

Public Document Pack



PLANNING COMMITTEE

Tuesday, 19th July, 2022 at 7.00 pm
Council Chamber, Civic Centre, Silver Street,
Enfield, EN1 3XA

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MEMBERS

Councillors : Sinan Boztas (Chair), Elif Erbil (Vice-Chair), Nawshad Ali,
Gunes Akbulut, Kate Anolue, Lee Chamberlain, Peter Fallart, Ahmet Hasan,
Mohammad Islam, Michael Rye OBE, Jim Steven and Doug Taylor

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

2. DECLARATIONS OF INTEREST

To receive any declarations of interest.

3. REPORT OF THE HEAD OF PLANNING (Pages 1 - 4)

To receive and note the covering report of the Head of Planning.

4. 22-00777FUL - 2A CONWAY GARDENS ENFIELD EN2 9AD (Pages 5 - 40)

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: Whitewebbs

5. 22/01498/RE4 - ALMA ROAD OPEN SPACE ALMA ROAD ENFIELD EN3 7RT (Pages 41 - 70)

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: Brimsdown

6. 22/01480/VAR - FIRS FARM PLAYING FIELDS, FIRS LANE, LONDON, N21 2PJ (Pages 71 - 90)

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

WARD: Highfield

7. 21/03122/FUL - CAR PARK, CHAPEL STREET, ENFIELD, EN2 6QF (Pages 91 - 124)

RECOMMENDATION:

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.
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: Town

8. 21/01140/FUL - PUBLIC HOUSE, GREEN STREET, ENFIELD EN3 7SH (Pages 125 - 198)

RECOMMENDATION:

1. That planning permission be **REFUSED**
2. That the Head of Development Management be granted delegated authority to agree the final wording of the reasons for refusal as indicated in the Recommendation section of the report.

WARD: Brimsdown

9. FUTURE MEETING DATES

To note that the dates of future meetings are as follows:

Tuesday 06 September 2022 *Provisional

Tuesday 20 September 2022

Tuesday 18 October 2022

Tuesday 01 November 2022 * Provisional

Tuesday 22 November 2022

These meetings will commence at 7:00pm and will be held in the Council Chamber at the Civic Centre.

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London Borough of Enfield**Committee: PLANNING COMMITTEE****Meeting Date: 19th July 2022**

Subject: Report of Head of Planning**Cabinet Member: Cllr Susan Erbil****Executive Director: Sarah Cary****Key Decision: N/A**

Purpose of Report

1. To advise members on process and update Members on the number of decisions made by the Council as local planning authority.

Proposal(s)

2. To note the reported information.

Reason for Proposal(s)

3. To assist members in the assessment and determination of planning applications

Relevance to the Council Plan

4. The determination of planning applications supports good growth and sustainable development. Depending on the nature of planning applications, the proposals can deliver new housing including affordable housing, new employment opportunities, improved public realm and can also help strengthen communities

Background

5. 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.
6. 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.

7. Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

Main Considerations for the Council

8. On the Schedules attached to this report, recommendations in respect of planning applications and applications to display advertisements are set out.
9. Also set out in respect of each application a summary of any representations received. Any later observations will be reported verbally at your meeting.
10. In accordance with delegated powers, 295 applications were determined between 09/06/2022 and 06/07/2022, of which 262 were granted and 33 refused.
11. A Schedule of Decisions is available in the Members' Library.

Safeguarding Implications

12. None

Public Health Implications

12. None

Equalities Impact of the Proposal

14. None

Environmental and Climate Change Considerations

15. None

Risks that may arise if the proposed decision and related work is not taken

16. Not applicable

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

17. Not applicable

Financial Implications

18. None

Legal Implications

19. None

Workforce Implications

20. None .

Property Implications

21. None

Other Implications

22. None

Options Considered

23. None

Conclusions

24. The conclusions reached having taken all of the above into account.

Report Author: Andy Higham
Head of Development Management
Andy.higham@enfield.gov.uk
020 8132 0711

Date of report: 07.07.2022

Appendices

None.

Background Papers

To be found on files indicated in Schedule.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 19 July 2022

Report of

Head of Planning
- Vincent Lacovara

Contact Officer:

Andy Higham
David Gittens
Fidel Miller

Ward:

Whitewebbs

Ref: 22/00777/FUL

Category: Full Planning Application

LOCATION: 2A Conway Gardens Enfield EN2 9AD

PROPOSAL: Redevelopment of site by the erection of 5, 2-storey dwelling houses, with associated car and cycle parking

Applicant Name & Address:

Clay Hill Limited

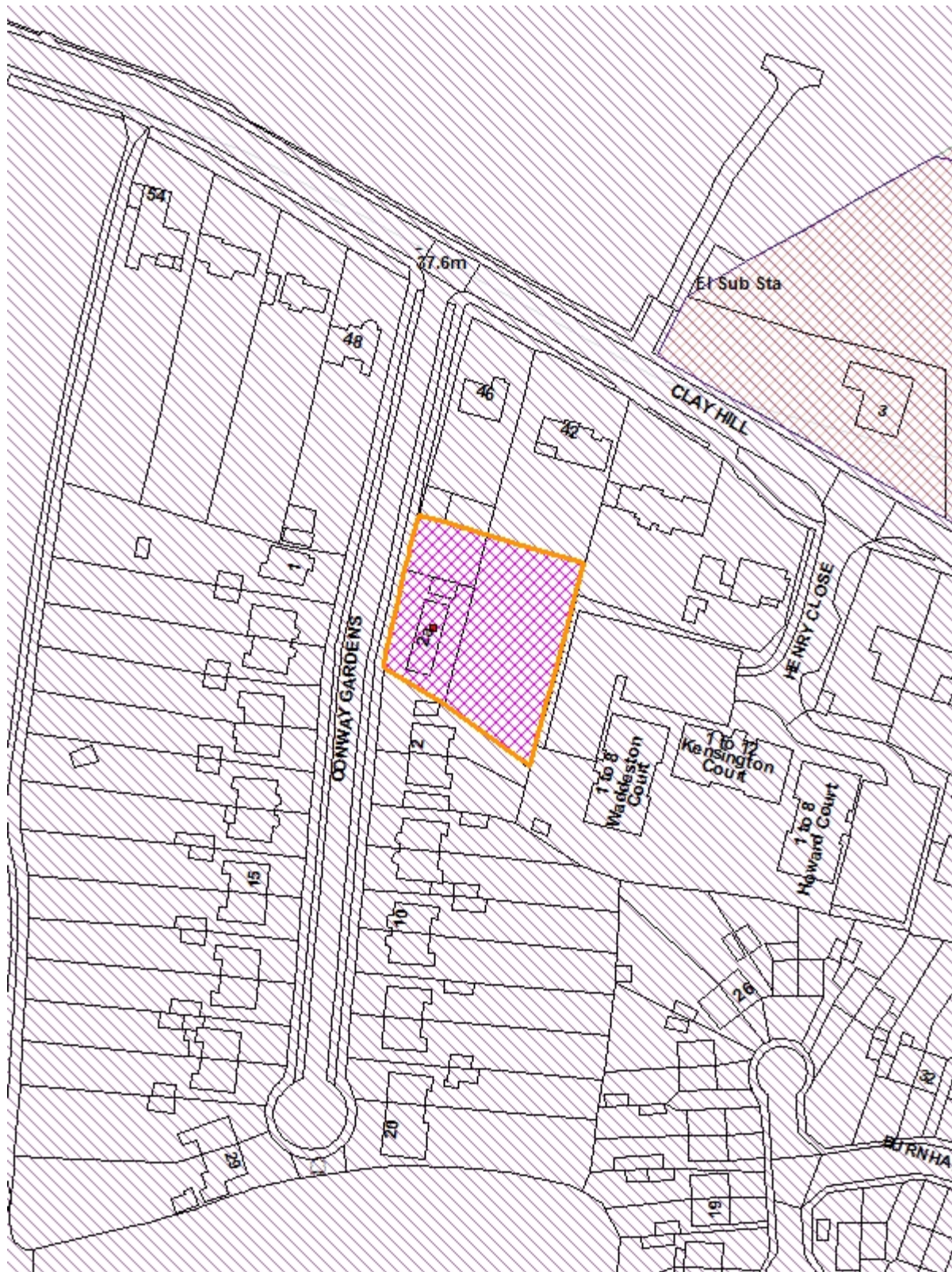
Agent Name & Address:

Mr Mark Pender
PPM Planning Limited
185 Casewick Road West Norwood London SE27
0TA United Kingdom

RECOMMENDATION:

- i) That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
- (ii) 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: 22/00777/FUL LOCATION: 2A Conway Gardens, Enfield, EN2 9AD,



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Scale 1:1250

North



1. Note for Members:

- 1.1 Although a planning application of this nature and scale could be determined under delegated authority, the application is reported to Planning Committee for determination at the request of Cllr Hannah Dyson due to the level of public interest in this application.

2. Recommendation:

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

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

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

2. Approved Plans: The development hereby permitted shall be carried out in accordance with the approved plans as set out in the attached schedule which forms part of this notice.

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

3. Obscure Glazing: The proposed first-floor side-facing windows hereby approved shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floors of the rooms in which the windows are installed.

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

4. Removal of permitted development rights: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: to safeguard the residential amenity of neighbouring occupiers and prevent excessive site coverage.

5. M4(2) building regulations compliance: The development hereby approved shall comply with Building Regulations Requirements M4 (2) Acceptable and Adaptable Dwellings these standards shall be maintained as such for the lifetime of the development.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with policy D7 London Plan 2021

6. Construction Management Plan: Prior to commencement of any development, a construction management plan must be submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:
- i) A photographic condition survey of the public roads, footways and verges leading to the site.
 - ii) Details of construction access and associated traffic management.
 - iii) Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.
 - iv) Arrangements for the parking of contractors' vehicles.
 - v) Arrangements for wheel cleaning.
 - vi) Arrangements for the storage of materials.
 - vii) Hours of work.
 - viii) The storage and removal of excavation material.
 - ix) Measures to reduce danger to cyclists.
 - x) Dust mitigation measures.
 - xi) Membership of the Considerate Contractors Scheme

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

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

7. Tree Protection: Prior to the commencement of any development, a Tree Protection Plan must be submitted to and approved in writing by the Local Planning Authority. The construction and tree protection measures described in the plan documentation shall be installed under the supervision of a qualified arboriculturist.

Reason: To ensure the long-term health of protected trees and that the retained trees, shrubs, and hedgerows on the site are not adversely affected by any aspect of the development.

8. Prior to commencement details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard-surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Details of the hard landscaping materials (including samples which shall be permeable as appropriate), including dimensions, bonding and pointing;
- Planting proposals;
- Lighting; and
- Boundary treatment (no less than 1.8m high)
- Low-growing planting within visibility splays to preserve 2x2m pedestrian visibility splays.

In accordance with the approved scheme the landscaping shall be completed within 3 years following practical completion of the development. The landscaping shall have a two-year maintenance / watering provision following planting. If any trees or shrubs planted as part of the approved landscaping scheme, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan. To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with adopted Policy.

9. Ecological statement: Prior to commencement of development the precautionary measures detailed within the preliminary ecological report should be adhered to including:
- Biodiversity net gain assessment or an Ecological management plan to ensure the proposed development achieves biodiversity net gain.
 - 2 x bat emergence and re-entry surveys are required during the active bat season.
 - A low impact lighting strategy
 - A precautionary working method

Reason: to comply with Policy G6 of the London Plan, CP36 of the Core Strategy and Policy DMD79 and DMD79 of the Development Management Document.

10. Materials: Prior to commencement of above ground works, samples of the external finishing materials to be used must be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

11. Hard Surfacing: Prior to commencement of above ground works, details of the surfacing materials to be used within the development including footpaths, access, parking areas, and road markings must be submitted to and approved in writing by the Local Planning Authority.

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

12. Biodiversity and Landscaping: Prior to commencement of above ground works, details of the ecological enhancement(s) to be provided and details of soft landscaping to be planted at the site must be submitted to and approved in writing by the Local Planning Authority. The ecological and planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development, whichever is sooner. Any planting which dies or becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To improve the biodiversity offer on the site and surroundings, provide a satisfactory appearance, and ensure that the development does not prejudice highway safety, in line with the National Planning Policy Framework, London Plan Policy G6, Core Strategy Policy CP 36, and Development Management Document Policies DMD 79 and 81.

13. Vehicle Charging: Prior to first occupation of the development, details and design of 1 parking space being provided with active vehicle charging and the remaining spaces provided with passive vehicle charging must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. A condition requiring further details of this including manufacturers specifications has been recommended.

Reason: To promote the use of electric vehicles and reduce carbon emissions, in accordance with Policy T6.1 of the London Plan (2021) as well as relevant Core Strategy and Development Management Document policies.

14. Cycle Parking: Prior to first occupation of the development, details and design of the required long-stay cycle parking spaces must be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed prior to first occupation of the development and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking in line with adopted Council and London Plan standards and policies.

15. Refuse: Prior to first occupation of the site, details of refuse and recycling storage facilities in accordance with the London Borough of Enfield Waste and Recycling Storage Planning Guidance EN20/ V2, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be screened from view from the street and provided in accordance with the approved details before the development is first occupied.

Reason: In the interests of amenity and the recycling of waste materials in support of the Council's waste reduction targets.

16. SuDs Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:
- As built drawings of the sustainable drainage systems including level information (if appropriate)
 - Photographs of the completed sustainable drainage systems
 - Any relevant certificates from manufacturers/ suppliers of any drainage features
 - A confirmation statement of the above signed by the site manager or similar

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies S112 & S113 of the London Plan and the NPPF.

- 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 seeks to outline the material matters for the approval of planning permission for the erection of 5 x new detached dwellings. Currently the application site contains a single storey bungalow. The surrounding area is residential in character consisting of a mix of semi-detached and detached single family dwellings.

3.2 It is considered that the full planning application satisfies overarching planning policy and is considered to be acceptable subject to compliance, pre-occupation and pre-commencement conditions applied to the site.

4. Site and Surroundings

4.1 The application site contains a single storey bungalow with garage which is located on the eastern side of Conway Gardens. The site has an area of 1345sqm and the footprint of the existing dwelling is 98sqm . The site also contains a number of trees.

4.2 To the north, the site shares a boundary with the southern flank wall of a single storey garage which forms part of the curtilage of No 46 Clay Hill. To the south, the site shares a boundary with the boundary of No.2 Conway Gardens which forms part of a semi-detached pair. To the rear, the site contains the rear garden of no.42 Clay Hill which is a large detached single-family dwelling house with a deep rear garden. Beyond this however the application site shares a boundary with Henry Close.

4.3 The application site is located within a suburban area with the surrounding area being predominantly residential in character comprised of two storey detached dwellings and semi-detached dwellings situated in generous plots.

4.4 Conway Gardens is a cul-de-sac which intersects Clay Hill to the north. The subject property is not listed nor is it located within a conservation area. The site is located in an intermediate CIL charging zone. The site has a PTAL level of 1a (on a scale of 0-6 where zero is the worst).

5. Relevant Planning History

5.1 None

6. Consultations

6.1. Internal

| Consultee | Comments | Officer comments |
|----------------|--|---|
| Education | No comments | None. |
| Transportation | Impact on the street tree is now acceptable and the location of the cycle parking is acceptable in principle (subject to the below). For Houses 1 and 5, details of the side boundary treatments should be submitted - they should be no more | Conditions have been attached that require these details to be submitted. (see Para 8:59). Also since these comments were made the drawings have been |

| | | |
|---------------------|---|--|
| | <p>than 1m in height within the 2x2m pedestrian visibility splays, to ensure safety when exiting over the footway. House 1 could alleviate this concern by moving the crossover to the south slightly (whilst still being >1.5m away from the tree).</p> <p>The applicant should note the following:</p> <ul style="list-style-type: none"> - As the applicant would be removing an area of grass verge to construct vehicle crossovers, they will be required to pay for the cost of planting an equivalent area of soft landscaping, in accordance with the Council's Schedule of Charges, elsewhere within the Borough. | <p>amended to address the concerns raised.</p> |
| <p>Tree Officer</p> | <p>No objection is raised to the proposed scheme in terms of its potential impact upon the trees within the property's boundaries and those within neighbouring gardens surrounding the application site, subject to the implementation of the tree protection measures described within the Arboricultural Method Statement report Ref. '2a Conway Gardens - Arbtech AMS 01' prepared by Arbtec Consulting Ltd, dated 28 February 2022.</p> <p>This is, however, contingent upon the retention of the highway trees within the grass verge to the front of the existing house, which I raise objection to the removal of. The proposed removal of these trees would first need to be agreed by the team who manage the council's own tree stock.</p> | <p>The cherry tree to the front of the site would now be relocated instead of removed which is considered to be acceptable. (See Para 8.59).</p> |
| | <p>I can confirm that we do not agree to the removal of this tree to facilitate application 22/00777/FUL.</p> | <p>The sapling tree would no longer be removed and will instead be relocated. Officers</p> |

| | | |
|----------------------|---|--|
| | It is not Council Policy to remove a healthy tree by individual request as it is felt that the greater overall public interest would not be best served by its removal. Therefore, all removal requests are in the first instance automatically refused. However, a component of the Council's Tree Strategy allows the opportunity for an applicant to appeal against this refusal. Therefore, an appeal would need to be submitted by the applicant. | consider this to be acceptable considering the merits of the proposed development. |
| Environmental Health | No objections | No comment. |
| SUDS Highway | No objection to the drainage strategy provided. However, the developers have not provided cross sections for the proposed permeable paving. Once the developers have provided this information, happy for the development to go ahead. | The request cross sections of permeable paving have now been provided. As recommended a condition requiring a verification report to be submitted to Council and approved in writing is recommended. |
| Crossovers | Our footway technician has had a meeting with the site officer but I would advise that they meet him again before starting work to mark out the crossover. | An informative has been attached advising the applicant of this requirement. |

6.2. External

| Consultee | Comments | Officer comments |
|--------------|--|------------------|
| Thames Water | There are no comments to make at this time. Should the details of the application change, we would welcome the opportunity to be re-consulted. | No comments. |

6.3. Public

As part of the statutory consultation procedure, 50 surrounding properties were consulted over a 24-day period on 10/03/2022 and for a further 14 days on

17/06/2022. To date 27 representations were received which are summarised as follows:

| Objection | Officer comments |
|---|--|
| - Out of keeping with character of area - Development too high | An assessment of the character appearance of the proposed development has been carried out in Paras 8.13 to 8.22 of this report. Notwithstanding this on balance officers consider this element of the proposed development to be acceptable. |
| - Loss of parking - Inadequate parking provision - Inadequate public transport provisions - Increase in traffic - Inadequate access | An assessment of the highways and parking merits of the proposed development have been carried in Para 8.36 to 8.44 of this report. Notwithstanding this on balance officers consider this element of the proposed development to be acceptable. |
| - More open space needed on development | The level of outdoor amenity space proposed would be consistent with local and regional standards. Please see Para 8.28. |
| - Loss of privacy | Officers do not consider there to be any unacceptable loss of privacy to any of the neighbouring occupiers. Please see Paras 8.26 – 8.27 of this report. |
| - Over development | Officers acknowledge that the proposed development represents an intensification of the plot. However, there are no indicators of over development which is typically characterised by: Unacceptable harm to the residential amenity of neighbours, poor standards of accommodation for future occupiers, inadequate parking, poor design etc. |
| - Information missing from plans | Sufficient details have been submitted for officers to determine this application. |
| - Close to adjoining properties | There is considered to be adequate separation distances between the subject property and surrounding properties. |
| - Increase of pollution - Noise nuisance | The Council's environmental health officer has raised no objection. A condition has been attached that requirement a construction method statement to be submitted to the Council and approved in writing. (please see Para 8.49 of this report). |
| - Loss of light | A daylight and sunlight assessment has been submitted in support of this application which concludes that there would be no unacceptable impact on the residential amenity of neighbouring occupiers by reason of loss of access to natural daylight and sunlight. (please see Para 8.30 of this report). |

| | |
|---|--|
| - Affect local ecology | An ecological report has been submitted which provides recommended mitigation measures to safeguard and enhance the ecological value of the site (See Para 8.55 of this report). |
| - Strain on existing community facilities | Given the minor scale of the proposed development it is considered that the proposed development would not place an unacceptable strain on existing community facilities. |

Comments received that are material planning considerations have been considered and addressed in this report where needed.

7. Relevant Policies

7.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development 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.

7.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document; and the London Plan 2021, which was published and became part of the statutory development plan on 2 March 2021.

National Planning Policy Framework (2021)

7.3 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.

7.4 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.”

