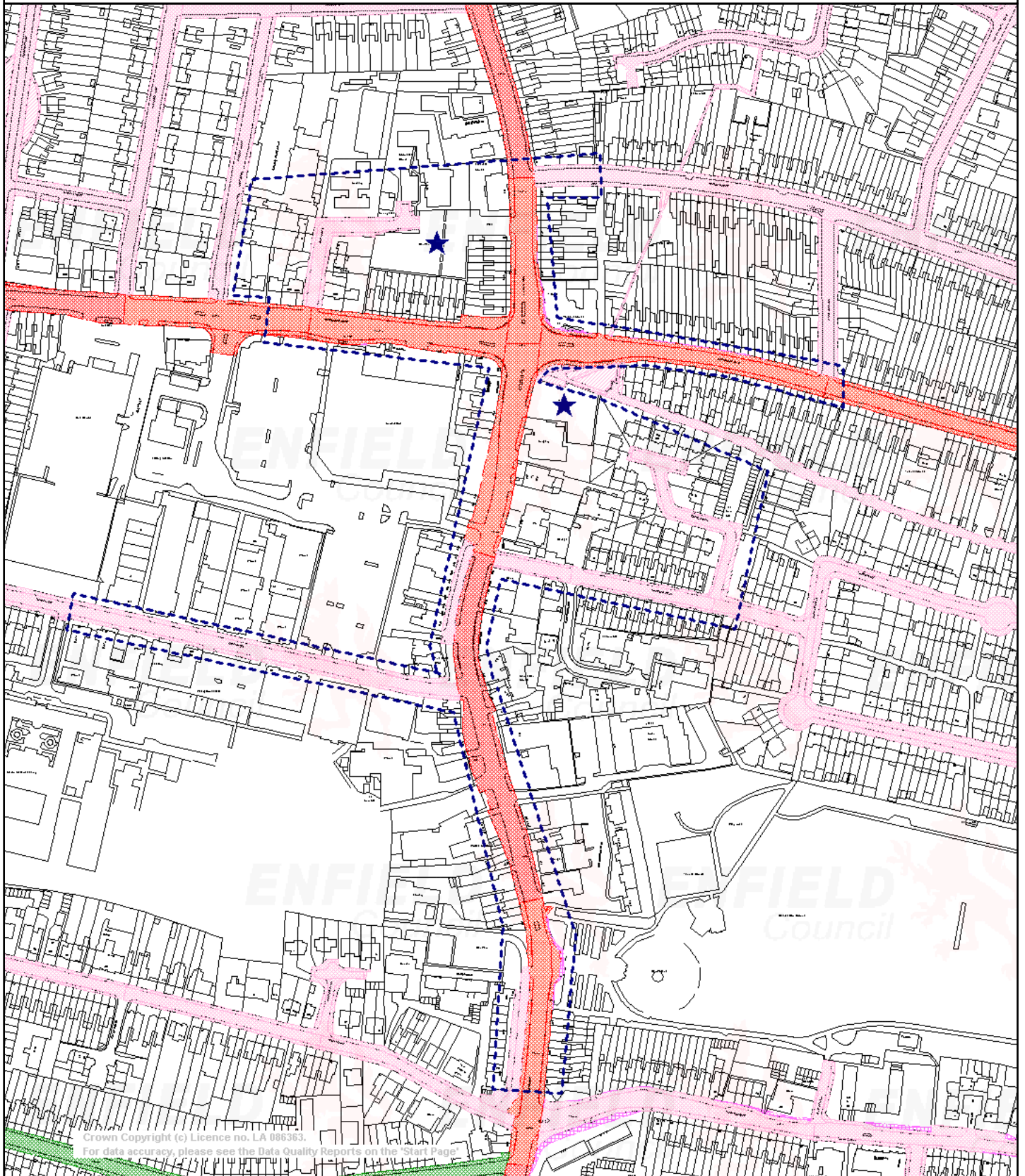
19/0079/P101

Rev



Scale 1:200 & 1:100	Sheet Size A1
Date 07/02/18	Drawn by WW / JL
Drawing No. 19/0079/P102	Rev C