- 7.5 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.
- 7.6 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework. 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. 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.
- 7.7 This is referred to as the “tilted balance” and the 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 accord with the development plan unless material considerations indicate otherwise.
- 7.8 Key policy objectives in the NPPF (2021) relevant 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

London Plan (2021)

7.9 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:

- GG2: Making the best use of land
- GG4: Delivering the homes Londoners need
- 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
- D6: Housing quality and standards
- D7: Accessible housing
- H1: Increasing housing supply
- H2: Small sites
- H10: Housing size mix
- G6: Biodiversity and access to nature
- G7: Trees and woodlands
- SI 2: Minimising greenhouse gas emissions
- SI 5: Water infrastructure
- SI 7: Reducing waste and supporting the circular economy
- SI 12: Flood risk management
- SI 13: Sustainable drainage
- T5: Cycling
- T6: Car parking
- T6.1: Residential parking
- T9: Funding transport infrastructure through planning

Local Plan – Overview

7.10 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 plan according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF (2021) and London Plan (2021), 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.

Local Plan – Core Strategy

7.11 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:

- CP 4: Housing Quality
- CP 5: Housing Types
- CP 20: Sustainable Energy Use and Energy Infrastructure
- CP 21: Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP 22: Delivering Sustainable Waste Management
- CP 25: Pedestrians and cyclists
- CP 28: Managing Flood Risk Through Development
- CP 30: Maintaining and Improving the Quality of the Built and Open Environment

Development Management Document (2014)

7.12 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 3: Providing a Mix of Different Sized Homes
- DMD 6: Residential Character
- DMD 7: Development of Garden Land
- DMD 8: General Standards for New Residential Development
- DMD 9: Amenity Space
- DMD 10: Distancing
- DMD 37: Achieving High Quality and Design-Led Development
- DMD 38: Design Process
- DMD 45: Parking Standards and Layout
- DMD 46: Vehicle Crossovers and Dropped Kerbs
- DMD 47: Access, New Roads and Servicing
- DMD 49: Sustainable Design and Construction Statements
- DMD 51: Energy Efficiency Standards
- DMD 53: Low and Zero Carbon Technology
- DMD 56: Heating and Cooling
- DMD 57: Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
- DMD 59: Avoiding and Reducing Flood Risk
- DMD 60: Assessing Flood Risk
- DMD 58: Water Efficiency
- DMD 61: Managing Surface Water
- DMD 68: Noise
- DMD 79: Ecological Enhancements
- DMD 80: Trees on Development Sites

- DMD 81: Landscaping
- DMD 83: Development Adjacent to the Green Belt

Other relevant Policy/Guidance

- National Planning Practice Guidance (NPPG)
- DCLG Technical Housing Standards – Nationally Described Space Standard (2015)
- London Housing SPG (2016)
- Enfield Revised Technical Standards for Footway Crossovers (2013)
- Enfield Waste and Recycling Storage Planning Guidance (2020)

8. Analysis:

- 8.1 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.
- 8.2 This report sets out the analysis of the issues that arise from the proposed development assessed against national policy and the development plan policies.

Principle of Residential Development

- 8.3 The NPPF and London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Furthermore, Para 120 of Chapter 11 (Making efficient use of land) of the 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.
- 8.4 The site is currently occupied by a single dwelling within an area composed of residential detached and semi-detached properties
- 8.5 In principle therefore, the use of this site for residential purposes and more intensive residential development (where this is compatible with the character and amenities of the locality) is supported. Moreover, given the existing context of housing need within the Borough, the proposed 5 new dwellings (net increase of 4 which addresses the loss of the existing family dwelling house) would make a positive contribution towards meeting the strategic housing needs of Greater London and increasing the housing stock of the Borough in accordance with the National Planning Policy Framework (NPPF) and the Policy CP5 of the Enfield Core Strategy (2010). In this context, it is acknowledged the redevelopment of the site could help delivery and contribute to the Council's strategic housing delivery targets which is welcome.

8.6 It is also considered the proposal 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

8.7 Notwithstanding the presumption in favour of sustainable development and the tilted balance to be applied in assessing and weighing up the benefits of the scheme, it is important to consider the proposed development on its own merits and that it is assessed in relation to other material considerations. This will enable an informed opinion to be reached as to whether on balance the impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the NPPF] taken as a whole.

Housing Need and Tenure Mix:

8.8 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.

8.9 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.

8.10 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).

8.11 The application site accords with Policy H1's identified need for housing and is appropriate for development for residential housing schemes.

Affordable Housing Provision

- 8.12 With reference to Policies CP3 and DMD 1 (Affordable Housing on sites capable of providing 10 units or more), no affordable housing is required to be provided in connection with this proposal as the development involves less than 10 units

Character and appearance

- 8.13 Chapter 2 ‘Spatial Development patterns’ of the London Plan (Para 2.0.3) highlights that if London is to meet the challenges of the future, all parts of London will need to embrace and manage change. Not all change will be transformative – in many places, change will occur incrementally. This is especially the case in outer London, where the suburban pattern of development has significant potential for appropriate intensification over time, particularly for additional housing
- 8.14 Paragraph 3.1.7 of Policy D1 states as change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place’s distinctive character, recognising that not all elements of a place are special and valued.
- 8.15 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”.
- 8.16 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 while Policy DMD 6 provides standards for new development with regards to scale and form of development, housing quality and density. Moreover, Policy DMD 37 encourages development to achieve a high quality and be design led. This is reiterated by Policy CP30 of the Core Strategy as well as the fundamental aims of the NPPF. Policy CP30 seeks to maintain and improve the quality of the built and open environment. The fundamental aim of the NPPF is to secure sustainable development and to achieve sustainable development. A development is required to have a good design.
- 8.17 With reference to the aforementioned policy context, it is noted the surrounding area is suburban in character. The properties along Conway Gardens consist of a

mix of two storey semi-detached and detached dwellings within spacious plots with good sized rear gardens. These properties feature a mix of hipped and gable ended roof profiles with a mix of semi-circular and semi-octagonal double bay windows.

- 8.18 While the proposed dwellings would be contemporary in appearance, they would relate to the pattern of development along Conway Gardens by proposing 2 x pairs of semi-detached units and a single detached unit.
- 8.19 It is recognised that the height of the proposed dwellings would be 9m which would be higher than the nearest dwellings to the south by 1.2m however this difference is considered to be within an acceptable tolerance and would not appear sufficiently incongruous as the difference would not be readily experienced by pedestrians and other users of Conway Gardens due to the separation distance of 10.6m from the flank wall of No.2 Conway Gardens and over 30m from No.46 Clay Hill.
- 8.20 The proposed dwellings would feature half hipped roof profiles with, rear dormers, 2 x rooflights in the front roof slopes and 2 x rooflights in the rear roof slope. The dwellings would feature double bay windows and low front boundary treatment constructed using facing brickwork and piers and parking bays for each unit respectively.
- 8.21 The proposed front building lines of the proposed units would align with the single storey structures to the north and to the south there would exist a slight projection beyond the prevailing building line of Conway gardens established by No.2. However, this would not be visually discordant by reason of the separation distance and the gentle bend along the street between the application site and the said property. To the rear, all proposed dwellings would feature a single storey rearward projection along with raised patios and rear gardens. These element are considered to be acceptable. A condition has been attached that requires details of materials to be submitted the Council and approved in writing.
- 8.22 In terms of the character and appearance, of the proposed development the contemporary design is considered to be acceptable. In terms of the impact the proposed development would have on the street scene, it is acknowledged that the proposed development represents an intensification and a change to the existing street scene however it is considered this does not equate to harm indeed this form of development is support by London Plan policies outlined above. The proposed development would represent an evolution of the existing character of the area by reason of its contemporary appearance. This is considered to be acceptable and the proposed development would overall be acceptable in respect to character and appearance and compliant with the policies outlined above.

Standard of Accommodation

8.23 DMD Policy 5 states that residential conversions must meet the internal floor space standards in the London Plan. In this regard the Nationally Described National Space Standards (NDSS) and London Plan policy D6 set out specific space standards that proposed residential accommodation should comply with. As indicated in the table below the proposed development would comply with minimum internal floor space standards for new dwellings' of the London Plan and the nationally described space standards in regards to gross floor area and provision of internal storage.

8.24 The submitted cross sections indicate that minimum floor to ceiling standards will be met for all units which would be acceptable. All the proposed units will achieve adequate levels of cross ventilation and access to natural daylight and sunlight to all habitable rooms. The dimensions of the rooms would also be consistent with NDSS standards. The table below indicates that the proposed units would meet minimum internal floor space standards.

| Unit | GIA (sqm) | Standard (sqm) | Proposed room sizes (sqm) | Standard (sqm) | Proposed storage (sqm) | Standard (sqm) | Complies? |
|-------------------------------|-----------|----------------|---------------------------|----------------|------------------------|----------------|-----------|
| House 1 4b 8p 3 storeys | 170 | 130 | 14 | 11.5 | 15 | 3 | Pass |
| | | | 14 | 11.5 | | | |
| | | | 13 | 11.5 | | | |
| | | | 29 | 11.5 | | | |
| House 2 4b 8p 3 storeys | 170 | 130 | 14 | 11.5 | 15 | 3 | Pass |
| | | | 14 | 11.5 | | | |
| | | | 13 | 11.5 | | | |
| | | | 29 | 11.5 | | | |
| House 3 4b 8p 3 Storeys | 170 | 130 | 14 | 11.5 | 15 | 3 | Pass |
| | | | 14 | 11.5 | | | |
| | | | 13 | 11.5 | | | |
| | | | 29 | 11.5 | | | |
| House 4 4b 8p 3 Storeys | 170 | 130 | 14 | 11.5 | 15 | 3 | Pass |
| | | | 14 | 11.5 | | | |
| | | | 13 | 11.5 | | | |
| | | | 29 | 11.5 | | | |
| House 5 4b 8p 3 Storeys | 170 | 130 | 14 | 11.5 | 15 | 3 | Pass |
| | | | 14 | 11.5 | | | |
| | | | 13 | 11.5 | | | |
| | | | 29 | 11.5 | | | |

8.25 For the reasons considered above the proposed development would be consistent with the above outlined standards.

Privacy

- 8.26 It is considered that the future occupiers of the proposed development would not be subject to any unacceptable overlooking.

Outlook

- 8.27 Officers are satisfied with the level of outlook provided for future occupiers as all habitable rooms would feature openings providing either horizontal views of the rear garden of the proposed new dwelling or a view of the off-street parking bay and public foot path to the front of the property.

Garden (Amenity) Space

- 8.28 Policy DMD 9 outlines minimum private outdoor amenity space provision standards. The maximum standard unit size considered within this policy is 4b 6p and the minimum area standard is 35sqm. The proposed development's compliance with these standards are outlined in the table below:

| Unit type | Standard (sqm) | Proposed (sqm) | Complies? |
|---------------|----------------|----------------|-----------|
| House 1 4b 8p | 35 | 109 | Pass |
| House 2 4b 8p | 35 | 93 | Pass |
| House 3 4b 8p | 35 | 95 | Pass |
| House 4 4b 8p | 35 | 92 | Pass |
| House 5 4b 8p | 35 | 300 | Pass |

- 8.29 For the reasons outlined above the proposed development would be consistent with the policy outlined above.

Impact on the Neighbouring Amenity

- 8.30 The NPPF identifies as a core planning principle that planning should always seek a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings. Policy D3 of the London Plan states that developments should have appropriate regard to their surroundings and enhance the local context while 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. .

- 8.31 Policy CP 30 of the Core Strategy seeks to ensure that new developments are high quality and design-led, having regards to their context. Policy DMD 8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise, and disturbance.
- 8.32 To the north, there would be a 24m and 20m separation distance from the flank wall of the nearest proposed house to the rear elevations of Nos.42, 44 and 46 Clay Hill respectively. The application site also shares a boundary with Henry Close and there would be a 29m separation distance from the building lines of the proposed development and the flatted development within Henry Close. To the south, the flank wall of House 5 would be separated from the flank wall of No 2 by 9.2m at first floor level which is considered to be adequate.
- 8.33 The loss of the section of rear garden of no.42 Clay Hill is not considered to result in any harm to the residential amenity of the occupiers of the said property and the occupiers of this property would still have access to 386sqm of private outdoor amenity space.
- 8.34 A condition is recommended to ensure that the flank window openings will be obscure glazed. It is also highlighted that the submitted daylight and sunlight assessment indicates that there are no windows in building near the proposed development for which there will be significant reduction in daylight or sunlight.
- 8.35 For the reasons outlined above it is considered that the proposed development by reason of its siting and separation distance from neighbouring properties, would not result in any adverse impact on the residential amenity of neighbouring occupiers by reason of loss of outlook, access to natural daylight and sunlight, increased sense of enclosure and loss of privacy. Therefore, the proposed development would not unacceptably impact the residential amenities (privacy, outlook, daylight, and sunlight) of neighbouring occupiers.

Highways, Parking and Refuse

Pedestrian Access

- 8.36 Officers consider there to be adequate space within the forecourt to enable unobstructed access to the main entrance of the proposed dwellings.

Car Parking

- 8.37 Policy DMD 8 requires new residential development to provide adequate parking while 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. Policy DMD 45 states:

Car parking proposals will be considered against the standards set out in the London Plan and:

- a. The scale and nature of the development*
- b. The public transport accessibility (PTAL) of the site;*
- c. Existing parking pressures in the locality;*
- d. Accessibility to local amenities, and the needs of the future occupants of the developments.*

- 8.38 Table 10.3 of the London Plan (2021) sets out parking standards for different land uses. The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates that access to frequent public transport is very poor. The maximum parking limit in this instance would be 1.5 spaces per unit. The proposal involves the provision of 1 car parking space per unit in their respective front driveways which would be consistent with the above outlined standards. These would be accessed by 5 x new crossovers to serve the proposed new dwellings. A parking survey was undertaken which determined there was sufficient spare on-street capacity to accommodate the loss in kerbside parking associated with the proposed crossovers. Not including the site frontage, on-street occupancy on Conway Gardens reached a peak of 46%, with over 12 car parking spaces available which would be acceptable. The transport statement also indicated that the uplift in parking spaces as a result of the development would be negligible.
- 8.39 Consultation comments received from the Council's Transportation officers highlighted concerns over the loss of a sapling tree. This sapling Cherry Tree will now be relocated to the newly created grass verge which is considered to be an acceptable solution to address these concerns.
- 8.40 Concern was also raised over the proposed hedge alongside the wall which may in time restrict visibility. A condition has been recommended to ensure this is kept at a low level near the access to preserve 2x2m pedestrian visibility splays. The condition would ensure that only low-growing planting is provided within visibility splays.
- 8.41 Policy T6.1 of the London Plan requires that all residential parking spaces must provide at least 20% of the spaces with active vehicle charging facilities, with passive provisions for all other spaces. Rounded up, this would mean one parking space requires active charging facilities. Officers note that the Transport Statement (TS) confirms that the development will comply with the requirement for 20% active EV charging spaces, and 20% passive. A condition requiring further details of this including manufacturers specifications has been recommended.

Cycle Parking

- 8.42 Table 10.2 of policy T5 outlines minimum cycle standards and in this instance 2 space is required per dwellings and 2 short stay spaces for the entire scheme. The design of the store must ensure that it is big enough to accommodate cycles with stands/racks allowing both the frame and at least one wheel to be secured. The

cycle storage must be lockable (ideally by an access fob or a mortice lock), fully enclosed and sheltered from the weather and lit. Any routes leading to the cycle parking should be step free and have a minimum width of 1.2 metres (including any gates or doors).

- 8.43 From the drawings submitted the cycle parking facilities are proposed within the rear gardens of the proposed dwellings respectively. The Transport Statement indicates that the proposed Asgarde Bike sheds can be used for long and short stay visitors.
- 8.44 A condition has been attached that requires the proposed bicycle storage details to be submitted to the Council and approved in writing.

Refuse Storage

- 8.45 Policy DMD 47 specifies that new development will only be permitted where adequate, safe, and functional provision is made for refuse collection. Policy DMD 57 requires all new development to make appropriate provision for waste storage, sorting and recycling, and adequate access for waste collection. The Waste and Recycling Storage Planning Guidance from Enfield Council (EN20/V2) provides further specifications.
- 8.46 The refuse and recycling storage arrangements will be located within the forecourt which is considered to be acceptable. A condition has also been attached that requires these details to be submitted to the Council and approved in writing as it is considered that there is sufficient space within the forecourt to allow the refuse facilities to be located in the forecourt. The applicant will need to demonstrate that the capacity of the refuse bins meets the requirements of ENV08/162.

Accessibility

- 8.47 Policy D7 requires developments to be designed so that they provide an inclusive environment for all members of society. Officers note that at a minimum, proposals should comply with the standards of Approved Document M4 category 2: accessible and adaptable dwellings of the Building Regulations. A condition has therefore been attached that requires details to be submitted that demonstrate compliance with M4(2).
- 8.48 For the reasons considered above the proposed development would be comply with policy D7 of the London Plan 2021.

Air Quality / Ground Contamination

- 8.49 Policy DMD 64 'Pollution Control and Assessment' states that developments will only be permitted if pollution and the risk of pollution is prevented, or reduced and mitigated during all phases of development, including demolition / decommissioning, construction, operations/occupation and maintenance. The

Council's environmental health officers have raised no objection to the proposed development on this basis. In respect to temporary disturbance caused during construction a condition has been attached that requires the construction management plan to be submitted to the Council and approved in writing prior to commencement of development.

Sustainable Design and Construction

- 8.50 Policy DMD 49 states all new development must achieve the highest sustainable design and construction standards and include measures capable of mitigating and adapting to climate change to meet future needs having regard to technical feasibility and economic viability. Policy DMD 51 states further energy efficiency standards and that all developments will be required to demonstrate how the proposal minimises energy related CO₂ emissions which must adhere to the principles of the energy hierarchy in the policy.
- 8.51 This follows policy CP 20 of the Core Strategy which states that the Council will require all new developments, and where possible via retrofitting processes in existing development to address the causes and impacts of climate change by: minimising energy use; supplying energy efficiently; and using energy generated from renewable sources in line with the London Plan and national policy. The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. For minor developments, the greatest possible CO₂ savings above the Part L of Building Regulations (2010) must be achieved. The submitted energy and sustainability statement indicates that it has been determined that the sitewide reduction in regulated carbon emissions is 36.15% from the baseline which would be consistent with policies DMD 49 and DMD 51.
- 8.52 Appendix H of the Energy and Sustainability statement indicates that water consumption would be 105 litres per person per day in accordance with the standards of Policy DMD 58 and London Plan policy SI 12. Compliance will be secured by a condition.

Sustainable Drainage

- 8.53 Policy DMD 61 states that a drainage strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. The policy ensures a development such as the one proposed should seek to achieve greenfield run off rates and must maximise the use of SuDS by including at least one 'at source' SuDS measure resulting in a net improvement in water quality.
- 8.54 The Council's SuDS team requested a cross section of the proposed permeable paving to be submitted which has now been provided by the applicant. Further to this it was concluded that the overall drainage and flood risk management strategy

was acceptable subject to a condition requiring a verification report to be submitted to the Council and approved in writing.

Ecology and Biodiversity

- 8.55 Policy G6 of the London Plan requires development proposals to make a positive contribution, where possible, to the protection, enhancement, creation and management of biodiversity. Policy 36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites while Policy DMD79 advises that on-site ecological enhancements should be made where a development proposes more than 100sqm of floor space, subject to viability and feasibility.
- 8.56 The proposal involves the demolition of an existing dwelling house. A preliminary ecological appraisal and preliminary roost assessment was carried out. The report recommended that the following further details should be sought as part of this application:
- Biodiversity net gain assessment or an Ecological management plan to ensure the proposed development achieves biodiversity net gain.
 - 2 x bat emergence and re-entry surveys are required during the active bat season.
 - A low impact lighting strategy
 - A precautionary working method.
- 8.57 In light of the above a condition has been attached that requires the details listed above to be submitted to the Council and approved in writing in addition to general compliance with the preliminary ecological report.
- 8.58 Subject to the above, the proposed development will not detrimentally impact upon the existing ecological value of the site, and through mitigation measures proposed and secured by condition, will serve to enhance the value of the site in accordance with Policy G6 of the London Plan, CP36 of the Core Strategy and Policy DMD79 and DMD79 of the Development Management Document.

Trees and Landscaping

- 8.59 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. DMD 80 states development that involves the loss of or harm to trees protected by a TPO or trees of significant amenity or biodiversity value will be resisted.
- 8.60 In this instance , no objection is raised to the proposed scheme in terms of its potential impact upon the trees within the property's boundaries and those within neighbouring gardens surrounding the application site, subject to the implementation of the tree protection measures described within the

Arboricultural Method Statement report Ref. '2a Conway Gardens - Arbtech AMS 01' prepared by Arbtec Consulting Ltd, dated 28 February 2022.

- 8.61 Concern was raised over the repositioning of the cherry tree T12. However, on balance this intervention is considered to be acceptable especially considering this tree is still a sapling. For the reasons outlined above the proposal would be consistent with the above outlined standards.