Qube Ponders End Parking Surveys Extent 220818





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Date: 13/08/18

Scale: 1:1515

Map Centre: 535239.4,196228.4

Data updated: 11/07/18

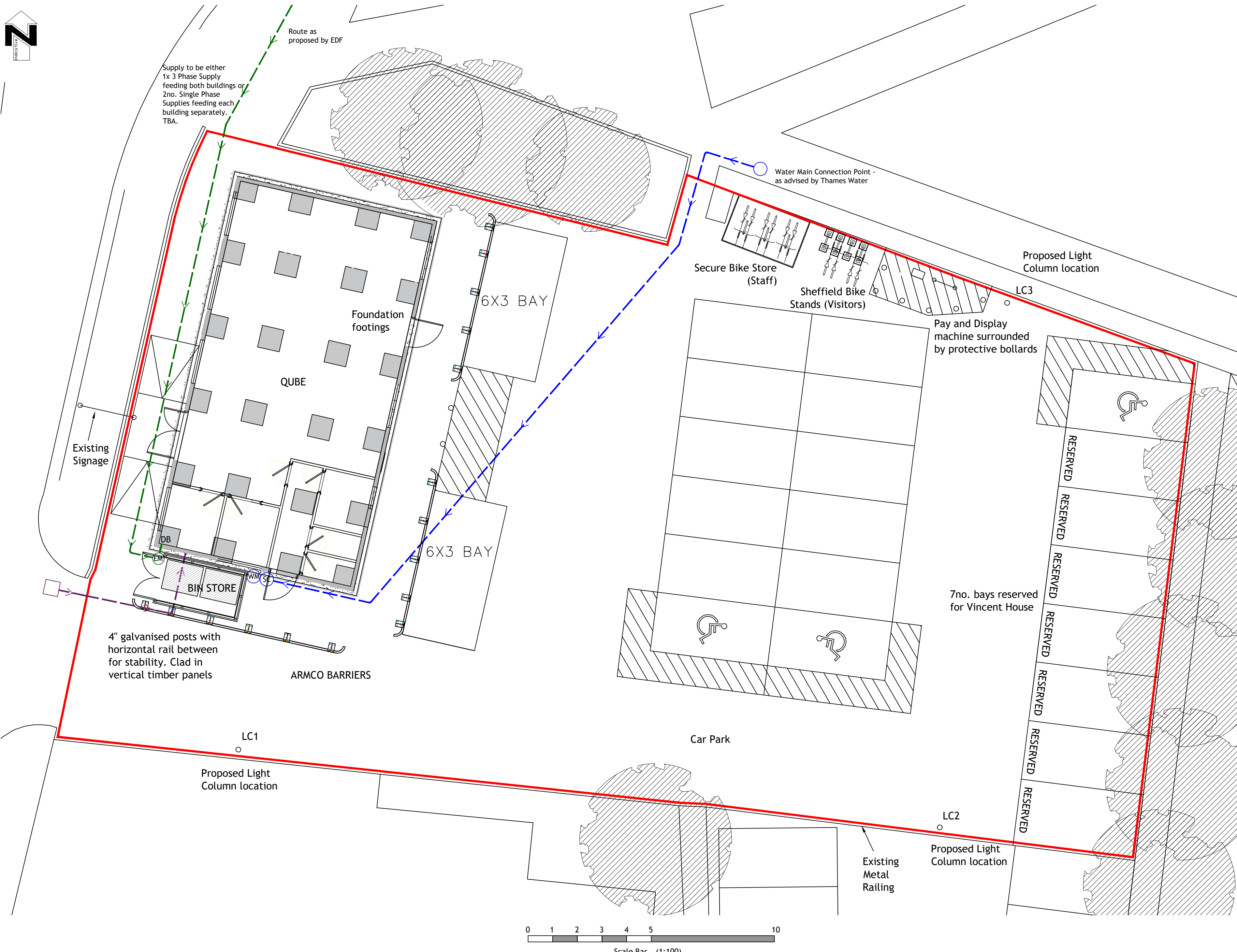
Wastewater Plan A4

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Foul Sewer	Orange line	Foul Manhole	Orange circle
Surface Sewer	Blue line	Surface Manhole	Blue circle
Combined Sewer	Red line	Combined Manhole	Red circle
Abandoned Sewer	Light orange line	Abandoned Manhole	Light orange circle
Pressure Main	Purple line	Other Manhole	Purple circle
Private Asset (Colour denotes effluent type)	Dashed black line	End Item	Black circle
Proposed Asset (Colour denotes effluent type)	Dotted black line	S104 Boundary	Green outline

lynden.reed@enfield.gov.uk





NOTES

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The original measured survey was prepared by????????????????????

Rev	Date	Description	Drn
A	06/12/18	Bin store relocated, P&D machine, bike stands and reserved bays added	JL

Annotation key:

SC	Stop Cock
WM	Water Meter
EM	Electricity Meter
DB	Distribution Board
LC	Lamp Column

Line colour key:

—	Electrical Main
—	Comms Intake
- - -	Incoming water main



Planning



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Client

Enfield Council

Project

Qube Relocation

Eagles House Car Park

Ponders End

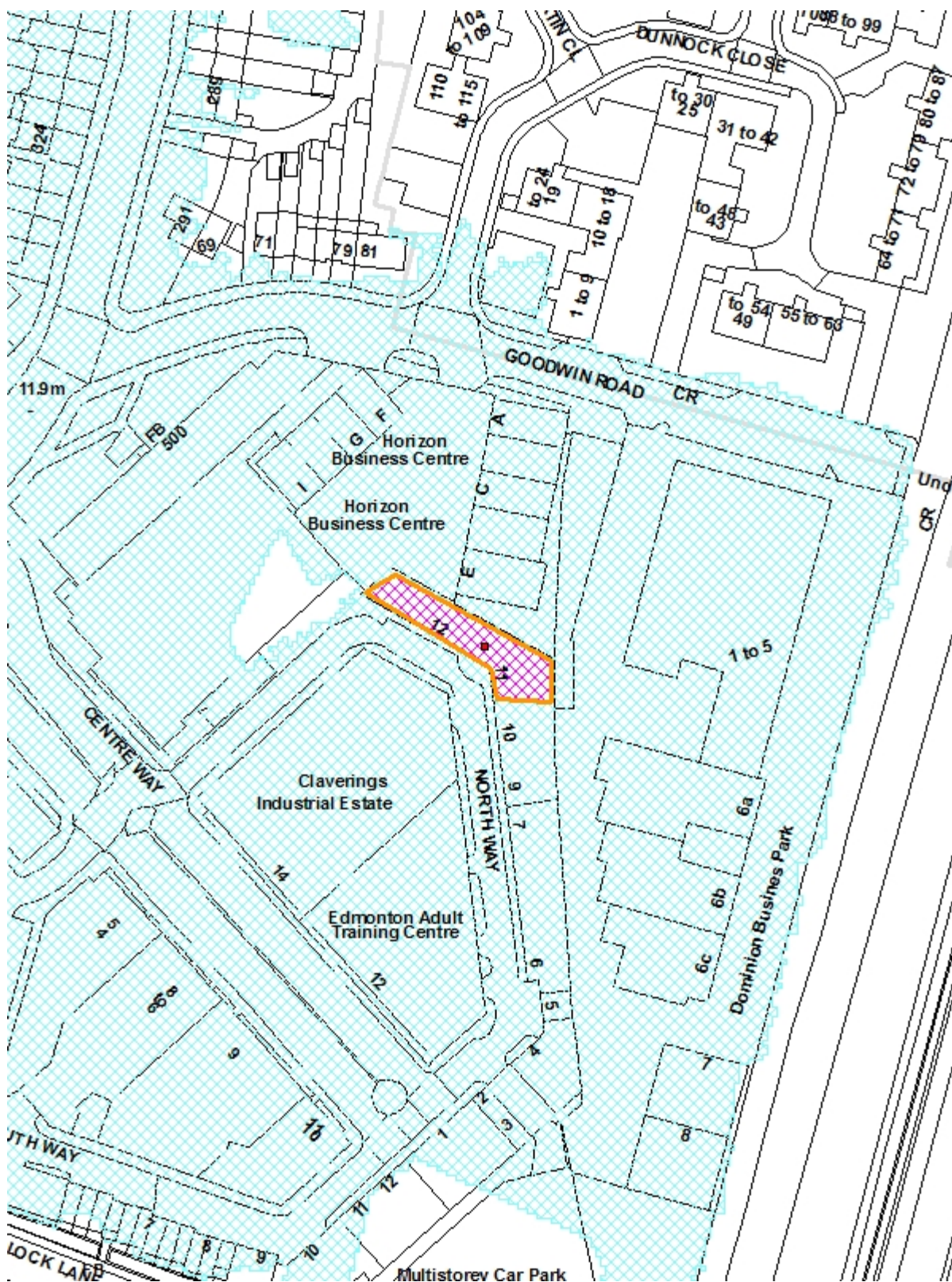
Drawing Title

Indicative Proposed Utilities

Scale	Sheet Size
1:100	A2
Date	Drawn by
06/12//2018	JL
Drawing No.	Rev
19/0079/P103	A

LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 26 th April 2022
Report of: Head of Planning, Vincent Lacovara	Contact Officers: Andy Higham Gideon Whittingham David Maguire	Ward: Lower Edmonton
Application Number: 22/00640/RE4		Category: Minor All Other
LOCATION: 11 and 11B North Way, London, N9 0AD.		
PROPOSAL: Change of use of first floor from light industrial (Class B1) to homeless shelter (sui generis)		
Applicant Name & Address: Miss Karen Maguire London Borough of Enfield Civic Centre, B Block South Silver Street Enfield EN1 3ES		Agent Name & Address: N/A
RECOMMENDATION: <ol style="list-style-type: none"> 1. That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to conditions. 2. That the Head of Development Management be authorised to make any alterations, additions or deletions to the recommended conditions as set out in this report 		

Ref: 22/00640/RE4 LOCATION: 11 And 11B North Way, London, N9 0AD,



1.0 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 for determination because the application is submitted by the Council's Property team.

2.0 Recommendation

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to **GRANT** planning permission subject to the following conditions:

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

3.0 Executive Summary

- 3.1 The report seeks approval to a scheme involving the change of use of the existing first floor light industrial units (formerly Class B1) to a proposed 'Sui Generis' use as a homeless shelter for a temporary period.

The reasons for recommending approval are:

- i) The proposed development would provide specialist accommodation for homeless people in the London Borough of Enfield for which there is an identified need.
- ii) The proposal would make efficient use of the existing vacant industrial units for a temporary period providing a beneficial meanwhile use.
- iii) The temporary nature of the proposed use and the vacancy of the premises, 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.