9. Public Sector Equalities Duty

- 9.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. Due to the nature of the proposal, 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.

10. Community Infrastructure Levy (CIL)

- 10.1 The London Borough of Enfield falls within Mayoral Community Infrastructure Levy Band 2 and therefore development will be liable to pay £60/sqm. The development site is also liable for the intermediate rate residential CIL payment of £60/sqm as per the adopted Community Infrastructure Levy Charging Schedule (2016). The development is subject to both CIL rates above, which will be indexed pursuant to the applicable guidance.

11. Conclusion

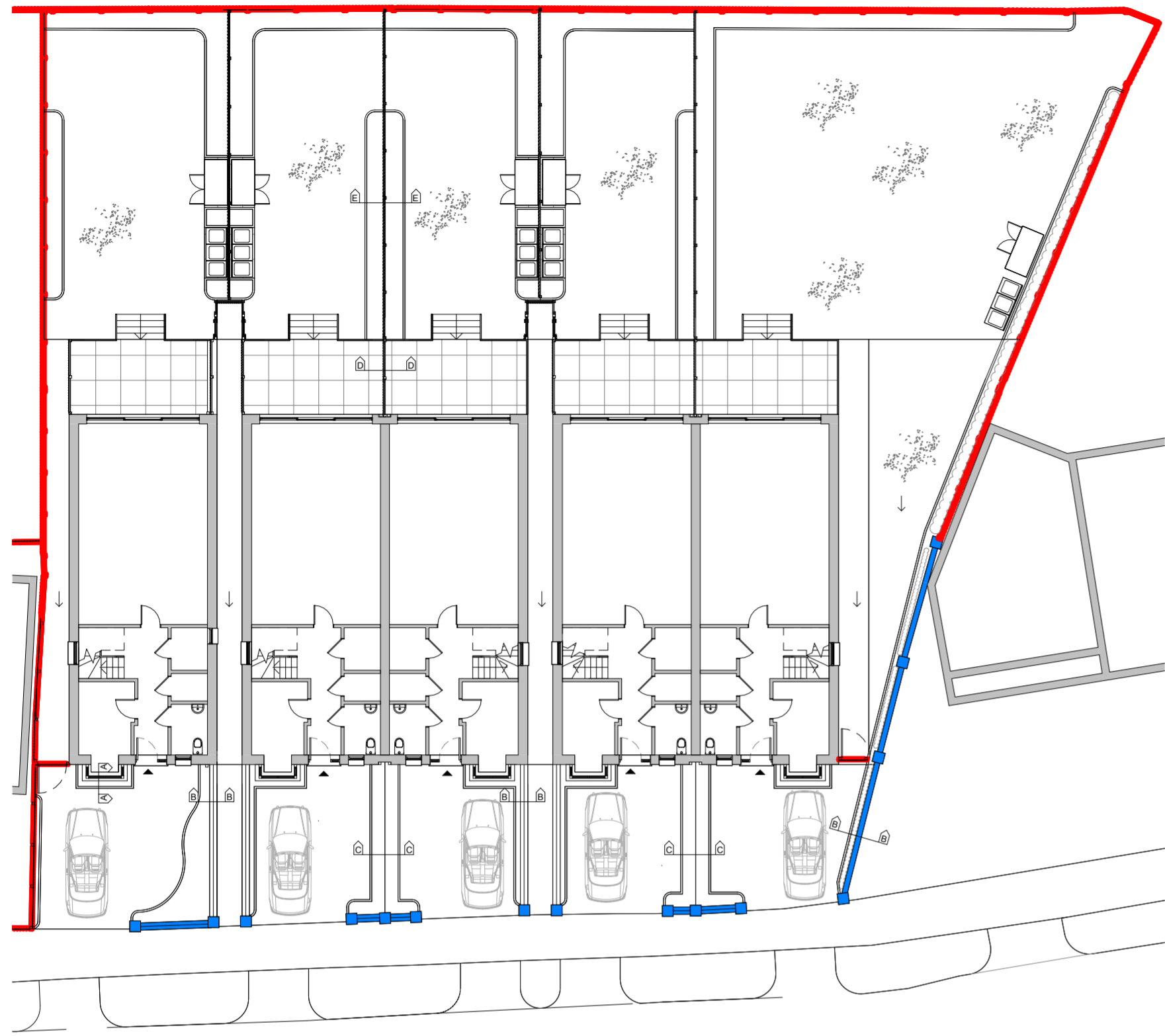
- 11.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh 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”*.
- 11.2 Having regard to the assessment in this report, the development would provide 5 units of family 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.
- 11.3 It is acknowledged that consideration of this proposal has involved finely balanced judgements. It is considered however that 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 existing / retained trees etc, the proposed scheme is considered acceptable as outlined in the aforementioned report.

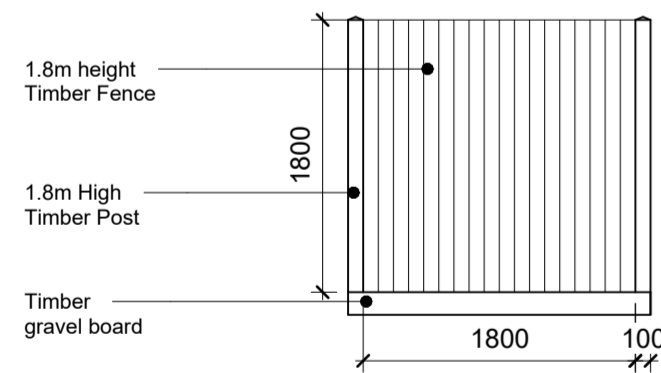
11.4 The above assessment against the development plan policies has produced the following conclusion:

- The proposal would provide 4 net new family-sized dwellings with a good standard of living accommodation that would contribute to the housing stock in the borough.
- The proposed development is considered appropriate in form and design and would not result in detrimental harm to the character and appearance of the locality or the Green Belt.
- The proposal would not cause any unacceptable harm upon highway safety or the flow of traffic in the locality.
- The proposal, by virtue of size, location and proximity would not harm the amenity of occupying and neighbouring residents.
- The design and construction of the proposal would have appropriate regard to environmental sustainability issues including energy and water conservation, renewable energy generation, and efficient resource use, as ensured by the included conditions.
- The proposal would retain and protect trees of amenity and biodiversity value.
- The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies for the reasons noted above.

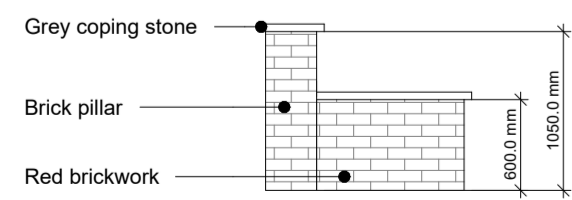
11.5 Having regard also to the mitigation secured by the recommended conditions and the presumption in favour of sustainable development it is considered that the benefits of the development would outweigh any identified impacts. When assessed against the suite of relevant planning policies it is considered that planning permission should be granted subject to conditions.



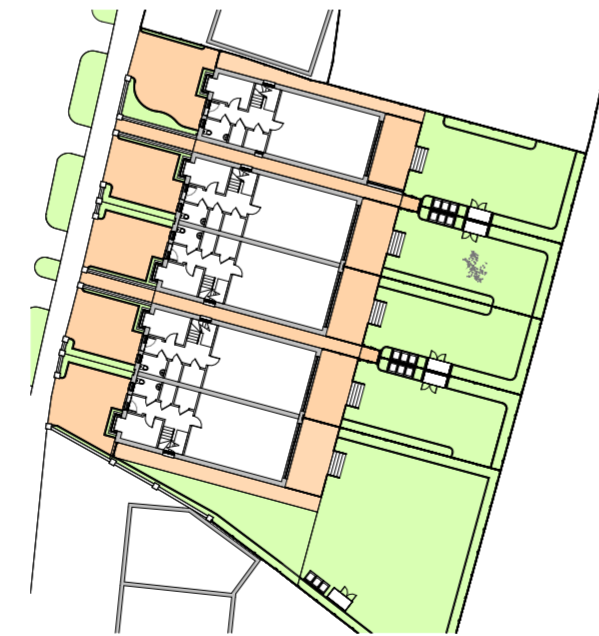
Ground Floor Plan
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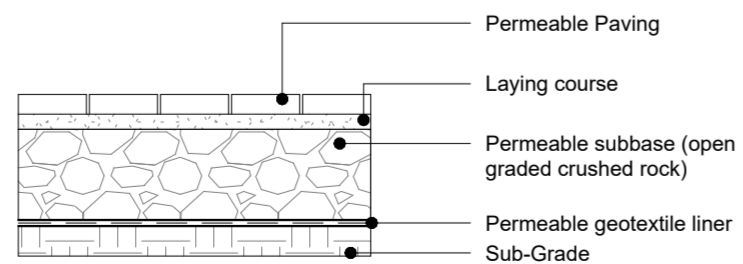
Timber Fence
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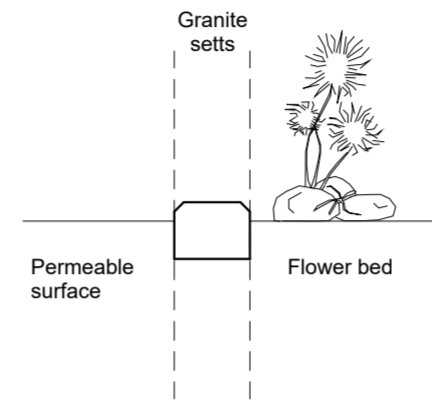
Brickwal with Pillars
Scale 1:50



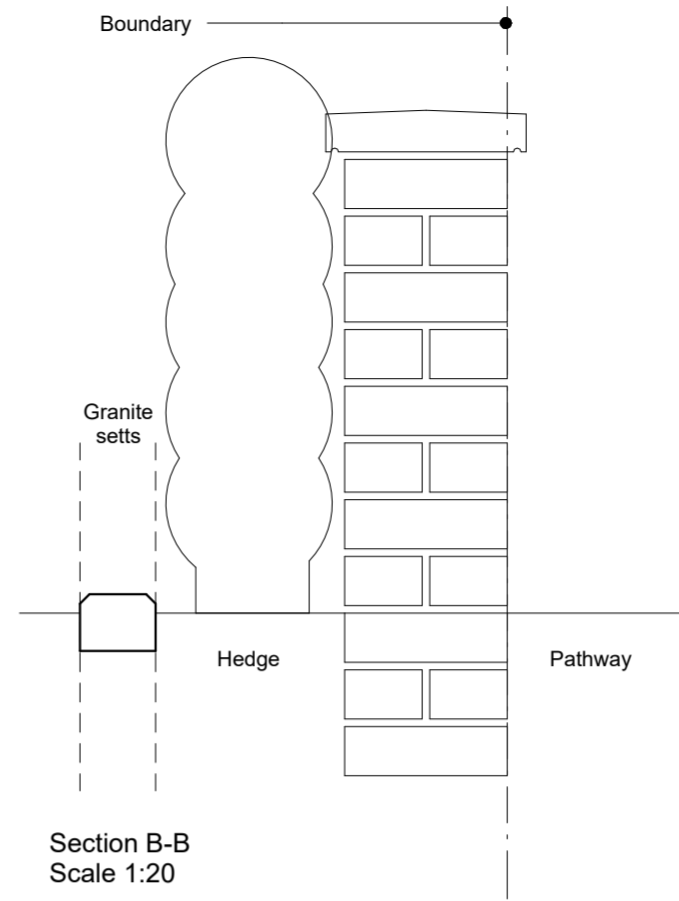
DETAIL BELOW IS ONLY INDICATIVE FOR CONSTRUCTION DETAILS REFER TO SuDs REPORT AND DRAWINGS



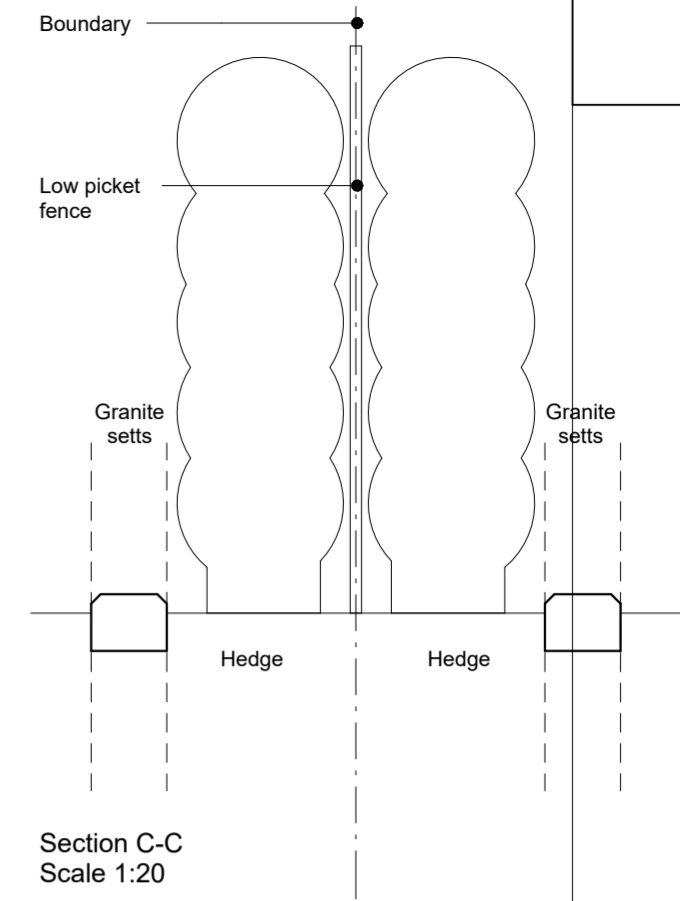
Permeable Paving
1 : 25



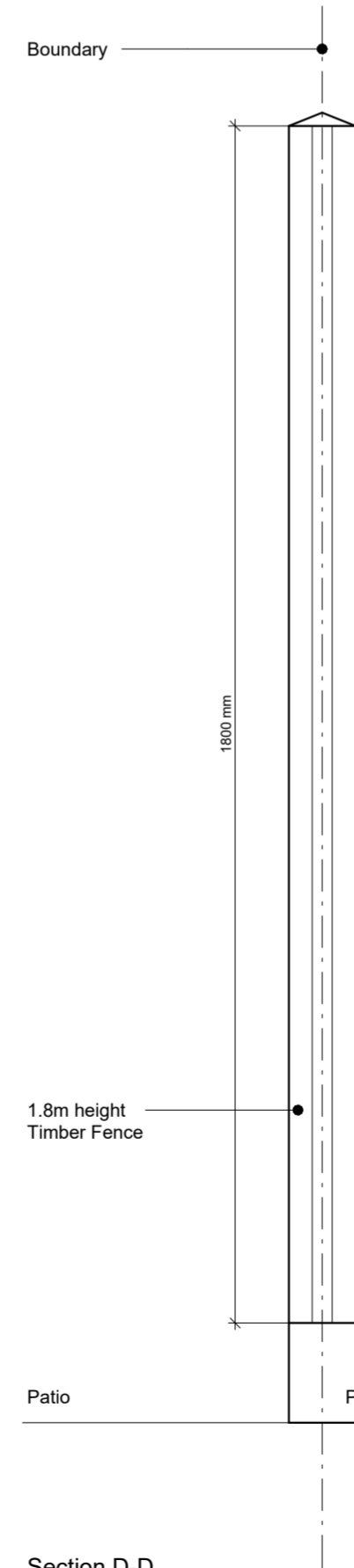
Section A-A
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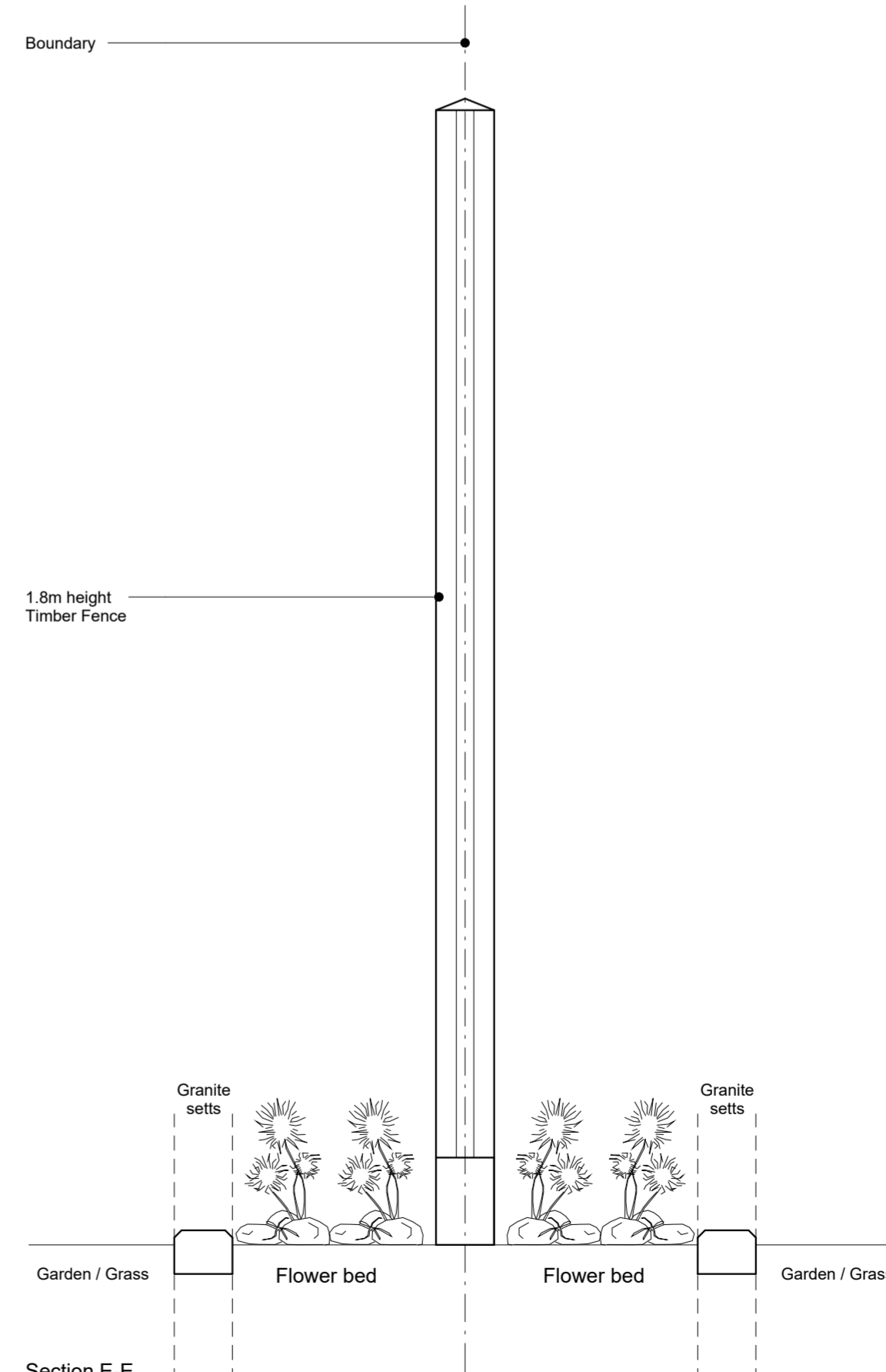
Section B-B
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Section C-C
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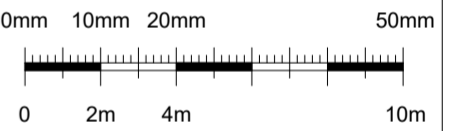


Section D-D
Scale 1:20



Section E-E
Scale 1:20

Issue: Planning



Scale bar: 1:200

No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

| Rev. | Description | Date | By |
|------|---|----------|----|
| A. | 2m single storey rear extension | 16/03/22 | |
| B. | General Amendments | 04/04/22 | |
| C. | Amended scheme, 1 detached, 2 X 2 semi detached | 24/05/22 | |

CG ARCHITECTS

36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:
Lanesra Clay Hill Ltd

Site:
2A Conway Gardens
Enfield
EN2 9AD

Title:
Details as Proposed

| | | |
|------------------------------|-------------|----------------|
| Scale: As indicated(@ A2) | Drawn: - | Checked: CG |
| Date: March 2022 | REV | C |
| Drg No 1569/07 | | |

Key_General

- External Wall
- Party Wall
- Internal Partition - Timber
- Internal Partition - Blockwork

1. External walls: Red Brickwork;
2. Coping stone;
3. Double glazed aluminium windows/doors with stone sills;
4. Double glazed aluminium windows with obscure glazing and stone sills,;
5. Metal railings;
6. Pitched roof with anthracite plain tiles
7. Dormers with metal cladding (anthracite)
8. Velux roof light
9. Double glazed aluminium windows fitted with obscure glazing and non openable
10. Flat roof lights