4.0 Site and Surroundings

- 4.1 The site comprises two existing vacant light industrial units, 11 and 11B, situated on North Way in the Claverings Industrial Estate. The units are situated on the first floor above Unit 12 North Way, which is currently in use as Enfield Council's 'Somewhere Safe To Stay Hub': a shelter for the homeless which was established through prior grants of temporary planning consent.
- 4.2 The wider Claverings Estate is designated as a Locally Significant Industrial Site and it lies within Flood Zone 2. Surrounding units on the estate are being used for a variety of industrial, commercial and community purposes.

5.0 Proposal

- 5.1 Permission is sought to change the use of the units from the former B1 (light industrial) use to Sui Generis use, in order to accommodate a homeless shelter, for a temporary period. However, since 1st September 2021, Class B1 has been superseded by the

amended use classes order as set out in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. It is now classified as Class E(g).

5.2 More specifically, the proposal stipulates that:

- Internal works will be undertaken to provide; 21 sleeping pods; 4 bathrooms (2 male / 2 female); 4 showers; 4 offices; 1 laundry room and 1 kitchen.
- No changes are being made to the external fabric of the building.
- There are two fire exits.
- The building will be secure.
- The building will be open on a 24/7 basis.
- It will be run and managed by an experienced team of Enfield Council officers with wider support from partners including the NHS, Police and the GLA.

5.3 The proposal has been submitted by the Council's Strategic Property Services team to help to facilitate a reduction of homelessness in the Borough. The applicants state that the facility is, *'strategically located in an area with the highest concentration of rough sleepers.'*

5.4 The applicants state that the proposed facility in units 11 and 11B, *'will provide accommodation and support to all client groups of rough sleepers, but will also allow us to target, engage and support Central and Eastern European (CEE) rough sleepers.'* They add that, *'This cohort of rough sleepers has proved difficult to engage and both short-term and long-term solutions are very limited... This hub will provide an "offer" to CEE nationals... (which) will allow us to engage with this hard-to-reach group by offering short term accommodation of up to 3 months while we offer them a route out of rough sleeping... The additional hub will operate according to the "in for good" principle – no resident will be asked to leave until there is a support plan in place to end their rough sleeping.'*

5.5 The proposal is an extension to the existing homeless shelter at 12 North Way, which was granted consent for the change of use from light industrial (Class B1) to a homeless shelter (Sui Generis) for the period 1 April 2020 to 31 March 2021 under application number 20/00578/RE4 which was determined at planning committee in May 2020.

5.6 Unit 12, North Way was initially selected due to its close proximity to other Council services, transport links as well as access to parking and potential regulated employment. Users of the centre are expected to arrive and depart from the site by themselves on foot. This remains relevant to the proposed use of the first-floor units 11 and 11B North Way.

6.0 Relevant Planning History

- 19/03595/RE4 - 12 North Way - Change of use of ground floor from light industrial (B1) to a homeless shelter (Sui Generis) for a maximum period of six months – Permission granted with conditions, 20/12/19.
- 20/00578/RE4 – 12 North Way - 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 – Permission granted with conditions, 27/05/20.

7.0 Summary of Key Reasons for Recommendation

- 1) The principle of a homeless shelter for a temporary period is considered acceptable and would not harm the function of the industrial estate.
- 2) The hostel would provide accommodation for vulnerable homeless residents in Enfield, for which there is an identified need.
- 3) The proposal would make a positive beneficial use of two vacant units.
- 4) There is no identified adverse impact on neighbouring residential amenity
- 5) There are no adverse effects on highway safety or traffic generation.

8.0 Consultation

Public

- 8.1 31 neighbouring properties were directly notified by letter. The consultation period ended on 28/03/22 and no representations have been received.

Internal

8.2 Environmental Health

No objection raised. There is unlikely to be a negative environmental impact. In particular, there are no concerns regarding air quality, noise or contaminated land.'

8.3 Traffic and Transportation.

No objection raised. They comment that 'The proposal comprises the extension of the existing Somewhere Safe to Stay Hub located at 12 North Way, to increase capacity from 12 to 32 beds. The site has been chosen due to its proximity to other Council services, transport links and access to parking. There are private car parking spaces associated with the industrial estate that can be used by staff / visitors at the site overnight. Although the site has a low (1b) PTAL rating, it is close to an area of PTAL 3 / 4 and is a 20 minute walk from Edmonton and Edmonton Green station. Our comments on the previous applications (19/03595/RE4 and 20/00578/RE4) stated that due to the small size of the proposed use, and the fact that it would need minimal servicing movements we felt this would be very low impact in terms of Transportation. The application is for a 24 hour use, and staffing levels and occupancy levels will marginally increase due to the proposed extension. However, as the proposals will replace an extant industrial use, it is considered that the proposals will not result in a significant or detrimental uplift in movements to and from the site. Considering the above, we would raise no objection to this proposal.'

- 8.4 Commercial Waste, Health Services, Housing Enforcement and Economic Development were consulted as part of this application but to date , no comments have been received. Any comments will be reported at the meeting.

9.0 Relevant Policies

- 9.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Planning Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The London Plan (2021)

- 9.2 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG3 Creating a healthy city
 GG5 Growing a good economy
 GG6 Increasing efficiency and resilience
 D1 London's form, character and capacity for growth
 D3 Optimising site capacity through the design-led approach
 D4 Delivering good design
 D5 Inclusive design
 D11 Safety, security and resilience to emergency
 D12 Fire safety
 D14 Noise
 H3 Meanwhile use as housing
 H12 Supported and specialised accommodation
 S1 Developing London's social infrastructure
 E4 Land for industry, logistics and services to support London's economic function
 E6 Locally Significant Industrial Sites
 T4 Assessing and mitigating transport impacts
 T6 Car parking

Core Strategy (2010)

- 9.3 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following is considered particularly relevant:

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

Development Management Document (2014)

- 9.4 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy.

The following local plan Development Management Document policies are

considered particularly relevant:

DMD 15 Specialist Housing Needs
 DMD 20 Locally Significant Industrial Sites
 DMD 21 Complementary and Supporting Uses within SIL and LSIS
 DMD 37 Achieving High Quality and Design-Led Development
 DMD 45 Parking Standards and Layout
 DMD 47 Access, New Roads and Servicing
 DMD 59 Avoiding and Reducing Flood Risk
 DMD 60 Assessing Flood Risk
 DMD 61 Managing Surface Water
 DMD 68 Noise

9.5 Other Material Considerations

National Planning Policy Framework (2021)
 Planning Practice Guidance
 London Plan Housing SPG

10.0 **Assessment**

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

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

Housing 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 Enfield Council's homelessness strategy 'Ending Homelessness in Enfield: Preventing Homelessness and Rough Sleeping Strategy 2020-2025' states that, '*Homelessness has become a national emergency and in no place is this clearer than Enfield... Since 2011/12 homelessness has increased by 246% in the borough. At March 2019, Enfield had 3,410 households in temporary accommodation, a 74% rise since 2012. This makes us the second highest provider of temporary accommodation in England... We have also seen a significant rise in rough sleeping since 2017, giving us the fourth highest rough sleeper count in London in 2018.*'

10.4 As reported in the Enfield Dispatch on 7 March 2022, rough sleeping in Enfield remains among outer London's highest. A spokesperson for the Council told the Dispatch, '*We have developed a comprehensive housing plan to support rough sleepers off the streets, including our Somewhere Safe to Stay Hub... Due to the Covid-19 pandemic, there has been an increase in the number of new rough sleepers on the streets of Enfield. However, as a result of the initiatives we have rolled out to end rough sleeping, we have seen a significant and consistent fall in the number of rough sleepers found bedded down any typical night... Our housing plan will help to create a sustainable pathway for rough sleepers back into the wider community. It will increase the provision*

of supported housing for rough sleepers and connect residents with the services they need to sustain their housing.'

- 10.5 This application is supported by a statement which clarifies that the expansion of the existing homeless shelter at 12 North Way, from 12 to 32 beds, will provide accommodation and support to all client groups of rough sleepers. However, a specified need to target, engage and support Central and Eastern European (CEE) rough sleepers has been identified. It is stated that, *'Many of these CEE nationals moved to Enfield to find work and save money. However, many end up being exploited in unregulated and irregular work, or unable to find any work at all. Unfortunately, may end up destitute, living in encampments, at risk of experiencing substance misuse and mental health problems. These rough sleepers are often unable to claim benefits or access benefit and immigration advice. Offers of reconnection are frequently refused by this group. Some people have therefore become very entrenched on the streets.'* This proposal is designed to help a significant number of these homeless migrants off the street and into short term accommodation for up to 3 months, while staff will also work with the service users to offer a longer-term route out of rough sleeping.
- 10.6 The principle of development for use of the site at 12 North Way as a homeless shelter for a temporary period was supported under the two previous applications 19/03595/RE4 and 20/00578/RE4. This current proposal expands the existing hub by making uses of vacant units on the first floor above. The London Plan (2021) policy H12 'Supported and specialised accommodation' states that supported and specialised accommodation could include accommodation for rough sleepers and that, 'the delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported'.
- 10.7 Officers consider that the proposed extension of the existing 'Somewhere Safe to Stay Hub' homeless shelter meets an identified need and on this basis the proposal should be supported, in accordance with the current London Plan.

Suitability of Location

- 10.8 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.
- 10.9 The London Plan advises within policy H3 that boroughs are encouraged to identify opportunities for the meanwhile use of sites for housing to make efficient use of land while it is awaiting longer-term development. In paragraph 4.4.8 it is stated that, *'most industrial land fulfils a vital role in supporting London's economy. However, it is occasionally deemed appropriate for residential uses'*. In this case, the proposed use would be for specialised accommodation to meet an identified need. Therefore, it is considered that current London Plan would allow the scope for a proposal such as this one, on a currently vacant industrial site, to potentially be deemed as appropriate.
- 10.10 It is recognised that Policy DMD 20 is material because the Claverings Industrial Estate is designated as a Locally Significant Industrial Site. This policy states 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 onto

advise that where this can be demonstrated, any proposal must not harm the industrial function of the area.