General Notes

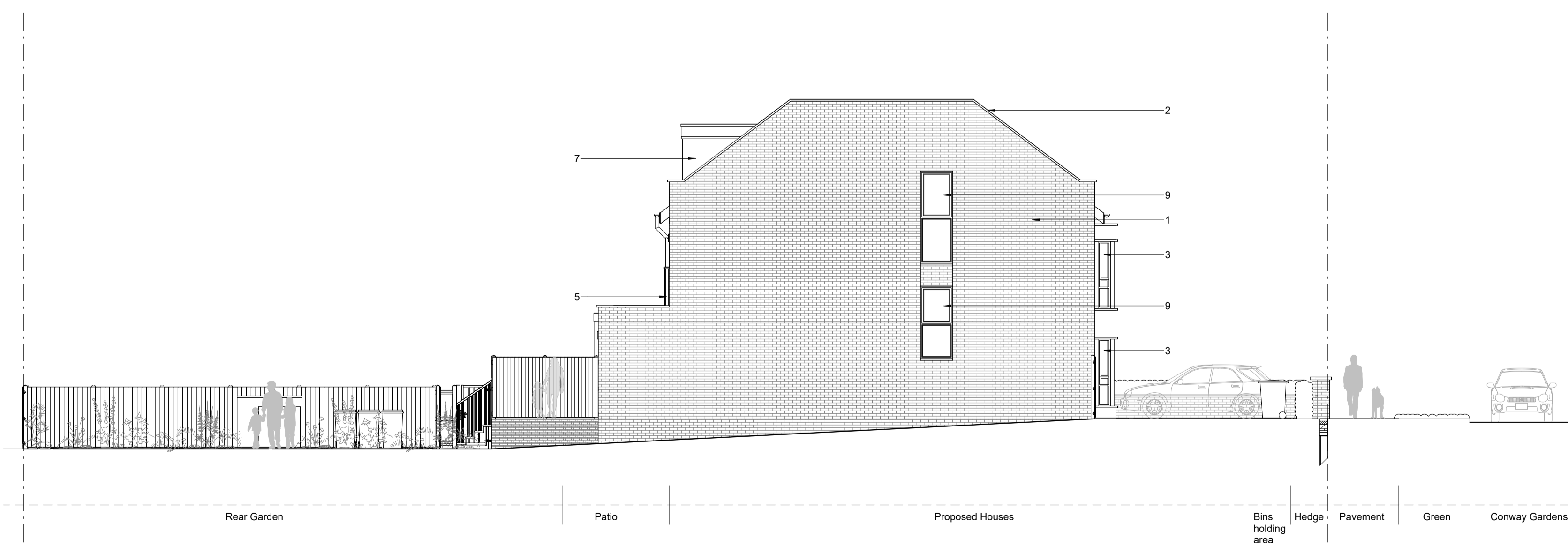
1. Gutters and fascias to be black



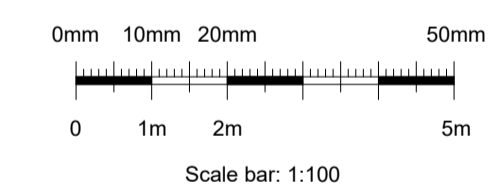
Front (West) Elevation as Proposed
1:100



Rear (East) Elevation as Proposed
1:100

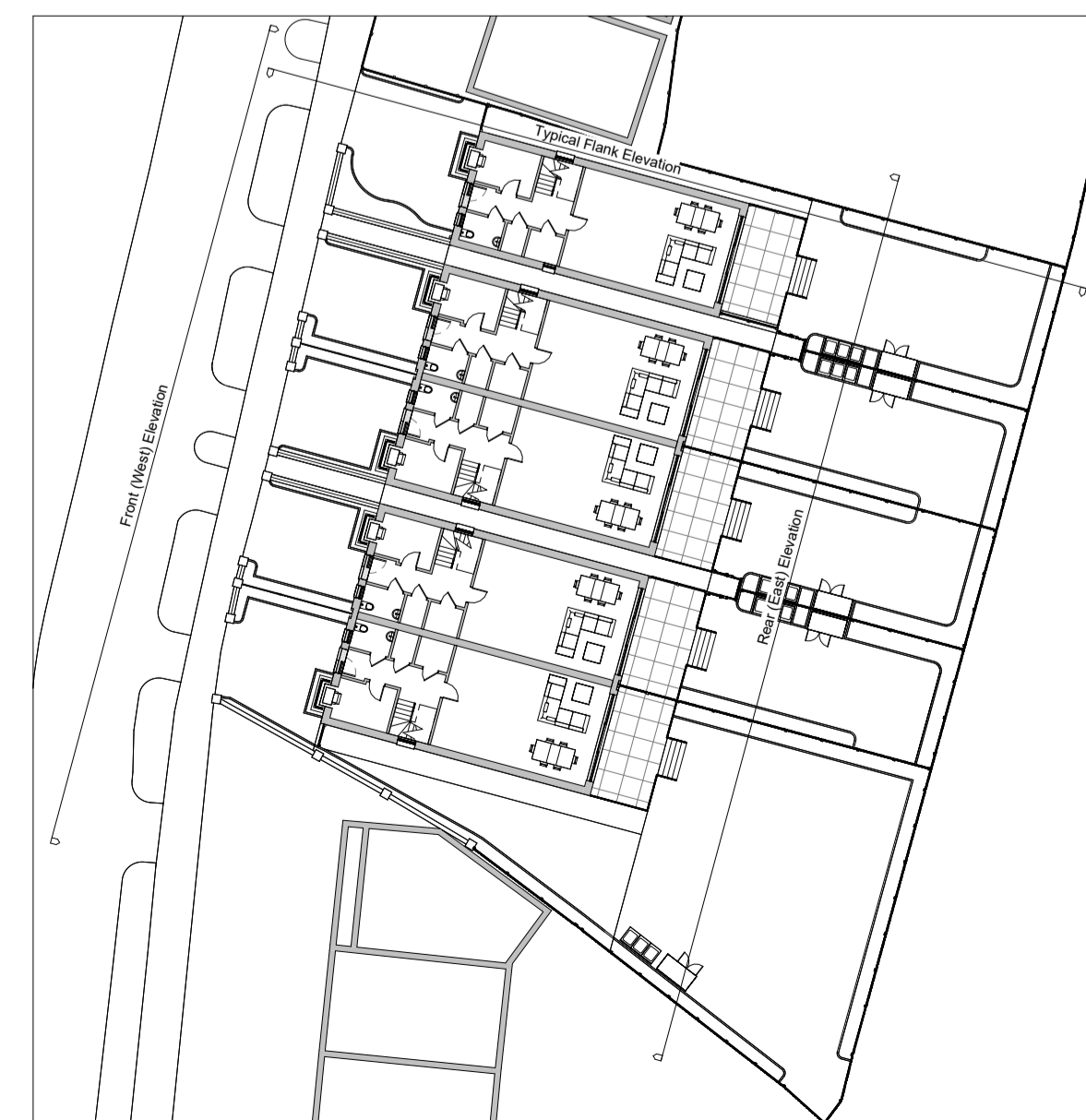


Typical Flank Elevation as Proposed
1:100



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

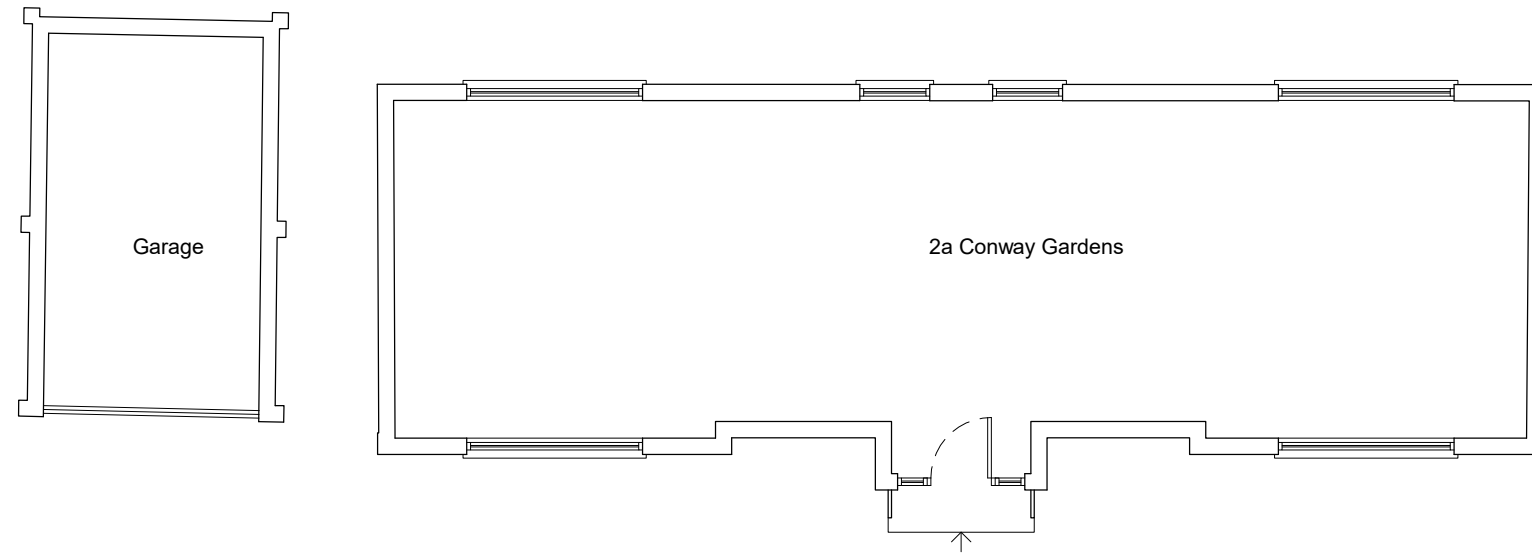
| Revisions | | | |
|-----------|--|----------|----|
| Rev | Description | Date | By |
| A | 2m bridge storey rear extension | 16/03/22 | |
| B | Amended scheme - 1 detached, 2 x 2 semi detached | 24/05/22 | |
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CG ARCHITECTS
36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:
Lanesra Clay Hill Ltd
Site:
2A Conway Gardens
Enfield
EN2 9AD
Title:
Elevations as Proposed

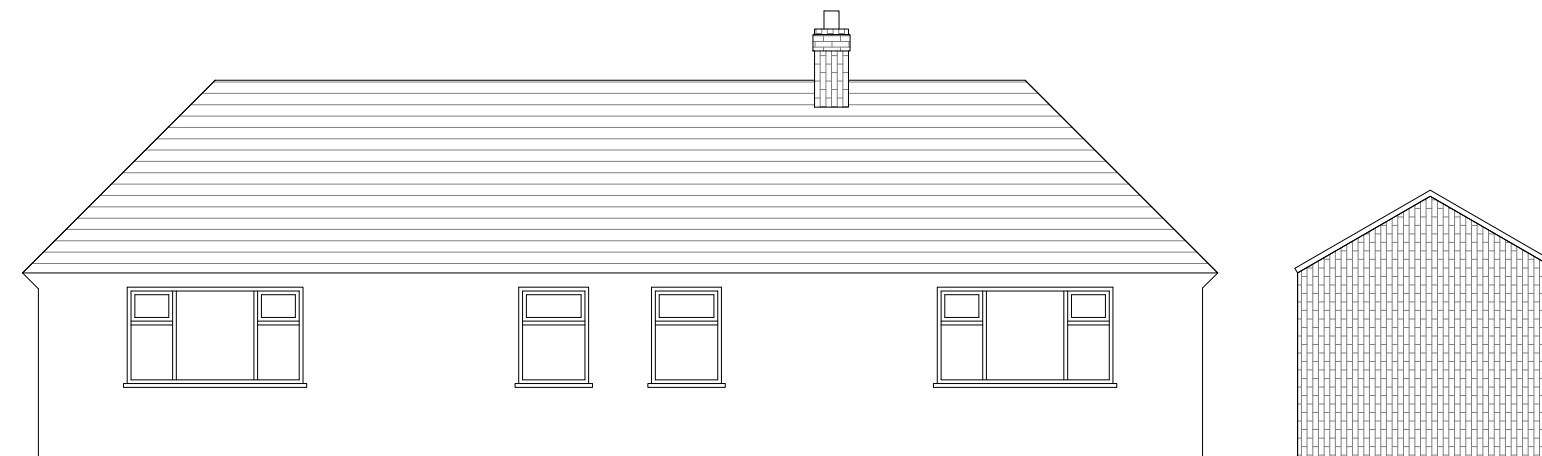
| | | |
|-----------------------------|-------------|----------------|
| Scale: As indicated @ A1 | Drawn: - | Checked: CG |
| Date: March 2022 | REV | B |
| Dwg No 1569/05 | | |



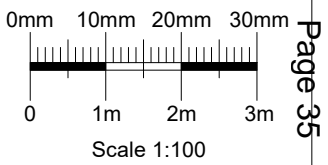
Ground Floor Plan as Existing
Scale 1:100



Front Elevation as Existing
Scale 1:100



Rear Elevation as Existing
Scale 1:100



Revisions

| Rev. | Description | Date | By |
|------|-------------|------|----|
| | | | |
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CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170





Client:
Lanesra Clay Hill Ltd

Site:
**2A Conway Gardens
Enfield
EN2 9AD**

Title:
Existing

| | | |
|--------------------------------|--------|----------|
| Scale: 1 : 100(@ A3) | Drawn: | Checked: |
| Date: January 2022 | - | CG |
| Drg No 1569/02 | REV | |

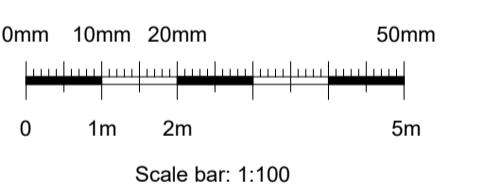
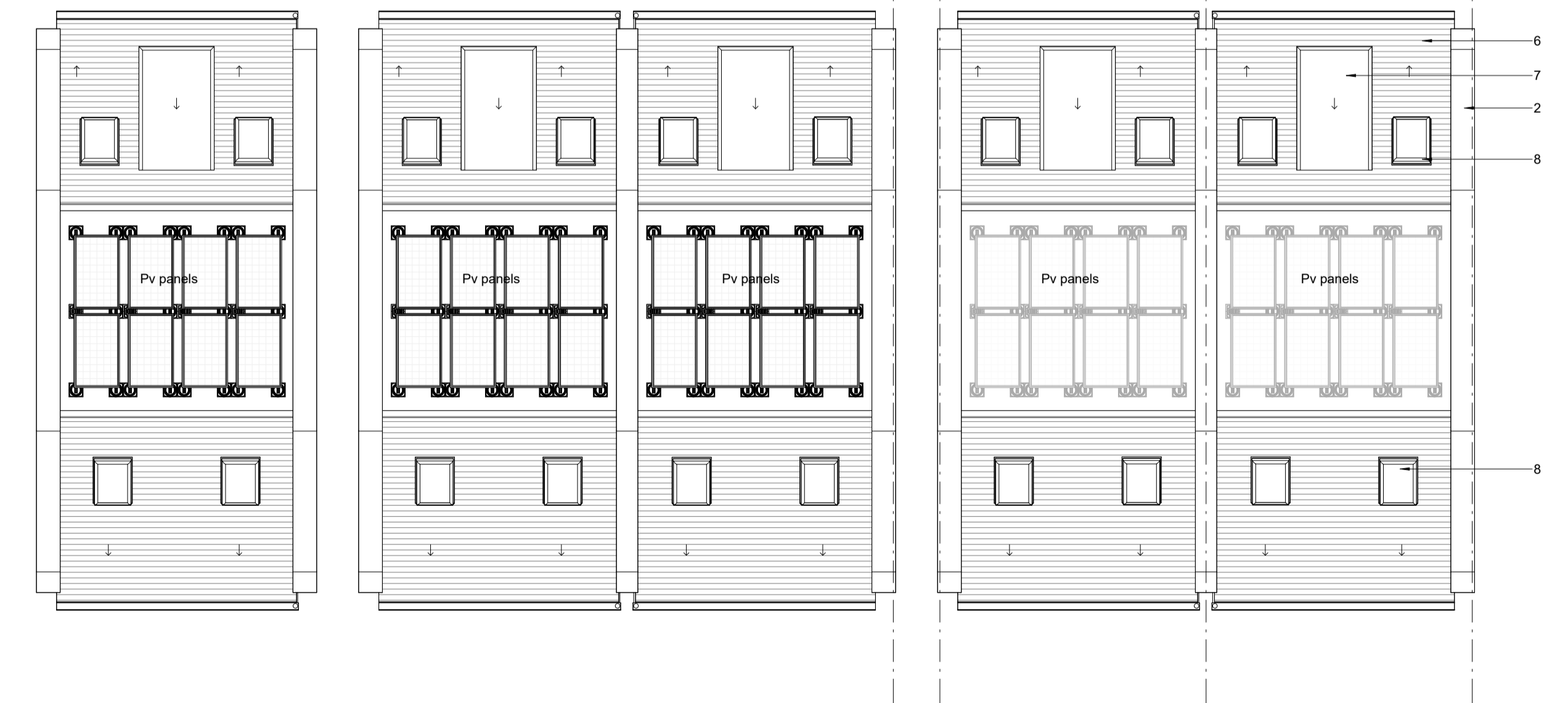
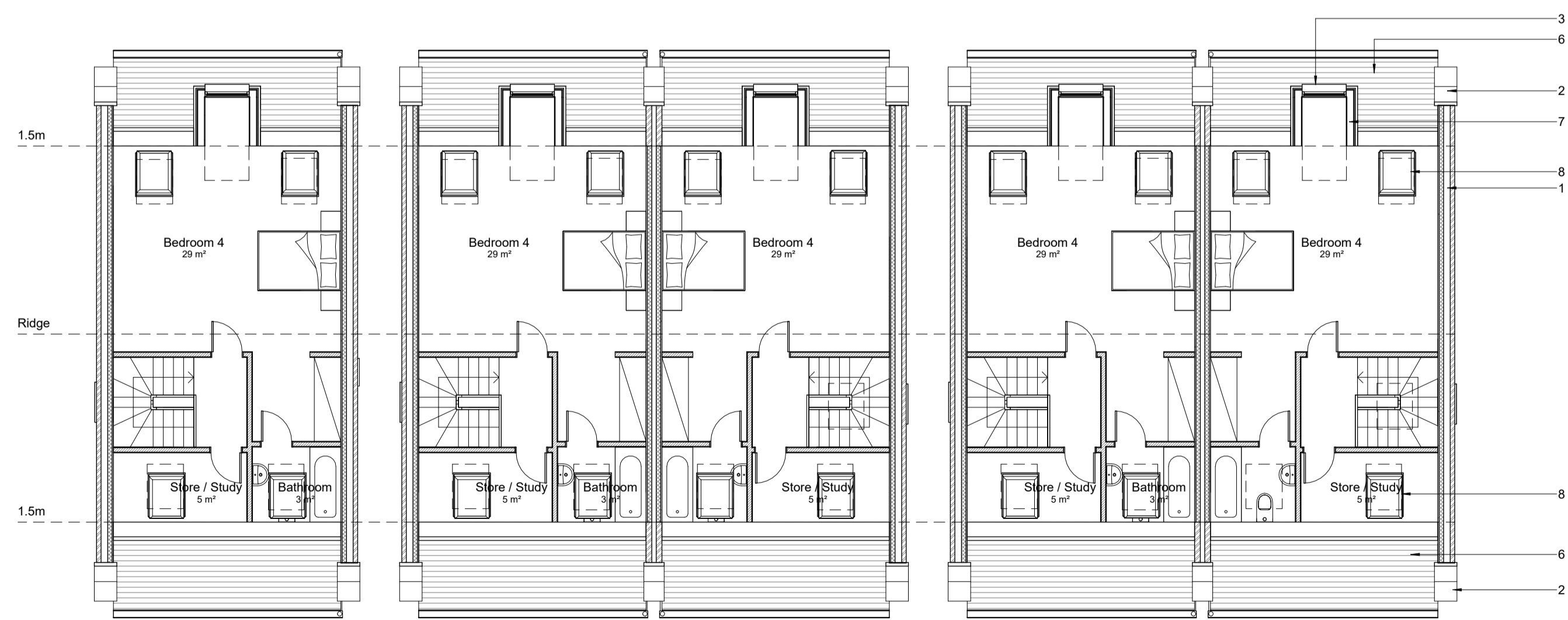
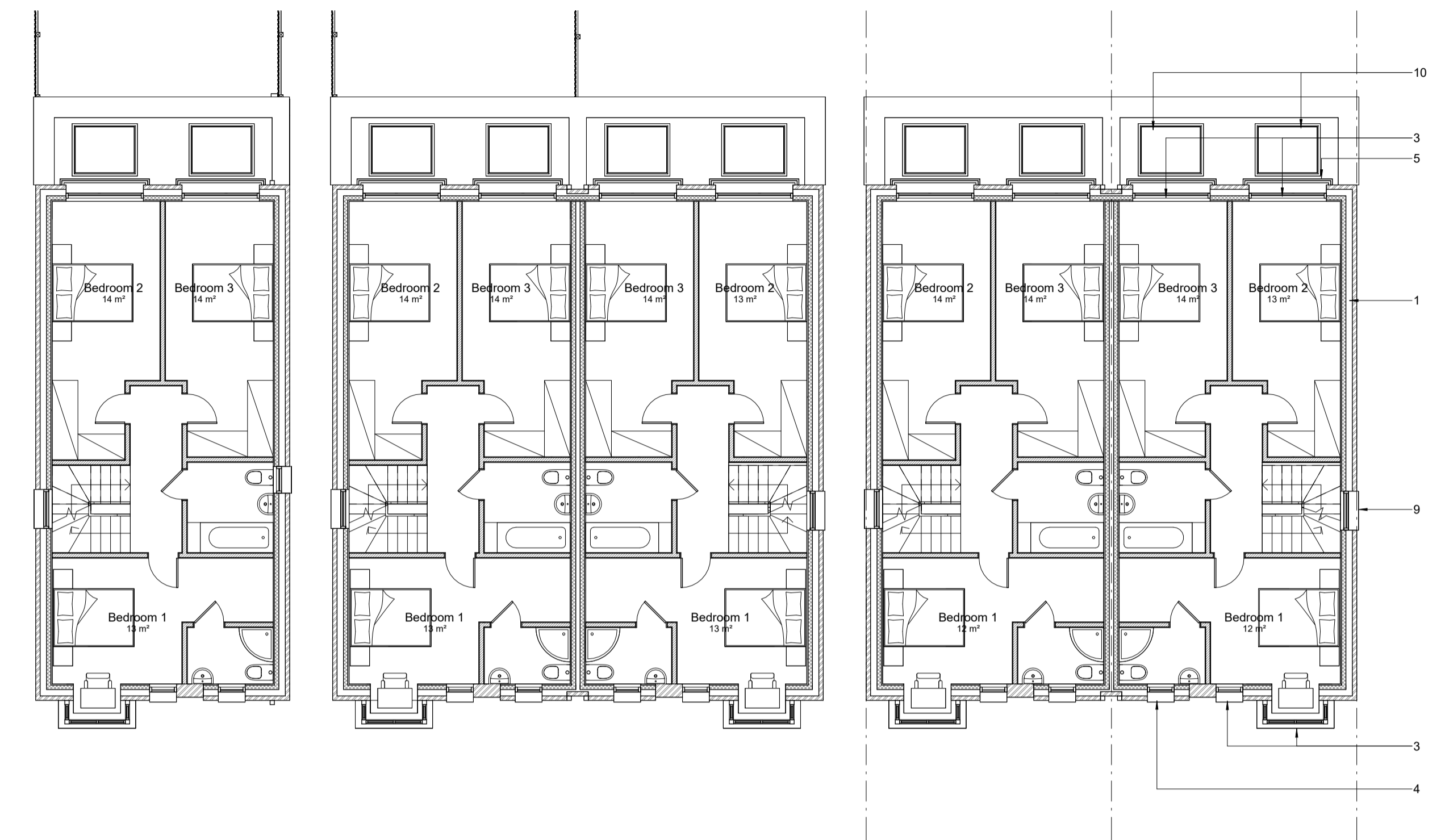
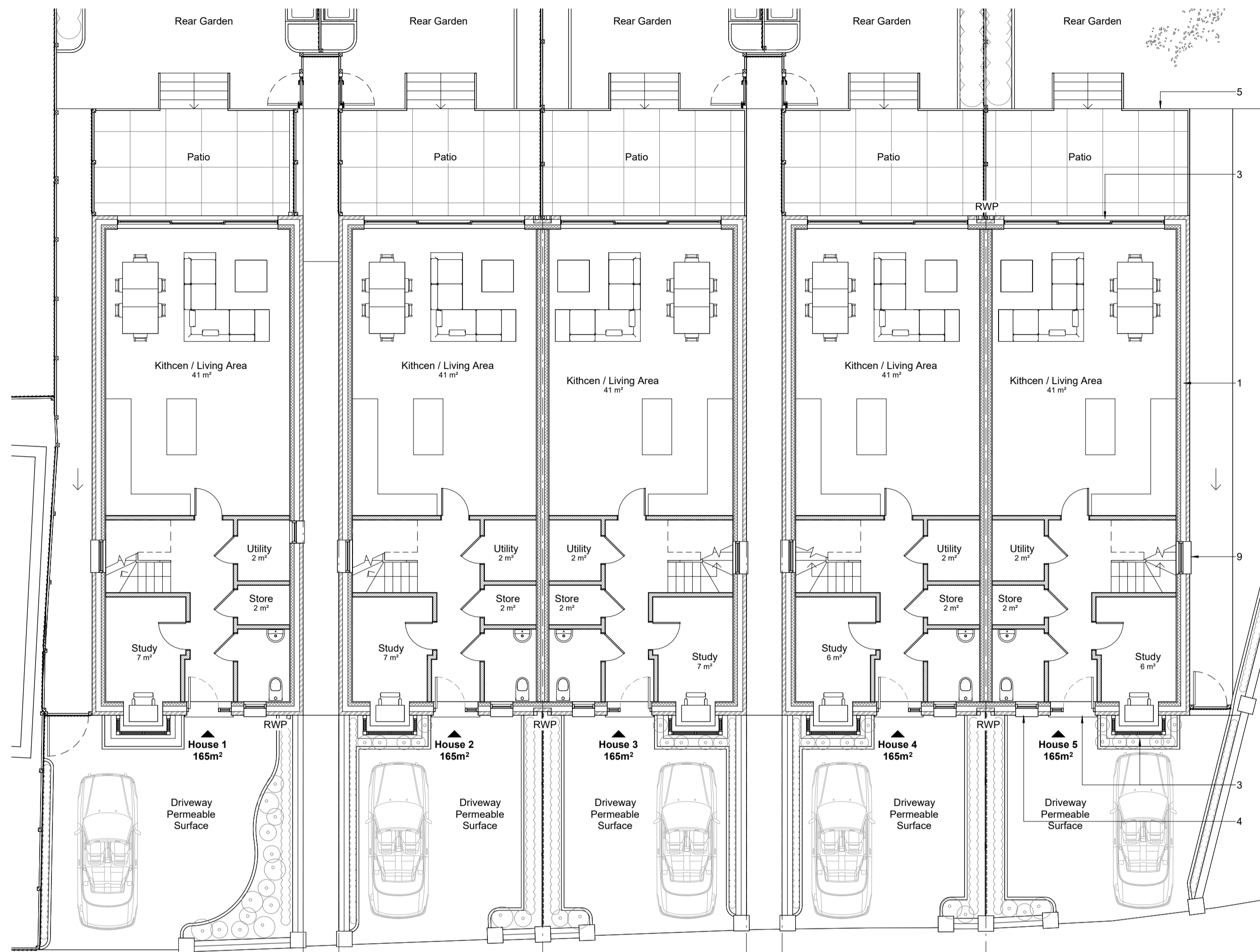
Key_General

-  External Wall
-  Party Wall
-  Internal Partition - Timber
-  Internal Partition - Blockwork

1. External walls: Red Brickwork;
2. Coping stone;
3. Double glazed aluminium windows/doors with stone sills;
4. Double glazed aluminium windows with obscure glazing and stone sills;
5. Metal railings;
6. Pitched roof with anthracite plain tiles
7. Dormers with metal cladding (anthracite)
8. Velux roof light
9. Double glazed aluminium windows fitted with obscure glazing and non openable
10. Flat roof lights

General Notes

1. Gutters and fascias to be black



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

| Rev | Description | Date | By |
|-----|--|----------|----|
| A | 2m wing storage near extension | 16/03/22 | |
| B | General Annotations | 24/05/22 | |
| C | Amended scheme - 1 detached, 2 x 2 semi detached | 24/05/22 | |

CG ARCHITECTS
36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100





Client:
Lanesra Clay Hill Ltd

Site:
2A Conway Gardens
Enfield
EN2 9AD

Title:
Floor Plans as Proposed

| | | |
|----------------------------|-------------|----------------|
| Scale: As indicated@ A1 | Drawn: - | Checked: CG |
| Date: March 2022 | | |
| Dwg No 1569/04 | REV | C |

Key_General

-  External Wall
-  Party Wall
-  Internal Partition - Timber
-  Internal Partition - Blockwork

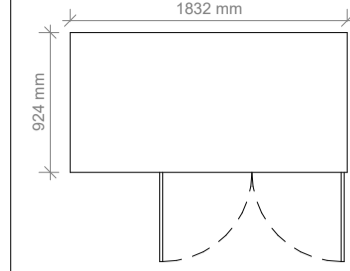
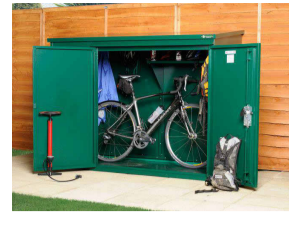
1. External walls: Red Brickwork;
2. Coping stone;
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4. Double glazed aluminium windows with obscure glazing and stone sills;
5. Metal railings;
6. Pitched roof with anthracite plain tiles
7. Dormers with metal cladding (anthracite)
8. Velux roof light
9. Double glazed aluminium windows fitted with obscure glazing and non openable
10. Flat roof lights

General Notes

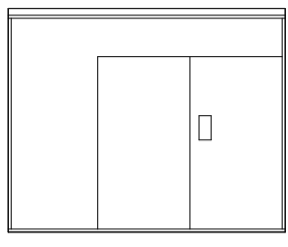
1. Gutters and fascias to be black

Bikeaway
Asgard Bike Shed x3


- Exterior finished in British Racing Green
- Heavy Duty 2mm thick door
- Disc padlock

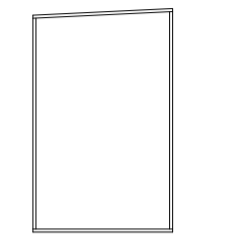
Floor Plan
Scale 1:50



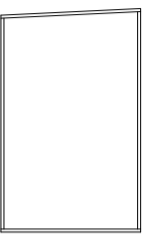
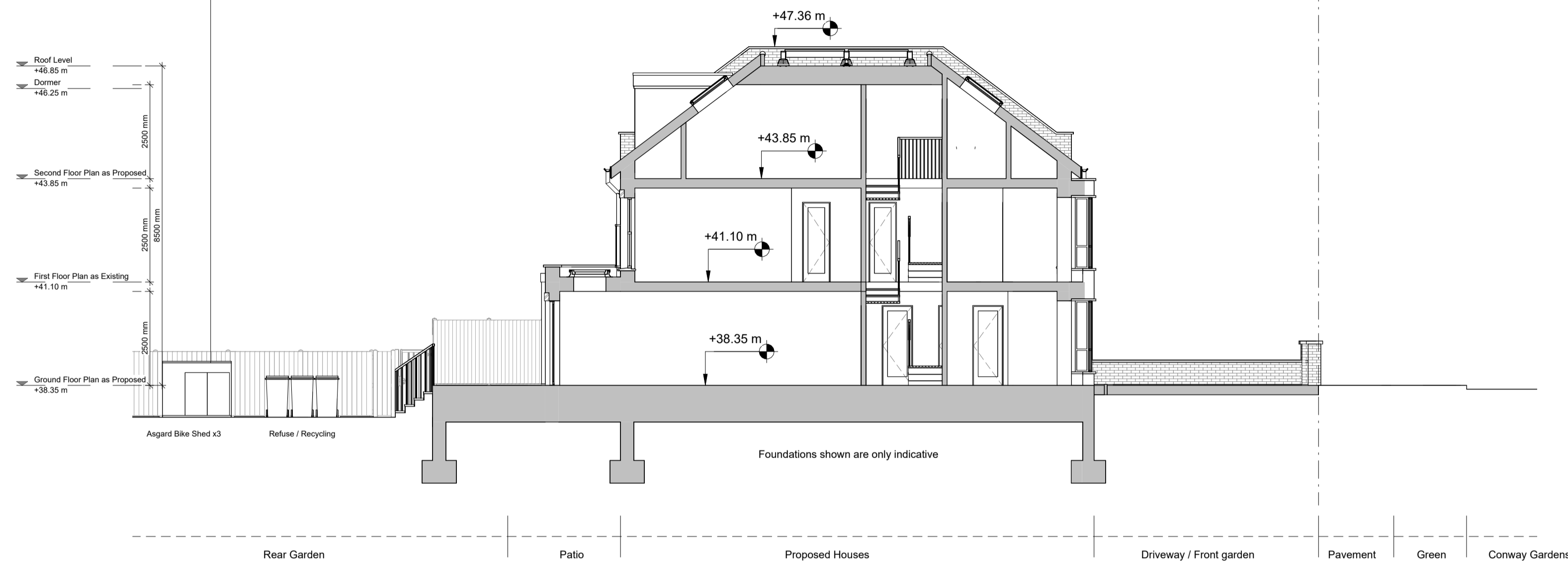
Front Elevation
Scale 1:50