- 10.11 It is considered the proposal provides elements of employment generating uses, in the sense that the expanded hub will be supported by staff and partners, and the proposal is appropriately designed in relation to its surroundings. Weight is also given to the fact the premises (like much of the wider estate) is in transition with many of the units not providing accommodation which meets modern industrial / commercial needs. As a result, there is vacancy on this estate which includes the application premises. It is also acknowledged that the principle of temporary use for the provision of a homeless shelter has already been given on an adjoining unit. From a policy perspective, and notwithstanding the aforementioned considerations, it is the use of a temporary permission that addresses what would otherwise be a concern about the permanent loss of industrial floorspace. As a result, it has been clarified with the applicant that the proposed change of use will be time-limited, in order to overcome the policy objection in relation to the suitability of the location for the proposed use.
- 10.12 It is therefore accepted that the proposal would involve the loss of a light industrial premises for a period of time. Although there is a degree of conflict with objective of Policy DMD 20, it is felt significant weight can be given to the need for this type of accommodation and the fact that units 11 and 11B will be re-purposed from vacant use. Given that there are no external alterations or significant or irreversible internal modifications, it is considered the proposal would not result in 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 a certain period enabling the premises to revert to its current lawful use. Furthermore, 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.
- 10.14 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.
- 10.15 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

- 10.16 There are no policies that specify residential standards for homeless hostels. However, some consideration has been given to guidance provided by the charity Shelter '*Accommodation standards and costs for homelessness accommodation*'. In deciding whether hostels are suitable accommodation. This also points to the Governments' Homelessness Code of Guidance, which stresses that hostels 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*'.

- 10.17 It is noted that the proposed shelter will provide beds for service users, 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.
- 10.18 The record of the decision to approve funding the Somewhere Safe to Stay Hub states that the delivery of the existing, *'Somewhere Safe To Stay Hub' provides a, '12 bed rapid assessment and resettlement service with 24/7 support. The hub was designed in partnership with Public Health to meet Covid 19 guidance. It enables rapid housing off the street, rapid assessment of need and rapid rehousing. Since opening, the Hub has helped 48 rough sleepers off the streets. The average time taken to support and move-on rough sleepers into settled accommodation is 44 days. The Hub model, with intensive support, presents excellent outcomes for rough sleepers and value for money compared to expensive nightly paid emergency accommodation, and similar schemes run by the VCS.'* In relation to the proposed expansion of the Hub it is stated that, *'The proposed Hub will provide emergency / interim accommodation, intensive support and rapid move-on for groups of vulnerable single people who would not otherwise be entitled to assistance under the homelessness law and who would otherwise become street homeless. Clients referred to the Hub will have low to medium needs. Those with higher needs are most likely to be deemed 'priority need' under the homeless law and will be housed through the statutory homelessness framework. Accepting only clients with low/medium needs into the Hub will also mitigate any potential risks to other residents, staff, property, and anti-social behaviour.'*
- 10.19 The applicants have stated that the proposal will provide: 21 sleeping pods; 4 bathrooms (2 male / 2 female); 4 showers; 4 offices / reception rooms; 1 laundry room; 1 kitchen; 1 main entrance; 2 fire exits. Beyond this, very limited detail in relation to internal specification has been provided. However, some images of the current 'Somewhere Safe To Stay Hub' have been provided and have been included in this Committee Report, but also will be presented at the Committee Meeting.



Image 1: Bedroom

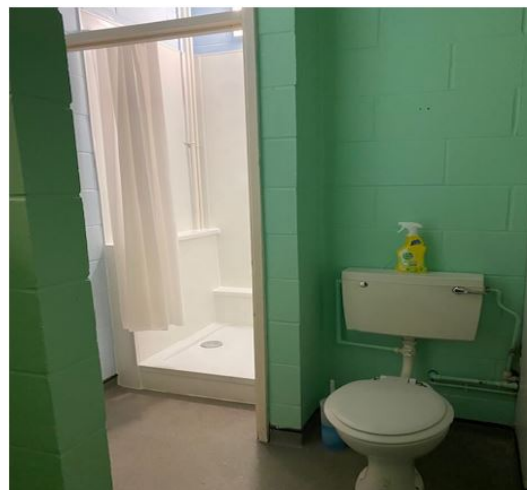


Image 2: WC / shower room



Image 3: Kitchen

Image 4: Office



Image 6: Entrance

10.20 Officers note that the quality of accommodation that will be provided by the extended 'Somewhere Safe To Stay Hub' will be completed to at least the same standard and

will provide the same good quality of hostel accommodation as was supported in the approval of the previous planning consents at 12 North Way.