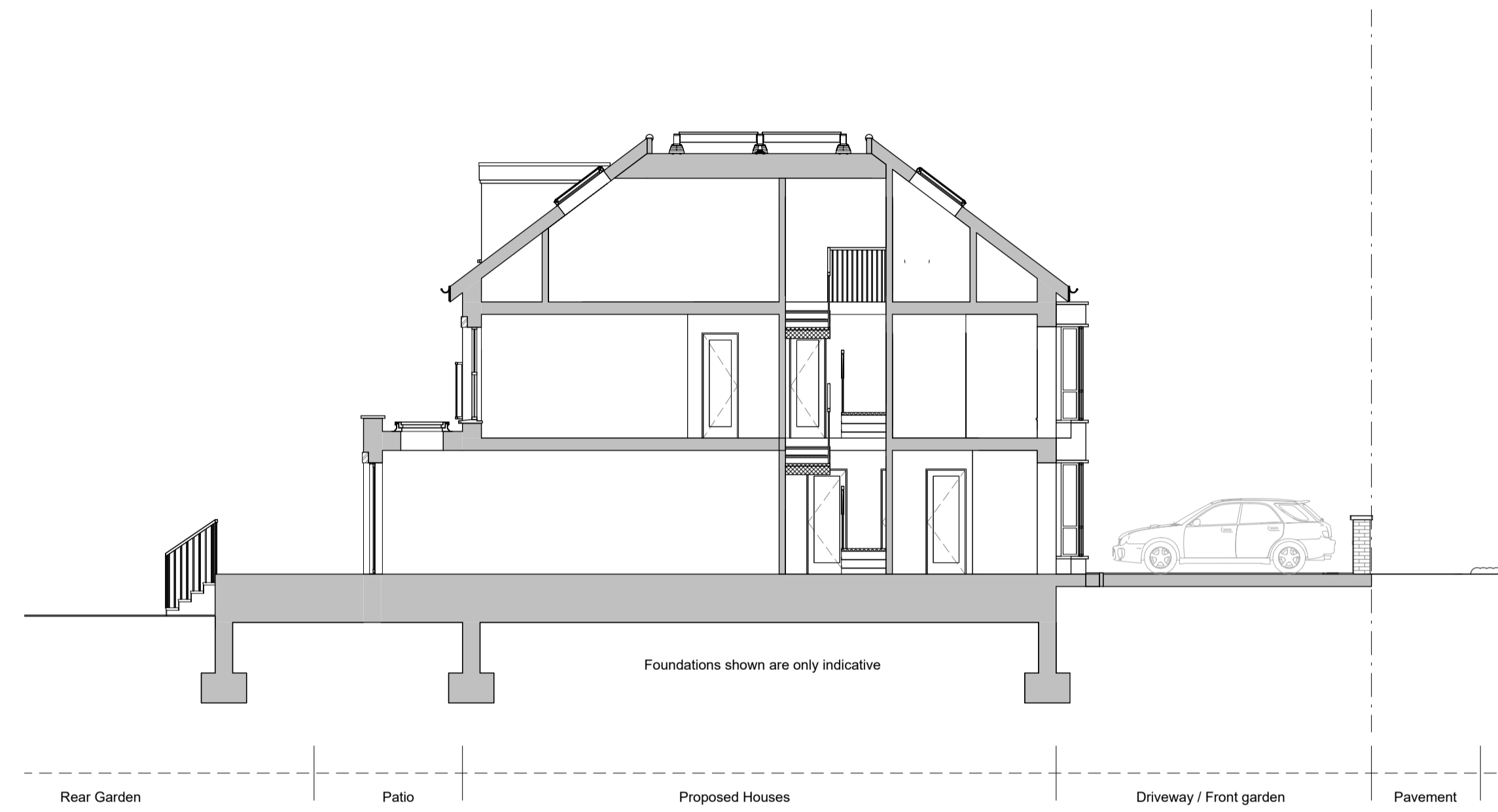
Rear Elevation
Scale 1:50



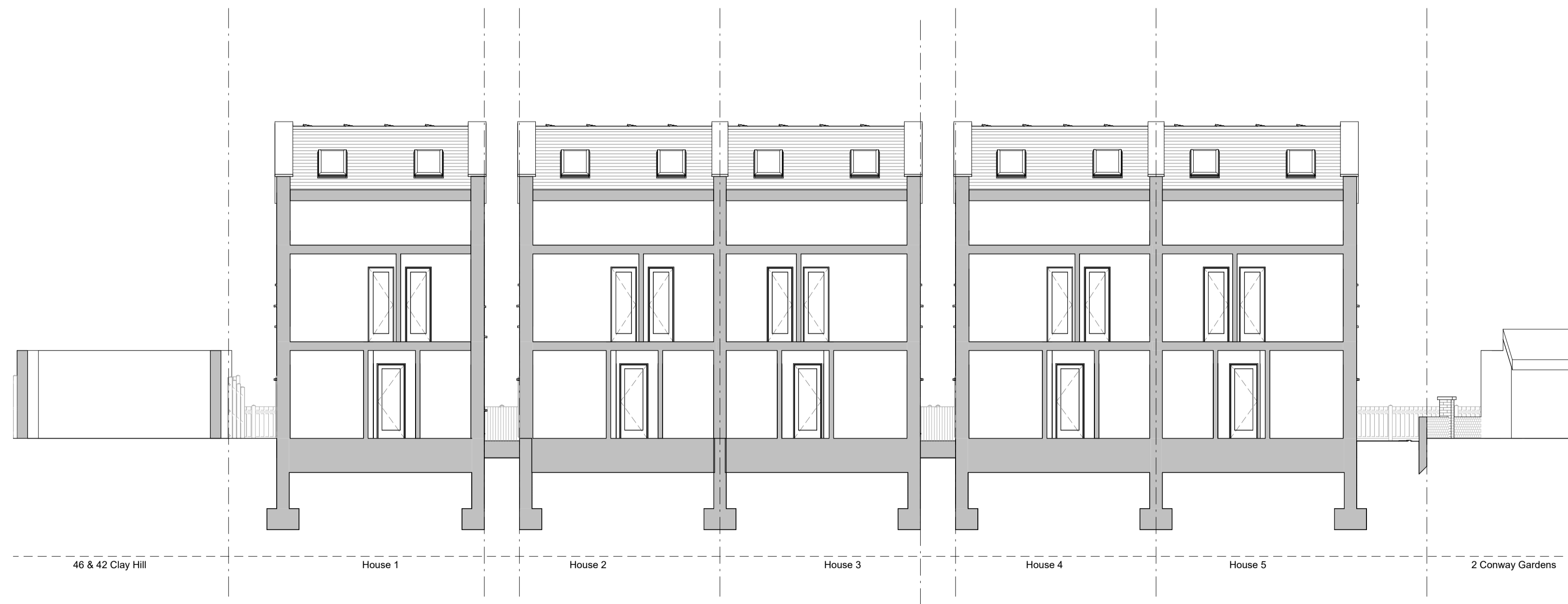
Flank Elevations
Scale 1:50

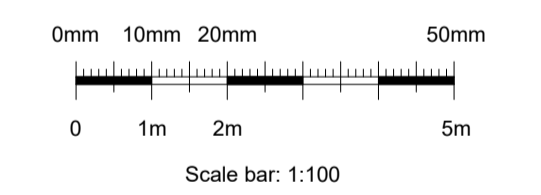
Section AA as Proposed
1:100



Section BB as Proposed
1:100

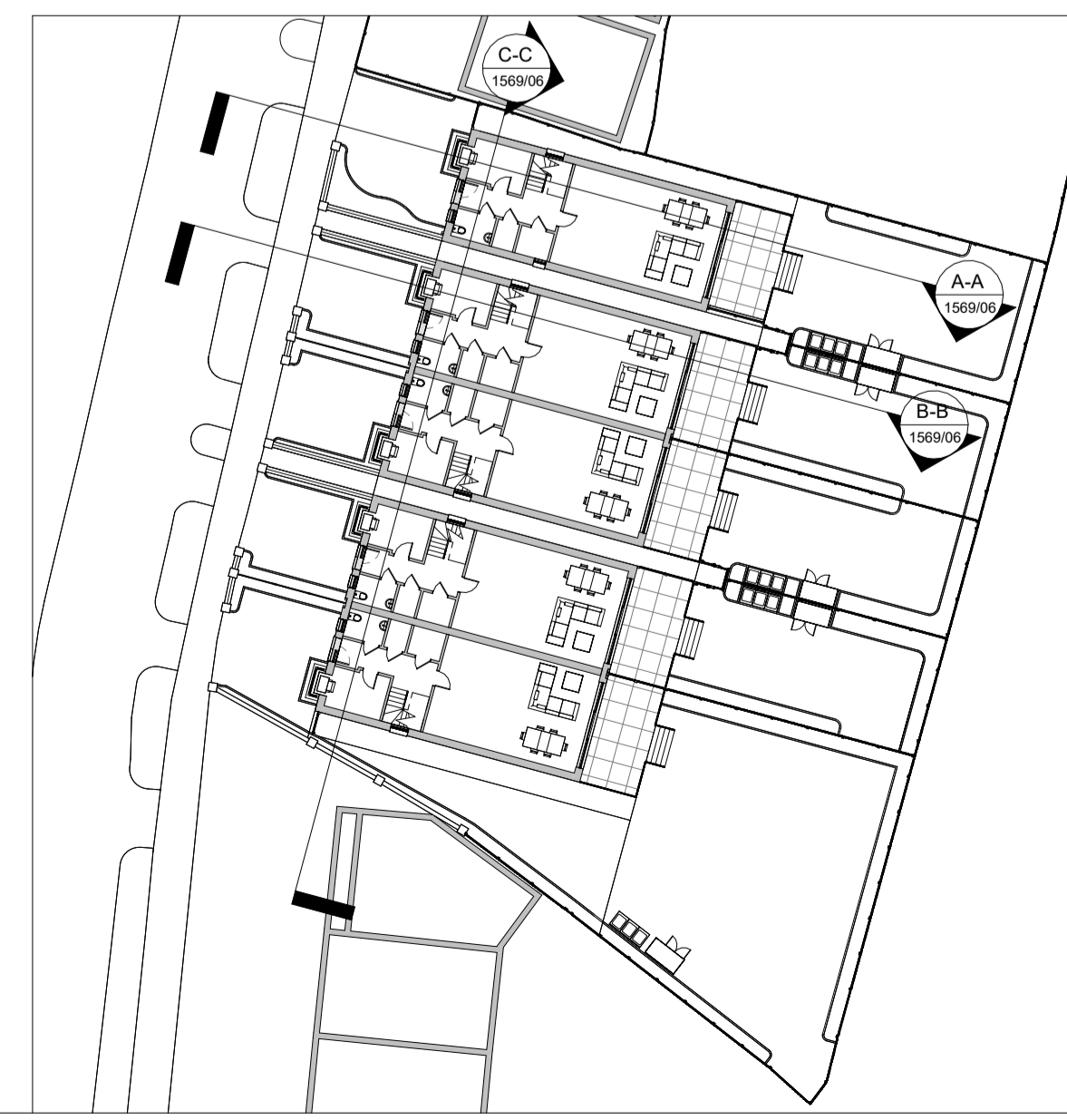


Section CC as Proposed
1:100



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

| Rev | Description | Date | By |
|-----|---|----------|----|
| A | 2m string storage near extension | 16/03/22 | |
| B | General Amendments | 24/03/22 | |
| C | Amended scheme: 1 detached, 2 x 2 semi detached | 24/03/22 | |



CG ARCHITECTS
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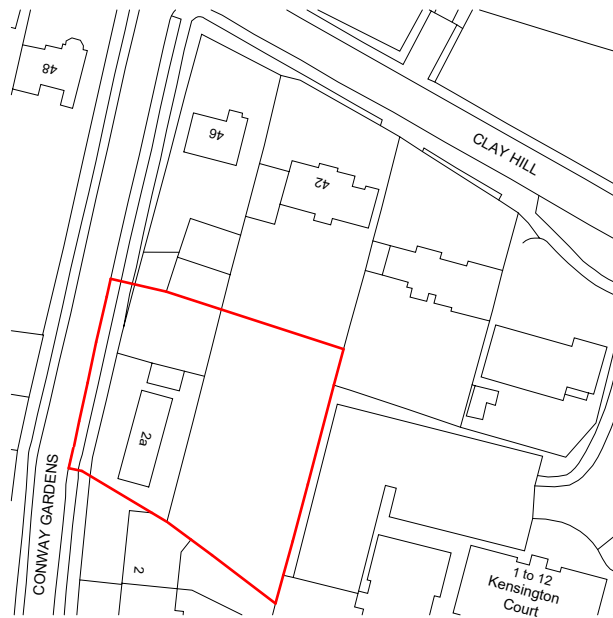
Client:
Lanesra Clay Hill Ltd

Site:
2A Conway Gardens
Enfield
EN2 9AD

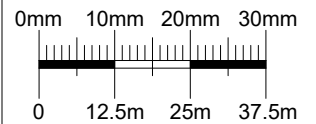
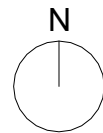
Title:
Sections as Proposed

| | | |
|----------------------------|-------------|----------------|
| Scale: As indicated@ A1 | Drawn: - | Checked: CG |
| Date: March 2022 | | |
| Dwg No 1569/06 | REV | C |

Issue:
Planning



Site Location Plan
1 : 1250



Scale bar: 1:1250

No scaled dimensions to be taken from this drawings. All dimensions to be site checked

Revisions

| Rev. | Description | Date | By |
|------|------------------------|----------|----|
| A | General Amendments | 30/06/22 | |
| B | Amendments to Red line | 04/07/22 | |
| | | | |
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CG ARCHITECTS

36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:
Lanesra Clay Hill Ltd

Site:
**2A Conway Gardens
Enfield
EN2 9AD**

Title:
Site Locaiton Plan

| | | |
|-------------------------------|-----------------|-----------------------|
| Scale: 1 : 1250@ A4 | Drawn: - | Checked: CG |
| Date: March 2022 | | |
| Drg No 1561/01 | REV B | |



Site Plan as Existing
1:200



Site Plan as Proposed
1:200

Planning

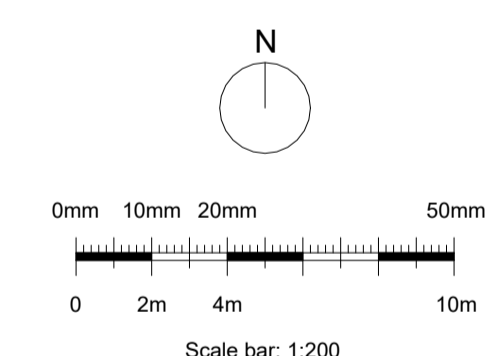
Key_General

- External Wall
- Party Wall
- Internal Partition - Timber
- Internal Partition - Blockwork

1. External walls: Red Brickwork;
2. Coping stone;
3. Double glazed aluminium windows/doors with stone sills;
4. Double glazed aluminium windows with obscure glazing and stone sills,;
5. Metal railings;
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8. Velux roof light
9. Double glazed aluminium windows fitted with obscure glazing and non openable
10. Flat roof lights

General Notes

1. Gutters and fascias to be black



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

| Rev | Description | Date | By |
|-----|--|----------|----|
| A | 2m single storey rear extension | 16/03/22 | |
| B | General Amendments | 24/03/22 | |
| C | Amended scheme 1 (detached 2 x 2 semi detached) | 24/03/22 | |
| D | House 2 and 3 (Rear) and stone location + House 2 entrance moved | 25/03/22 | |
| E | General Amendments | 30/03/22 | |

CG ARCHITECTS

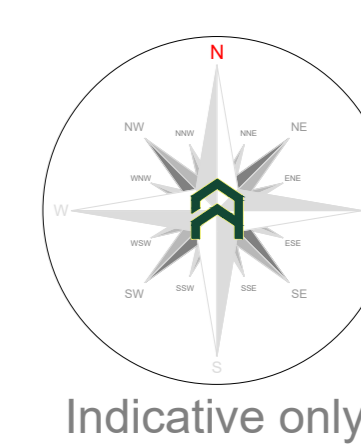
36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:
Lanesra Clay Hill Ltd

Site:
2A Conway Gardens
Enfield
EN2 9AD

Title:
Site Plan as Existing and as Proposed

| | | |
|-----------------------------|-------------|----------------|
| Scale: As indicated @ A1 | Drawn: - | Checked: CG |
| Date: March 2022 | | |
| Dwg No 1569/03 | REV | E |



Indicative only

Issue: Proposed hard surfacing situated within RPAs of T11
Solution: Proposed surfacing to be designed in conjunction with an arboriculturist so that it can be constructed entirely above the existing soil level.

Issue: Proposed new access situated within the RPA of tree T11.
Solution: Surfacing will be installed using manual excavation techniques under direct arboricultural supervision, roots discovered will be pruned back to the trench line.

Issue: Proposed replacement boundary wall situated within RPAs of trees T11 and T12.
Solution: Proposed wall is to be installed under direct arboricultural supervision and is to re-use the existing wall foundations in order to avoid further excavations below the soil level.

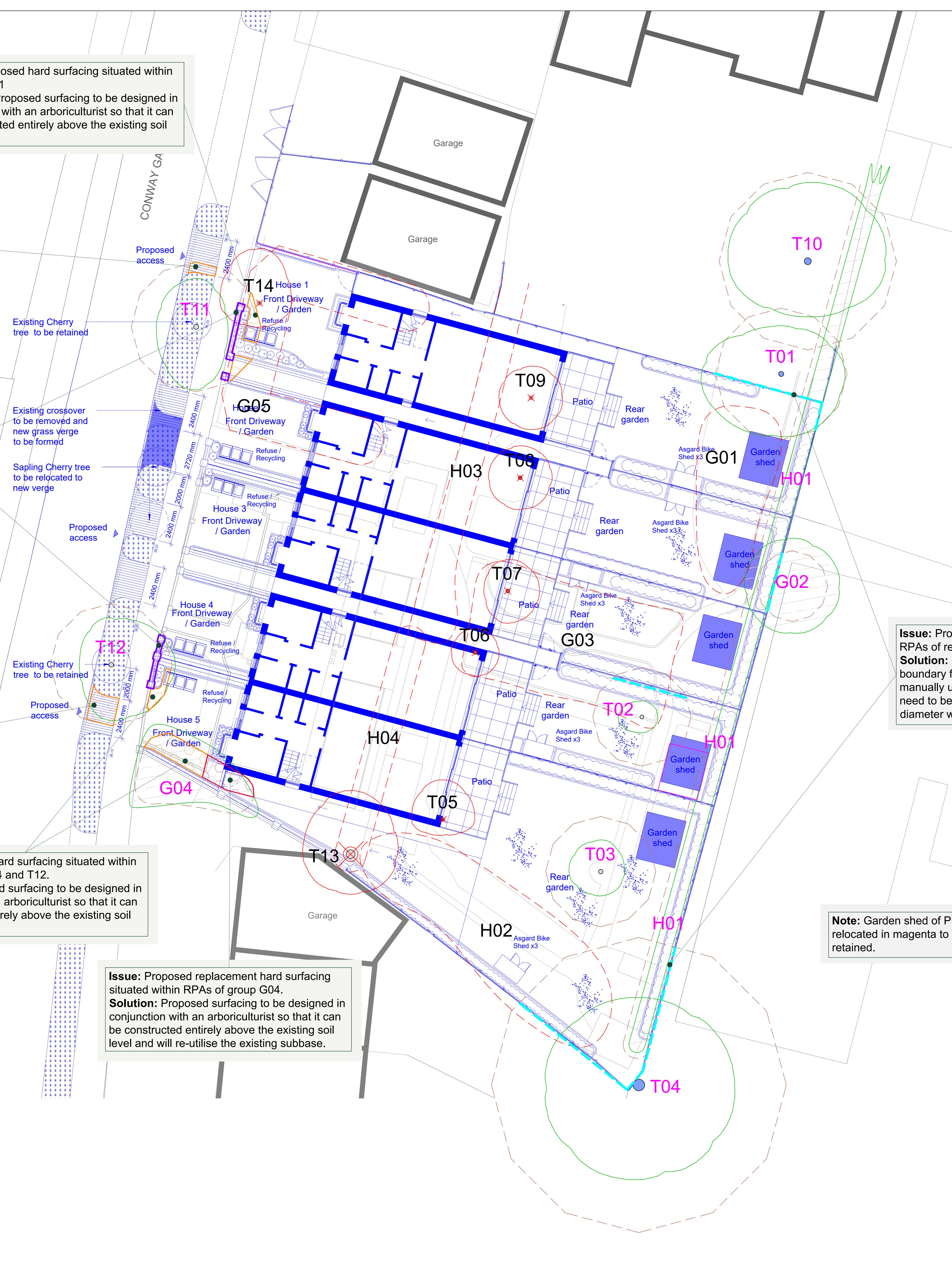
Issue: Proposed new access situated within the RPA of tree T12.
Solution: Surfacing will be installed using manual excavation techniques under direct arboricultural supervision, roots discovered will be pruned back to the trench line.

Issue: Proposed hard surfacing situated within RPAs of group G04 and T12.
Solution: Proposed surfacing to be designed in conjunction with an arboriculturist so that it can be constructed entirely above the existing soil level.

Issue: Proposed replacement hard surfacing situated within RPAs of group G04.
Solution: Proposed surfacing to be designed in conjunction with an arboriculturist so that it can be constructed entirely above the existing soil level and will re-utilise the existing subbase.

Issue: Proposed boundary fences situated within the RPAs of retained trees T01, T02, T04 and G02.
Solution: Excavations of posts of the proposed boundary fences within RPAs are to be undertaken manually under arboricultural supervision; posts may need to be relocated if roots in excess of 25mm diameter will be affected.

Note: Garden shed of Plot 4 has been indicatively relocated in magenta to avoid RPAs of trees to be retained.



| Arboricultural Impacts | |
|---|--------------|
| Impacts | No. of trees |
| Trees to be removed | 6 |
| Ground heaves to be removed (partial removal of ground) | 4/8 |
| Trees with proposed removal into RPAs | 2 |
| Group 1 Hedges with proposed removal into RPAs | 1 |
| Trees that will require pruning | 2 |
| Ground heaves that will require pruning | 1 |
| Trees to be translocated | 0 |
| Group 1 Hedges to be translocated | 0 |

| Arboricultural Impacts - RPAs (Area) | | | | |
|--------------------------------------|---------|-----------------------|-----------------------------|-----|
| No. | Species | RPA (m ²) | Incursion (m ²) | (%) |
| T11 | Cherry | 49.3 | 4 | 8.1 |
| T12 | Cherry | 43.5 | 4 | 9.2 |

| Tree Work Schedule | | | |
|--------------------|----------------|-------------------------------------|----------|
| No. | Species | Work | Category |
| G01 | Various | Fall to ground level, grind stumps | C2 |
| G02 | Various | Fall to ground level, grind stumps | C2 |
| G03 | Various | Fall to ground level, grind stumps | C2 |
| G04 | Various | Fall to ground level, grind stumps | C2 |
| G05 | Various | Fall to ground level, grind stumps | C2 |
| H01 | Larson Cypress | Fall to ground level, remove stumps | B2 |
| H02 | Larson Cypress | Fall to ground level, remove stumps | C2 |
| H03 | Common Beech | Fall to ground level, remove stumps | C2 |
| T01 | Plum | Fall to ground level, remove stump | C1 |
| T02 | Larson Cypress | Fall to ground level, remove stump | C1 |
| T03 | Cherry | Fall to ground level, remove stump | C1 |
| T04 | Cherry | Fall to ground level, remove stump | C1 |
| T05 | Cherry | Fall to ground level, remove stump | C1 |
| T06 | Cherry | Fall to ground level, remove stump | C1 |
| T07 | Cherry | Fall to ground level, remove stump | C1 |
| T08 | Cherry | Fall to ground level, remove stump | C1 |
| T09 | Cherry | Fall to ground level, remove stump | C1 |
| T10 | Cherry | Fall to ground level, remove stump | C1 |
| T11 | Cherry | Fall to ground level, remove stump | C1 |
| T12 | Cherry | Fall to ground level, remove stump | C1 |
| T13 | Cherry | Fall to ground level, remove stump | C1 |
| T14 | Cherry | Fall to ground level, remove stump | C1 |

All tree work is to be undertaken in accordance with British Standard BS 5838:2019 Tree Work - Recommendations.
All stumps are to be removed and the site to be left as found.
Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of new ground operations. No equipment or vehicles such as timber lorries, tractors, excavators or cranes shall be parked or driven beneath the canopy of any retained trees, to prevent subsequent compaction and root death.

| No. of individual trees to be removed | | | | |
|---------------------------------------|---|---|---|---|
| 0 | 1 | 2 | 3 | 4 |
| 0 | 0 | 0 | 0 | 0 |

| No. of groups / hedges to be removed | | | | |
|--------------------------------------|---|---|---|---|
| 0 | 1 | 2 | 3 | 4 |
| 0 | 0 | 0 | 0 | 0 |

1.1 Factor removal of a group

'No Dig' Surfacing
Trees can be affected by construction within the RPAs either through the direct damage caused by the removal of roots, compaction of the rooting environment or secondary damage such as poisoning through leaks and spills (oil, fuel, etc.) or through deicing (road salt, etc.).

Proposed hard surfacing within the RPAs of retained trees is to be designed so that it can be situated above the existing soil level and to minimise any adverse impact upon the tree RPAs, as the use of traditional foundations can result in excessive root loss through direct removal of roots during excavation and by compaction of the soil beneath the excavation, as such the traditional type of foundation should be avoided.
When designing hard surfacing that is to be situated within RPAs, the design team need to pay particular attention to the proposed usage (pedestrian, domestic traffic, delivery vans, Emergency vehicles, HGVs etc.), the existing and proposed levels of hard surfacing and finished floor levels, edging types and details, proximity to tree trunks and surface rootings, contamination capture, SUDs, etc.

Possible sub-bases (foundations systems) for hard surfacing situated within the RPAs of retained trees could include:

- A proprietary system such as a multi-dimensional confinement system (Colwell T10) or similar;
- Engineered solution such as a road deck, bridge, etc.

An engineered solution is likely require a level of excavation for site specific investigations to locate roots to aid in foundation design so that a suitable foundation can be designed to avoid roots and for the installation of the structure.

ND: The use of a multi-dimensional confinement systems and/or an engineered solution will affect the finished level of the hard surfacing by raising the levels and needs to be taken into consideration when designing foundations and setting the finished floor levels of adjacent buildings.

Utility apparatus

Underground utility apparatus
Mechanical testing for the installation of underground apparatus and drainage serves any roots present and can change the local hydrology in a way that adversely affects the health of the tree. For this reason, particular care should be taken in the route and methods of installation of all underground apparatus. Wherever possible, apparatus should be routed outside of RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts, all inspection chambers should be sited outside of the RPAs.
Where underground apparatus is to pass within the RPAs, details, plans showing the proposed route should be drawn up in conjunction with the project arboriculturist. In such cases trenchless insertion methods should be used with entry and retrieval pits being located outside of the RPAs. If this option is not feasible and providing roots can be retained, protection excavations should be undertaken using hand held tools (air-spade, forks, etc.) or a combination of trenches and manual excavation (broken trench).
Any design and installation should be undertaken in accordance with the National Joint Utilities Guidelines (NJUG).

Above-ground utility apparatus
Above-ground apparatus including CCTV cameras and lighting should be sited to avoid the need for detrimental tree pruning, as such the current and future crown size of the tree should be assessed. Tree branches can be pruned back with care to provide space, though it is not appropriate for repetitive and significant tree work to be undertaken unless this is a suitable management outcome for the tree. Any pruning should be undertaken in accordance with BS 5838:2019.

Arboricultural Method Statement

All tree work is to be undertaken in accordance with British Standard BS 5838:2019 Tree Work - Recommendations. Please refer to British Consulting Ltd Tree Schedule, Arboricultural Method Statement and Tree Protection Plan, for full details of all surveyed trees and how all aspects of the development may be implemented without detriment to retained trees.

| Rev. | Date | Notes |
|------|----------|----------------------------|
| A | 30.06.22 | Revised with latest layout |



Project:
2a Conway Gardens, Enfield, EN2 9AD

Client:
Arjun Popat, Lanesra Clay Hill Ltd

Drawing:
Arboricultural Impact Assessment

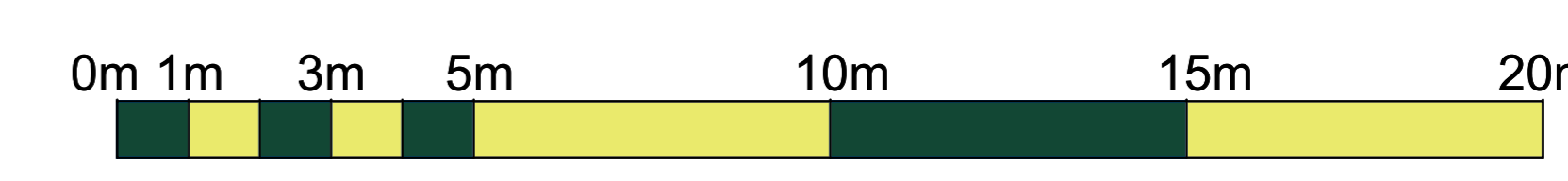
Based on:
1569 Rev E

Drawing No:
Arbtech AIA 01

Date:
Feb 2022

Scale:
1:100 @ A0

Key:
Tree No.: T01
Tree Category: Tree
Trunk: Trunk
RPA: RPA
Category 'B' tree: Category 'B' tree
Trees to be removed: Trees to be removed
Existing Site (Tree): Existing Site (Tree)
Replacement: Replacement
Incursion: Incursion
Fences: Fences



01-arb

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date:

Report of

Head of Planning
- Vincent Lacovara

Contact Officer:

Andy Higham
David Gittens
Ishita Sheth

Ward:

Brimmsdown

Ref: 22/01498/RE4

Category: Full Application

LOCATION: Alma Road Open Space Alma Road Enfield EN3 7RT

PROPOSAL: Landscaping works using excavated soil from Durants Park wetlands including creation of 'mini-woodland' and swales.

Applicant Name & Address:

Ms. Jamie Kukadia
Highway Services, B Block North
Enfield Civic Centre
Silver Street
London
EN1 3XA

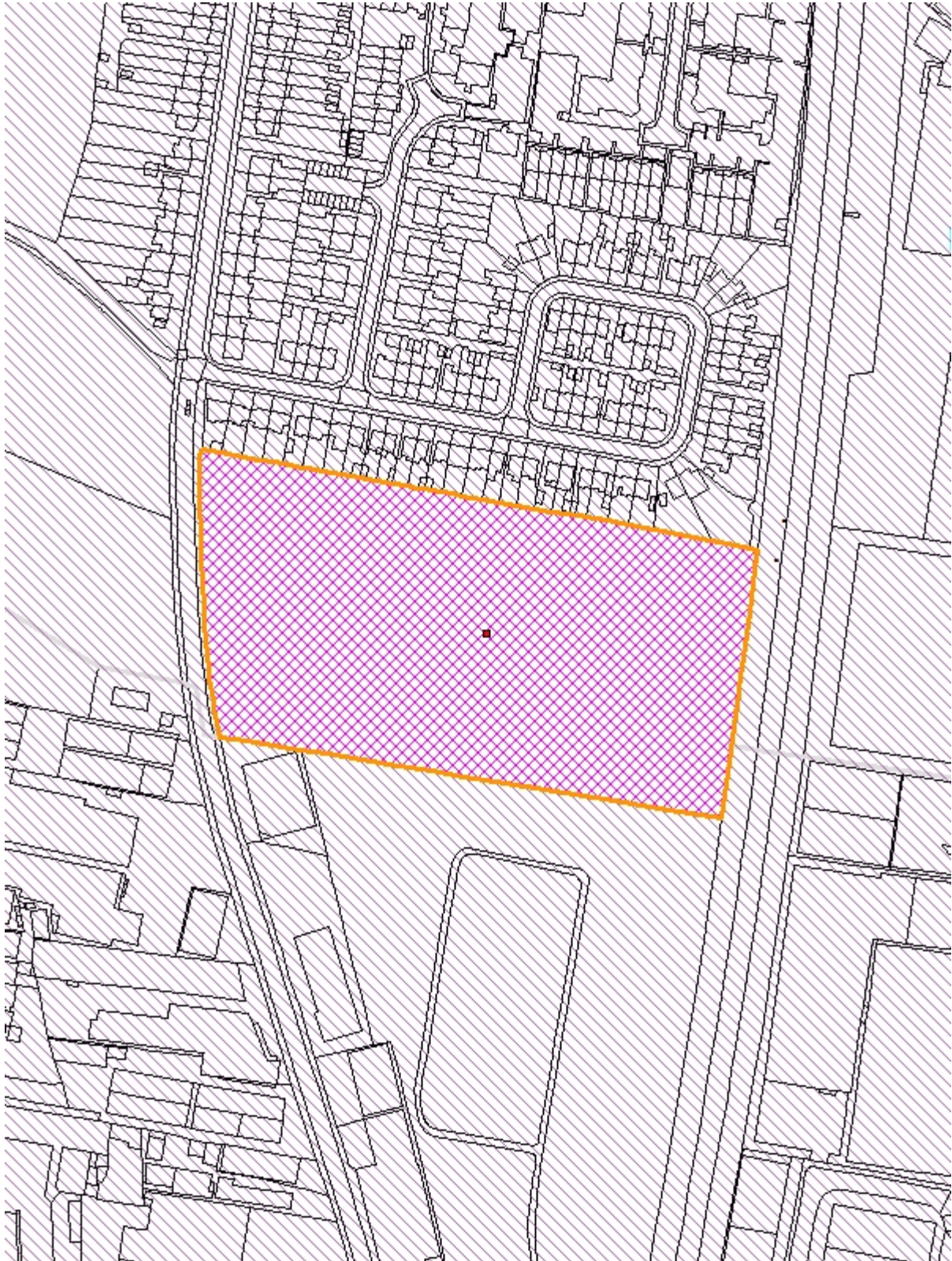
Agent Name & Address:

Ms. Jamie Kukadia
Highway Services, B Block North
Enfield Civic Centre
Silver Street
London
EN1 3XA

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: 22/01498/RE4 LOCATION: Alma Road Open Space, Alma Road, Enfield, EN3 7RT



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Scale 1:1250

North



1. Note for Members

- 1.1 The application is reported to the Planning Committee because the applicant for the development is the Council and in accordance with the scheme of delegation, such applications are required to be reported to Planning Committee for determination.

2. Executive Summary

- 2.1 The planning application seeks approval to the provision of a mini-woodland and dry wetland scrapes within an existing area of Open Space involving the reuse of excavated material from a nearby site. The works would include the following:

- i) Transportation of approximately 1000m³ of soil from Durants Park Wetlands;
- ii) Landscaping of the soil to create shallow mounds (up to 1 – 1.25m high), with a combined area of approximately 1300m²;
- iii) Establishing Mini Woodlands on the mounds with local residents, groups and schools;
- iv) Creation of a series of shallow wetland scrapes that provide flood storage for extreme rainfall events with a combined area of 820m².

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

- i) It would provide wider benefits in regard to enhancements to the environment through appropriate landscaping/provision of mini woodlands and dry wetland scrapes and enhancement of biodiversity.
- ii) It would continue to support the use of an existing area of open space for recreational/leisure and educational purposes.
- iii) It would mitigate in tackling flood risk to the area including the provision of flood storage mitigation.
- iv) It would not detract from residential amenity or highway safety.
- v) It would not detract from the character and appearance of the locality.

- 2.3 The development would be appropriate and considered acceptable when assessed against relevant National and Regional Policy, Core Strategy and Development Management policies.

3. Recommendation

- 3.1 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.

1. Time limit – Full.
2. Development in accordance with approved drawings and documents.

3. Works to be carried out in accordance with the submitted Ecological Assessment.
 4. Works to be carried out in accordance with the submitted Arboricultural Report.
 5. Works to be carried out in accordance with the submitted Construction Method Statement.
 6. Time restrictions for the deliveries and removal of construction and excavation materials to and from the site by road.
- 3.2 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

4. Site and Surroundings

- 4.1 The site is located on the eastern side of Alma Road and comprises the Alma Recreation Ground. The site covers an area of some 2.6Ha and is characterised by a predominantly by grassland habitat, with a large circular mown area. There are mature and semi-mature trees in the eastern and southern edges of the park, as well as an area of scrubland to the north.
- 4.2 The site is designated Metropolitan Open Land and Local Open Space. The site is not within a designated Flood Zone but is within an area designated as being of medium surface water flood risk.
- 4.3 Residential dwellings are located to the north of the site. To the south of the site are allotments and industrial units. The site is flanked to the east by a railway line and industrial units are also located to the east of the railway line. Durants Park Site is located to the north and northwest of the application site. The location plan and aerial images below illustrates the site.



5.0 Proposal

- 5.1 The proposal seeks approval to the creation of a mini-woodland together with dry wetland scrapes to create a richer natural habitat. The focus for the proposed works is the area enclosed by the currently mown grass path which has an area of approximately 6000 sq.m.
- 5.2 It is proposed to use the excavated soil (approximately 1000m³) from the approved Durants Park Wetlands scheme (west of Alma Road) to facilitate tree planting at Alma Recreation Ground. The construction of the Durants Park wetlands was granted planning permission in October 2020 (ref: 20/03211/RE4). The soil will be used to create undulations and shallow mounds in the middle of Alma Recreation Ground where the proposed 'Mini Woodlands' can be established.
- 5.3 Two mounds are proposed to be created with a height not exceeding 1.25m above existing ground levels); Raised Area 1 of circa 300m² and Raised Area 2 of circa 990m². Dry Wetland Scrape areas are proposed between the raised mounds and to the north and south of Raised Area 2, having a total area of some 820m². The proposed creation of the series of shallow wetland scrapes will also provide flood storage for extreme rainfall events.

6.0 Relevant Planning Decisions

- 6.1 No planning or enforcement history exists on site.

7.0 Consultation

- 7.1 In December 2020, the Council adopted a Statement of Community Involvement (SCI), which sets out policy for involving the community in the preparation, alteration and review of planning policy documents and in deciding planning applications.

- 7.2 The SCI recognises that the Council will aim to involve the community as a whole: to extend an open invitation to participate but at the same time ensure that consultation is representative of the population. To achieve this, a variety of community involvement methods will be used. Targeted consultation of stakeholders and interest groups, depending upon their expertise and interest and the nature and content of the Local Plan documents, or type of planning application, will be undertaken.
- 7.3 In the case of 'significant applications, additional consultation will be carried out depending upon the proposal and site circumstances: Developers will be encouraged to provide the community with information and updates on large scale or phased developments using websites, public exhibitions and newsletters. As noted above, the applicant undertook pre-submission engagement with the local community.

Public Consultation

- 7.4 Consultation letters notifying local residents were sent to 56 neighbouring properties on 05.05.2022 giving people 24 days to respond. One response has been received which makes the following objection (as summarised):
- Concerns about anti-social behaviour
 - Concerns that the area will not be maintained by the Council.

Officer Response:

The existing open space is being maintained by the Council. Post development, it will still be maintained by the Council.

Statutory and non-statutory consultees

Environmental Health :

- 7.11 Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality, noise or contaminated land.

SuDS :

- 7.12 No comments received.

Traffic and Transportation:

- 7.13 No objection. A construction Method Statement has been included with the submitted planning application documentation. A suitable temporary crossing point with parking suspension, ramps and the relevant signage is to be put in place crossing Alma Road. Roads and paths will be regularly cleaned during construction works to prevent accumulation of mud and traffic speeds are to be limited.

Environment Agency:

- 7.14 No comments received

Archaeology:

- 7.15 No archaeological requirement

Natural England :

7.16 No comments received

8. Relevant Policy

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.

The 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:

GG1 Building Strong and Inclusive Communities

GG2 Making the best use of land

GG3 Creating a healthy city

D4 Delivering Good Design

D5 Inclusive Design

G1 Green infrastructure

G3 Metropolitan Open Land

G4 Open space

G6 Biodiversity and access to nature

G7 Trees and woodlands

SI13 Sustainable Drainage

Local Plan - Overview

8.3 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.

Core Strategy

8.4 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.

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

CP34 Parks, Playing Fields and Other Open Spaces.
CP36 Biodiversity

Development Management Document

8.5 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.

8.6 The following Development Management Document policies are considered particularly relevant:

| | |
|--------|---|
| DMD 37 | Achieving High Quality and Design-Led Development |
| DMD44 | Conserving and Enhancing Heritage Assets |
| DMD59 | Avoiding and Reducing Flood Risk |
| DMD60 | Assessing Flood Risk |
| DMD61 | Managing Surface Water |
| DMD 64 | Pollution Control and Assessment |
| DMD66 | Land Contamination and Instability |
| DMD71 | Protection and Enhancement of Open Space |
| DMD 79 | Ecological Enhancements |
| DMD 80 | Trees on Development Sites |
| DMD81 | Landscaping |

Enfield Local Plan (Reg 18) 2021

8.7 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.

8.8 The Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted and as such applications should Page 105 continue to be determined in accordance with the Local Plan. Little weight shall be afforded to the Draft Enfield Local plan (Reg 18), while noting that account needs to be taken of emerging policies and draft site proposals in accordance with paragraph 48 of the NPPF.

8.9 As the emerging 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.

8.10 Other Relevant Policy

NPPF (2021)
National Planning Practice Guidance
Enfield's Local Flood Risk Management Strategy (2016).
Enfield's Blue and Green Strategy (2021-2031)
Heritage Strategy SPD

9. Analysis

9.1 The main planning issues to consider are as follows:

- Principle of Development

- Character, Landscape and Biodiversity
- Archaeology
- Highway Implications
- Neighbouring Amenities
- Flooding / Surface Water Drainage

Principle of Development

- 9.2 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.
- 9.3 The Development Plan includes local policies (Core Strategy / Development Management Plan) as well as the London Plan (2021) and national guidance. The London Plan policies will have greater weight where there is inconsistent with local policy given its more recent adoption in March 2021.
- 9.4 Running alongside this is the aim that planning should facilitate sustainable development, and this is at the heart of the NPPF which advocates a presumption in favour of sustainable development. The planning system is required to perform a social and environmental role, which are two of the three dimensions of sustainable development. Under its social role, at Paragraph 8 (b) – planning system is required to support strong, vibrant and healthy communities, by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. Under its environmental role, at Paragraph 8(c) – planning system is required to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.5 The NPPF at paragraph 93 states that planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to provide the social, recreational and cultural facilities and services the community needs and thereby enhance the sustainability of communities and residential environments.
- 9.6 These strategic planning ambitions are captured in Policies GG1 (Building Strong & Inclusive Communities) of the London Plan 2021, with the proposal needing to be viewed in this policy context.
- 9.7 Policy GG2 (Making the Best Use of Land) of the London Plan 2021 requires planning to protect and enhance London's open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible.
- 9.8 Policy GG3 (Creating a Healthy City) of the London Plan 2021 requires planning to plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports. In addition, Policy G1 (Green Infrastructure) of the London Plan states that "London's network of green

and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits”.

- 9.9 Policy G3 (Metropolitan Open Land) of the London Plan 2021 states that boroughs should work with partners to enhance the quality and range of uses of MOL.
- 9.10 The proposal seeks to provide a mini woodland area as well as dry wetland scrapes and as such seeks improvements and enhancement of the existing public open space and the Metropolitan Open Land. The proposed development would also result in biodiversity gains. As such the proposal is in compliance with the aforementioned policies and Policies CP34 of the Core Strategy and DMD71 of the Development Management Document.

Metropolitan Open Land - Character, Landscape and Biodiversity

- 9.11 The proposed works involve the creation of raised mounds within the central area of the existing Public Open Space by using the excavated soil from Durants Park wetlands scheme as well as dry wetland scrapes. The site is designated as Metropolitan Open Land and Local Open Space and thus has a sense of openness in its character. The physical alteration to the ground level would not detract from the open character of the designated metropolitan open land and in principle, are considered appropriate and would not detract from its character and appearance contrary to Policy G3 of the London Plan and DMD71 of the DMD.
- 9.12 The proposed works would involve the planting of trees to create the mini-woodland. 3 whips of native tree species are proposed to be planted per square metre. The details in respect of the proposed trees are listed as follows on the accompanying plans:

| Example of Tree Planting - Exact numbers to be agreed with Tiny Forest specification | | | |
|---|-----------|---------------|------------|
| Name | Type | Description | Height (m) |
| <i>Quercus robur</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Betula pendula</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Acer campestre</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Tilia xeuropaea Pallidia</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Prunus padus</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Carpinus betual</i> | Bare Root | 2 yr old whip | 60 - 80cm |

- 9.13 Furthermore, the site would be excavated (to a maximum of some 0.5m) with modest land reformation changes necessary to create the wetlands. The proposed wetlands are proposed to be planted with perennial wild flower and slow growing grass mix The details of the grass mix is listed below:

| Total Area 4800m ² | MEADOW MIX various seed mixes shown below for late summer cutting and removal | | | |
|----------------------------------|--|--|-----------------------|--------|
| % of total area | Seed Mix | Description | Sow Rate | Volume |
| 80% | Emorsgate EM1 General purpose meadow mixture | Perennial wild flower and slow growing grass mix suitable for broad range of soil and conditions | 4g per M ² | 16kg |
| 20% | Emorsgate Seasonally wet meadow Mixture | Perennial wild flower and slow growing grass mix suitable for seasonally wet soil and conditions | 4g per M ² | 4kg |

- 9.14 Policies G6 of the London Plan, CP36 of the Core Strategy and DMD79 of the Development Management Document refer to biodiversity and ecological enhancements. Additionally, Policies DMD80 and DMD81 of the Development Management Document refer to protection and enhancement of trees and landscaping alongside policy G7 of the London Plan.
- 9.15 The applicant submitted an Arboricultural Survey, which included an Arboricultural Method Statement (AMS) alongside tree protection measures and landscaping. None of the existing trees on the site are proposed to be removed. The proposals are focused in a 6000m² area in the middle of the park, which is located away from the semi-mature trees located to the east and south of the open space and as such none of the trees will be impacted by the proposal.
- 9.16 It is noted that two trees (category B) may be impacted by the construction phase of the scheme, the mature sycamore tree and a mature maple tree located at Durants Park. The protection of these trees during construction phase is outlined within the Arboricultural report. Furthermore, the report confirms that the following principles for tree protection throughout the duration of the project will be adhered to:
- No tracking by any plant or vehicles will take place within the RPAs
 - No stockpiling of any material within the RPAs will take place unless with the approval and supervision of the Council's Arboricultural team
 - No excavations will occur within the RPAs
- 9.17 It is considered that the proposal will result in significant interest and landscaping benefits to the site which in the current state is flat and bland. The creation of the woodlands and the dry wetland scrapes would therefore increase the ecological and landscaping benefits of the site in accordance with policies DMD80 and DMD81 of the DMD and G7 of the London Plan.
- 9.18 The applicant also submitted an ecological assessment (comprising an extended Phase 1 Habitat Protected Species Survey). Following a comprehensive assessment, it has been concluded that the site of the proposed development would result in the creation of new wildlife friendly habitats within the site. This would result in a significant benefit for biodiversity.
- 9.19 The Assessment did, however, confirm that there is the potential for common species of reptile such as slow worm, grass snake and common lizard as the grassland, and scattered scrub provides suitable habitats for basking and foraging.

In addition, the adjacent railway and allotment are likely to be optimal for reptiles and may provide areas suitable for use as hibernacula. The report recommends that one of the following actions is taken:

- Precautionary working measures are followed during the works, under the assumption that reptiles are present.
- A reptile survey is carried out to establish the presence or absence of reptiles in these areas of the site and, if they are found to be present, to devise a mitigation strategy.

9.20 The site is mostly a maintained and managed for public recreation and as such in this instance, it is considered that the precautionary working measures as outlined in the Ecological Assessment will be adequate. Subject to appropriate conditions in respect of precautionary measures for the protection of any potential reptiles on site, no concerns are raised in respect of the proposal under policies G6 of the London Plan, CP36 of the Core Strategy and DMD78 and DMD79 of the Development Management Document.

9.21 It is therefore concluded that the proposed creation of the mini-woodlands and dry wetland scrape areas would provide an attractive and visually interesting parkland area consistent with its designated MOL. Local Open Space status that would enhance and encourage a wider level of biodiversity on site.

Heritage Assets

9.22 A Heritage Statement has been submitted with the application which considers a study area of 500m from the site boundary to identify heritage assets which may experience change as a result of the proposed development.

9.23 The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

9.24 Within the 500m study area there are no designated heritage assets. A number of non-designated heritage assets lie within 500m of the site. Of these only Durants Park is scoped into this report. Durants Park is a non-designated heritage asset included in the Local Heritage List (LHL) as entry No.131. The Park boundary extends eastwards to abut Alma Road and faces onto the open ground of the Alma Recreation Ground. There is, consequently, a visual connection between the non-designated asset and the site. The proposed works on the application site are however, visually separated from the designed elements of the Durants Park. They are also separated by intervening sports pitches and flat, grassed areas. The Heritage Officer raises no objection to the proposed development confirming no harm to the setting of the non designated heritage asset due to the low visual connection between the formal designed elements and the site.