Impact on Amenity

- 10.21 The hostel will be open 24 hours a day. Given the industrial character, it is considered the proposal would not result in any adverse noise or amenity impacts. Furthermore, the Council's Environmental Health officer has raised no objections in relation to noise impacts associated with the proposed use.
- 10.22 It is also considered the nature of the use will not impact on the amenities and operation of neighbouring commercial / industrial users. Given that the existing 'Somewhere Safe To Stay Hub' is currently in operation, it is notable that no objections from neighbours have been received.

Transportation Impacts

- 10.23 Traffic and Transportation officers have commented that the site has been chosen due to its proximity to other Council services, transport links and access to parking. There are private car parking spaces associated with the industrial estate that can be used by staff / visitors at the site overnight. Although the site has a low (1b) PTAL rating, it is close to an area of PTAL 3 / 4 and is a 20 minute walk from Edmonton and Edmonton Green Station. Traffic and Transportation officers conclude that the proposals will not result in a significant or detrimental uplift in movements to and from the site and no objection has been raised on traffic or transportation grounds.

Flood Risk

- 10.24 The site lies within Flood Zone 2. As the proposal relates to works to existing first floor units, a Flood Risk Assessment has not been deemed to be necessary.

11.0 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.

12.0 Public Sector Equalities Duty

- 12.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. These considerations include: Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; Advance equality of opportunity between persons who share a relevant protected characteristic (explained in detail below) and persons who do not share it; Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 12.2 The main objective of the duty has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the protected characteristics identified above. In making this recommendation, due regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, marriage / civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

- 12.3 When determining the planning application (and thereby accounting for the representations resulting from public consultation), the Council has considered the potential effects of the proposed development on those with protected characteristics as defined under the Equality Act 2010. In doing this, the Council has had due regard to equality considerations and attribute appropriate weight to such considerations. In providing the recommendation to Members that planning consent should be granted, officers have considered equalities impacts in the balance, alongside the benefits arising from the proposed development. The Council has also considered appropriate mitigation to minimise the potential effects of the proposed development on those with protected characteristics.
- 12.4 There are no statutory or regulatory requirements for the form or content of an equalities assessment. The scale and significance of such impacts cannot always be quantified, and it is common to address this through descriptive analysis of impacts and identifying whether such impacts are adverse or beneficial. The key elements of the Proposed Development which have an impact that could result in an equalities effect include the design and physical characteristics of the proposals subject to the planning application. Officers do not consider there would be a disproportionate equalities effect.
- 12.5 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact has been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.
- 12.6 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

13.0 Conclusion

- 13.1 The proposed use of 11 and 11B North Way as a homeless shelter, on a temporary basis, 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.
- 13.2 The proposed development is considered to make efficient use of a previously vacant premises to make a positive contribution towards meeting an identified need for specialist homeless accommodation in Enfield.
- 13.3 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.
- 13.4 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:

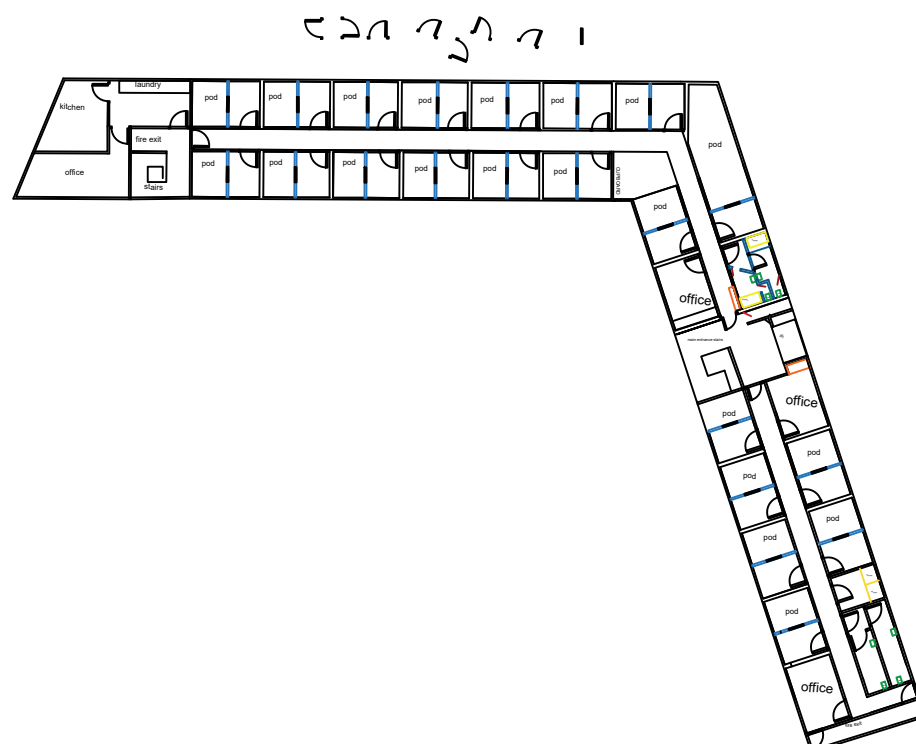
- The proposal would provide an expanded facility to provide shelter for homeless individuals to meet an identified need in the Borough.
- The temporary nature of the proposal would not harm the long term role of the Locally Significant Industrial Site.
- The proposal would be appropriately located and would not result in harmful amenity or transportation impacts.

13.5 It is therefore considered the proposed development is acceptable and that planning permission should be granted subject to conditions.

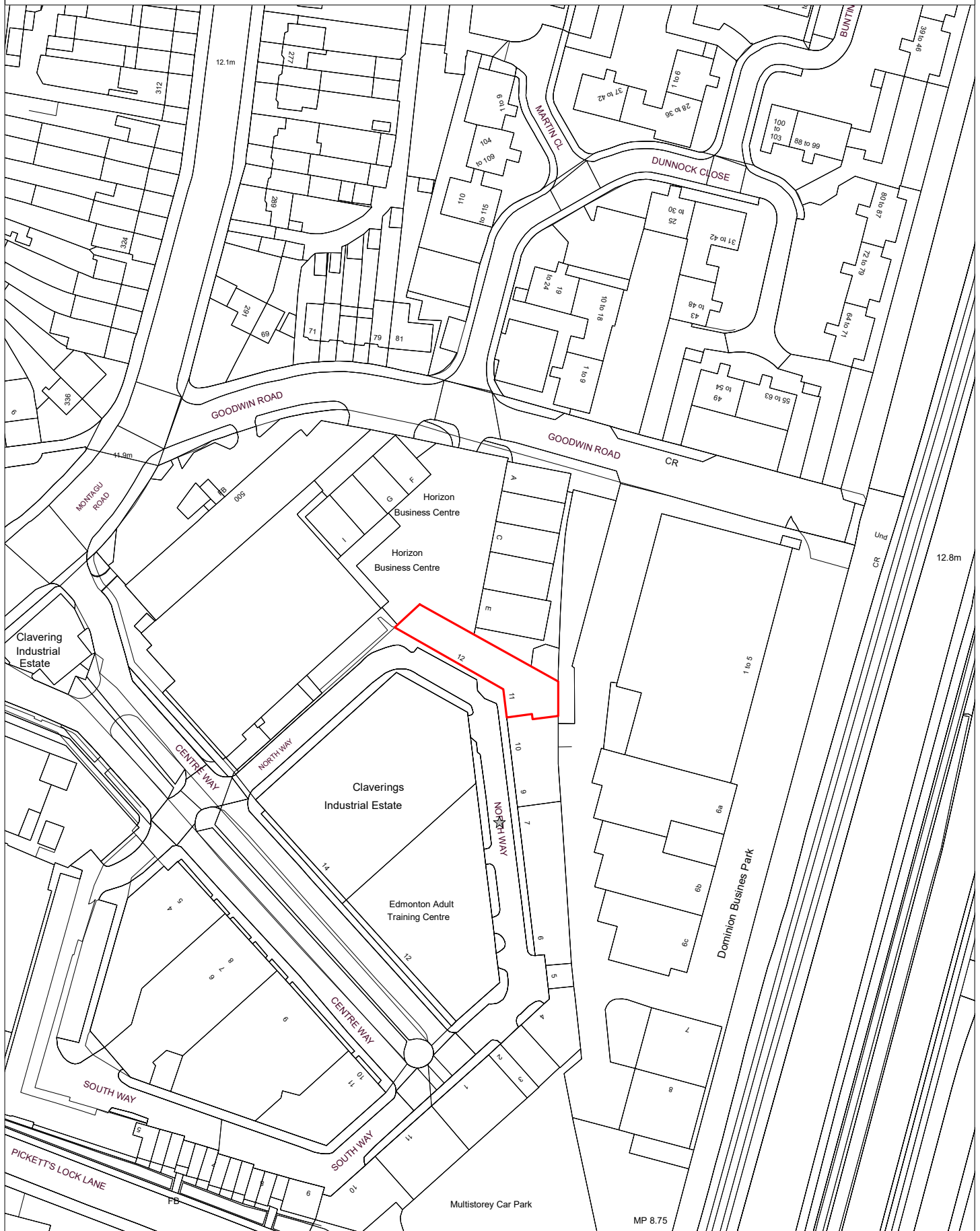
Claverings Industrial Estate, Centre Way , N9 0AH

The below design contains the following:

- 21 sleeping pods
- 4 bathrooms (2 males / 2 females)
- 4 showers
- 4 offices / reception rooms
- 1 Laundry room
- 1 Kitchen
- 1 Main entrance
- 2 Fire Exits



11 & 11B NORTH WAY, CLAVERINGS INDUSTRIAL ESTATE



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Scale:- 1:1250
Paper Size:- A4
Date:- 2nd February 2022
Map Produced By Asset Information Team/SB