9.25 The following non-designated heritage assets have been scoped out owing to the low level scale of the development and a lack of visibility between the application site and the heritage assets. This is primarily because of distance from the site and intervening development.

- i. 173 Alma Road – Local List entry 7
- ii. Hitch Mylius, Alma House, Alma Road - Local List entry 8

- iii. Ediswan Building, Duck Lees Lane- Local List entry 66

Archaeology

- 9.26 The Heritage Officer highlighted however, that the proposed scheme could have the potential to impact on below ground archaeological remains. The site is not itself within an Archaeological Priority Area, but adjoins the Lea Valley West Bank Archaeological Priority Area on the east and the Durants Road (Manor) Archaeological Priority Area lies c. 0.6 km to the west south west).
- 9.27 An Archaeological Desktop Evaluation has been submitted with the application which concludes that the archaeological potential of the site is generally low and the depth of the proposed works means that what might potentially be more significant deposits would not be contacted. Whilst isolated finds of e.g. the Mesolithic period might be slightly more likely here adjacent to wetlands likely to have been exploited in this period than elsewhere, it would be difficult to justify requiring any archaeological work in connection with the project.
- 9.28 The Council's Heritage Officer and Archaeological Officers have raised no objection to the proposal and as such the conclusion within the submitted report is considered to be acceptable.
- 9.29 It is therefore considered that the proposed landscaping works to create the mini-woodland and wetland areas are appropriately designed and would not affect the above/below ground heritage assets, having regard to Policies CP30 and CP31 of the Core Strategy, DMD44 of the Development Management Document and G3, G4 and G7 of the London Plan.

Highways

- 9.30 The proposals would have no impacts on the surrounding highway network, access, servicing or parking facilities at the site. However, during construction, there is the potential for there're to be temporary additional traffic movements and effects especially from the transport of excavated soil from the Durants Park Wetlands scheme across the road.
- 9.31 A Construction Method Statement has been included with the submitted planning application documentation. A suitable temporary crossing point with parking suspension, ramps and the relevant signage is to be put in place crossing Alma Road. Roads and paths will be regularly cleaned during construction works to prevent accumulation of mud and traffic speeds are to be limited. The Transportation Officer has raised no objection to the proposal on the basis of the submitted Construction Method Statement. Subject to a condition requiring compliance to the details as submitted within this document.
- 9.32 It is therefore considered that an appropriate condition could be attached to require compliance with the Construction Management Plan and therefore it is not considered that the proposed works would have any adverse impacts upon residential amenities or conditions prejudicial to the safety and free flow of traffic, having regard to Policies CP32 of the Core Strategy, DMD64, and DMD66 of the Development Plan the proposal does not conflict with the Council's objectives for ensuring considerate construction practices which both protect residents and the natural environment.

Neighbouring Amenities

- 9.33 The proposed works are located towards the centre of the site and whilst part of the works seeks to create raised areas, these would be located at a distance of some 35m to 52m to the rear boundaries of the properties to the north. It is not considered that such works would have any detrimental impacts on neighbouring amenities in regard to loss of sunlight/daylight or outlook or privacy.

Flooding / Surface Water Drainage

- 9.34 The adopted NPPF (February 2021) provides strategic guidance on the provision and need of flood defences especially in light of climate change. Paragraphs 153 of the NPPF states:

Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

- 9.35 Paragraphs 154 to 169 of the NPPF principally deal with new development and the implications to flood risk from site development. Development Plan Policies; CP28 (Core Strategy) and Policies DMD 60 and DMD 61 (Development Management Document) provide defined guidance relating to managing flood risk.
- 9.36 A Flood Risk Assessment has been submitted with the application, as the site, including areas to lay the spoil, is over 1 hectare. The proposed development is within Flood Zone 1. This represents a low risk of fluvial flooding. The type of proposed development is “water compatible” and as such considered appropriate in Flood Zones 3 and 2 and 1. According to the Environment Agency’s Risk of Surface Water Flooding Map for Surface Water (RoFSW) parts of Alma Recreation Ground are at risk of surface water flooding in a 1 in 100-year event. However, the flooding is localised and it is envisaged that the proposals do not affect surface water flood risk for this event.
- 9.37 Whilst the site is not subject to fluvial flood risk for the 1 in 100 year + 17% climate change event, the site is at risk of surface water flooding for a 1 in 100-year + 17% climate change event. This is also due to the nature of the site, which is set approximately 1m below the road level and surrounding land.
- 9.38 As the site includes provision of raised areas, an assessment has been provided to understand if flood compensation is required. Where Raised Area 1 is located, the extent of surface water flooding is expected to be a depth of approximately 0.2m for a 1 in 100 year + 17% climate change event. The extent of Raised Area 1 that would affect this flooding is approximately 570m² and would displace approximately 114m³ of storage. Where Raised Area 2 is located, this would flood by a depth of approximately 0.15m. The area that would affect this flooding is approximately 1520m² and therefore would displace approximately 228m³ of surface water flood storage. The amount of flood storage displaced by the two raised areas is therefore approximately 372m³. The combined area of the wetland scrapes, which are areas lowered by 0.5m is approximately 820m². This would provide flood storage of 410m³. The proposed development therefore will not increase flood risk elsewhere. It is noted that the site sits within the Salmons Brook catchment, which poses high

flood risk to properties downstream in Edmonton. Therefore, flood storage provided in the proposed wetland scrapes may provide some benefit the catchment downstream.

- 9.39 It is therefore concluded that the proposal does not increase flood risk on the site and will facilitate to reduce flood risk to downstream and surrounding residential areas, as discussed above, by the provision of wetland features. It is considered that the development is appropriately flood resilient and resistant from all sources of flooding as well as reducing overall flood risk and providing a safe development in accordance with the aforementioned policies.

Other matters

- 9.40 Contamination – A Contamination Statement has been submitted with the application which concludes that there was a low to very low risk of contamination to the site and underlying soils. It is therefore acceptable for the spoil from Durants Park to be reused and landscaped within Alma Recreation Ground to facilitate tree planting.

10. Community Infrastructure Levy (CIL)

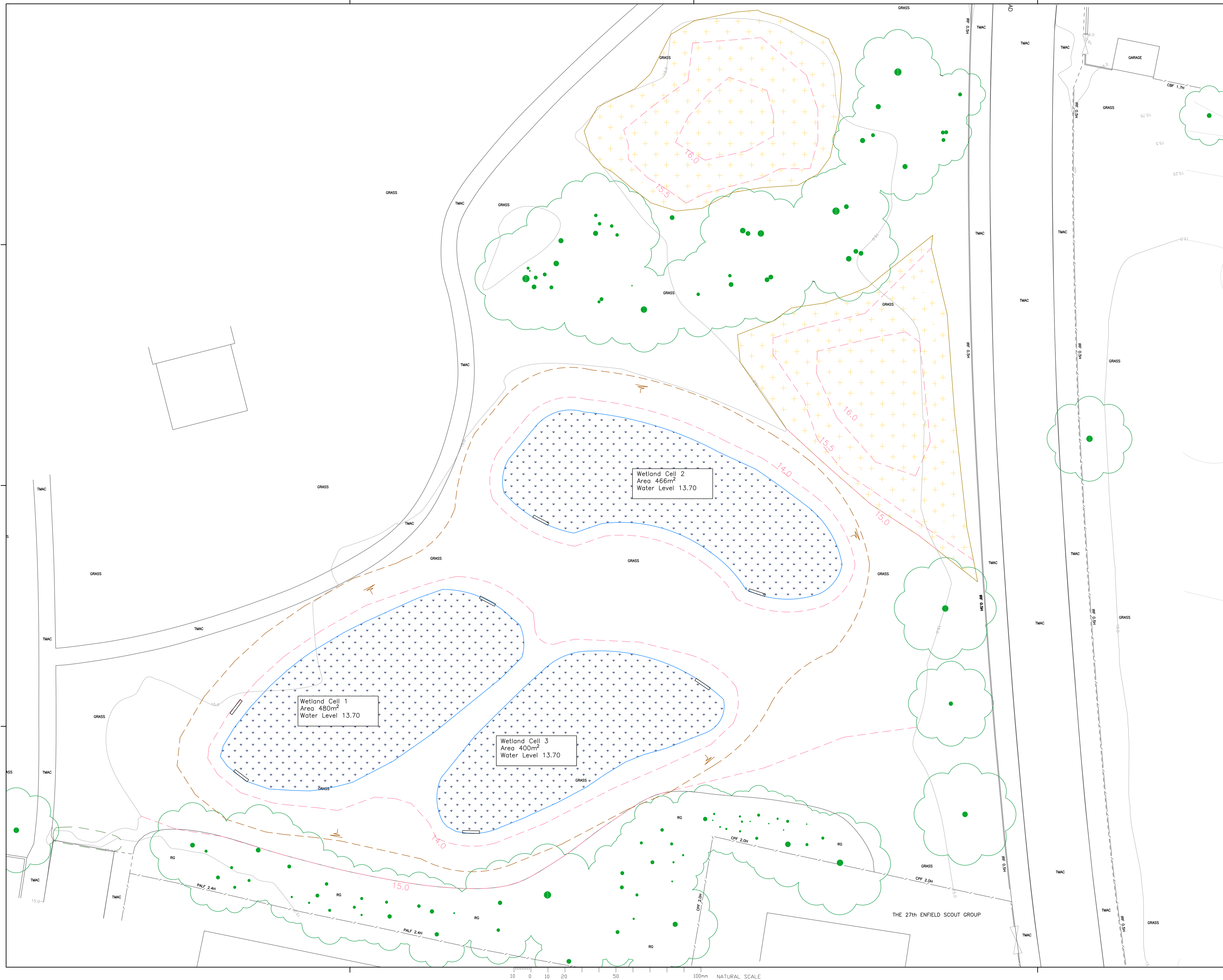
- 10.1 The development is not liable for Mayoral or Enfield CIL.

11. Public Sector Equalities Duty

- 11.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. Due to the nature of the proposal, 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.

12. Conclusion

- 12.1 The proposed development results in the enhancement of the existing public open space by virtue of the provision of mini-woodland area. Together with the proposed dry wetland scrapes the proposal will also provide a rich biodiversity environment open to the local community. Furthermore, it will facilitate to reduce flood risk to downstream and surrounding residential areas. The physical ground works / re-profiling of land is considered to be acceptable within the context of the MOL and would not harm the open character of the local open space
- 12.2 The proposal is therefore considered acceptable having regard to the development plan and subject to planning conditions.



- NOTES**
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STATUS
FOR TENDER

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
DURANTS PARK WETLANDS

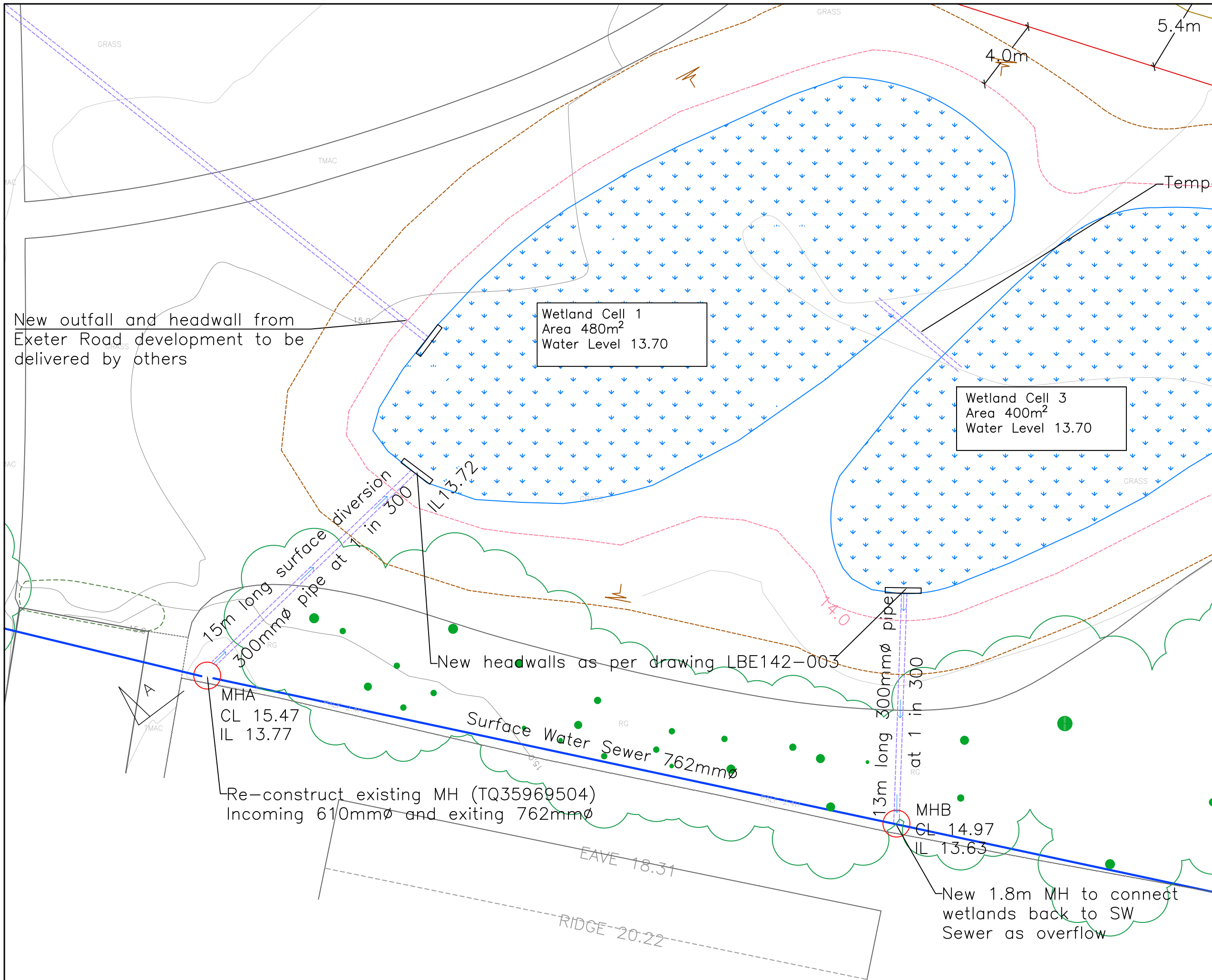
DRAWING TITLE
OVERVIEW

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



HIGHWAYS AND TRANSPORTATION
Highway Improvements

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|-------------------------|----------------------------|---------------------------|
| DESIGNED:- JK | DRAWN:- JK | DATE:- DEC 2021 |
| SCALE:- 1:200 | PLOT SCALE:- 1:1 | CHECKED:- IR |
| DRAWING NO. | LBE142-001 | A |



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| | Wetland features |
| | Raised areas |
| | Extent of Excavation Works |
| | Proposed Contours |
| | Existing Contours |
| | Proposed drainage pipe |
| | Existing SW Sewer |
| | Existing Foul Sewer |
| | Proposed Headwall |

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JOB TITLE

DURANTS PARK WETLANDS

DRAWING TITLE

SURFACE WATER WORKS PLAN

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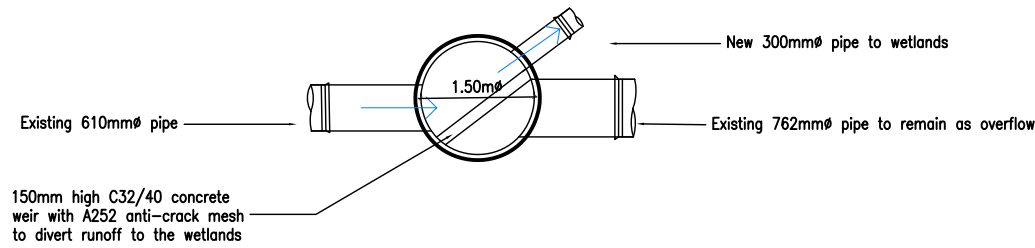
HIGHWAYS AND TRANSPORTATION

Highway Improvements

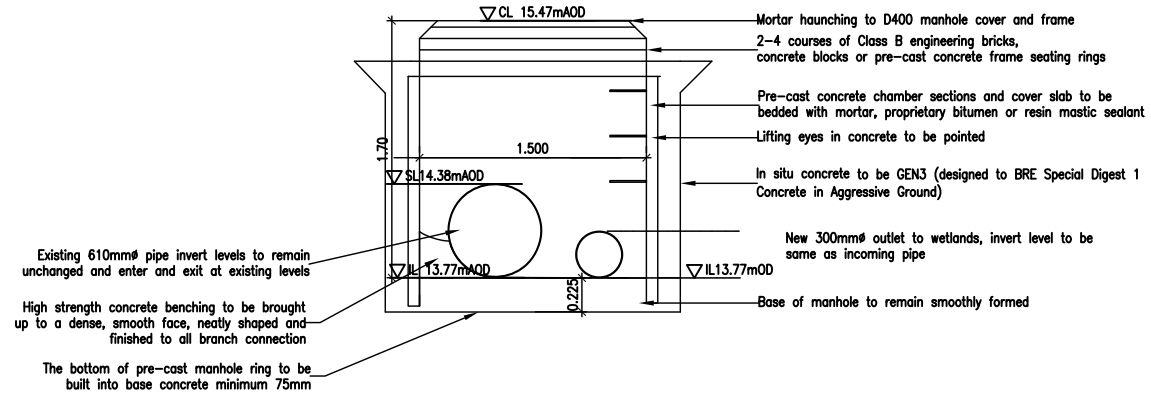
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| SCALE:- 1:200 | PLOT SCALE:- 1:1 | CHECKED:- IR |

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| DRAWING NO. | LBE142-002 | B |
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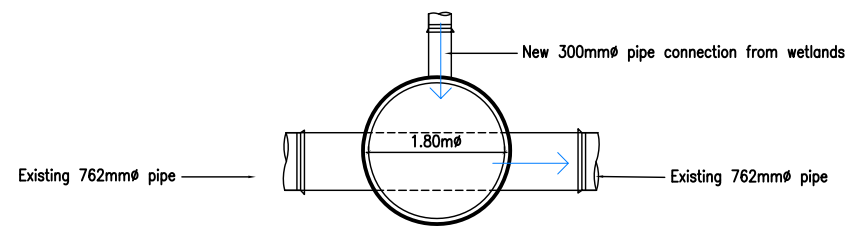
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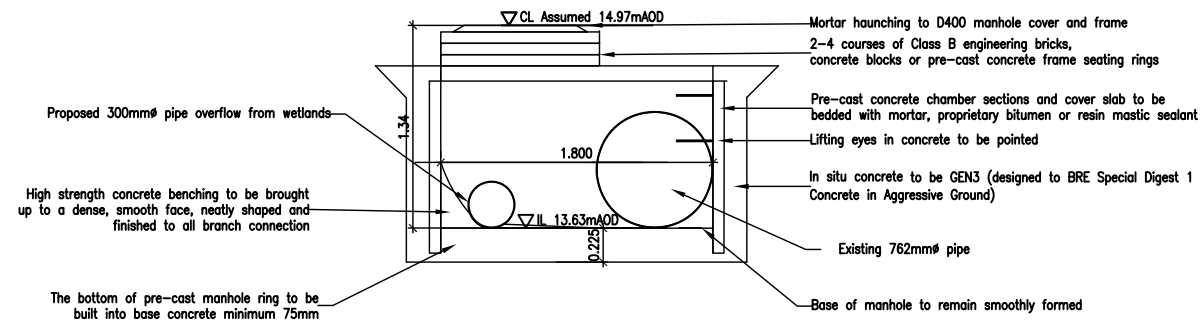
MHA – ALTERATIONS TO EXISTING MH NEW OUTLET TO WETLANDS PLAN
1:100



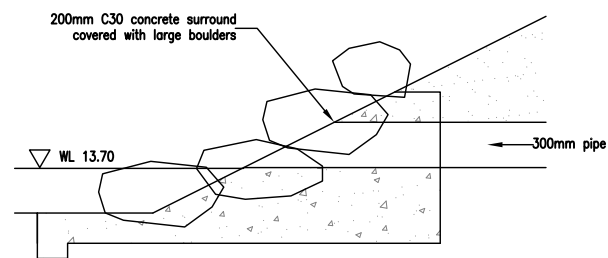
MHA – ALTERATIONS TO EXISTING MH NEW OUTLET TO WETLANDS SECTION
1:50



MHB – NEW MANHOLE FOR OVERFLOW FROM WETLANDS PLAN
1:100



MHB – NEW MANHOLE FOR OVERFLOW FROM WETLANDS SECTION
1:50



WETLANDS HEADWALL DETAIL
1:200

NOTES

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STATUS
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JOB TITLE
DURANTS PARK WETLANDS

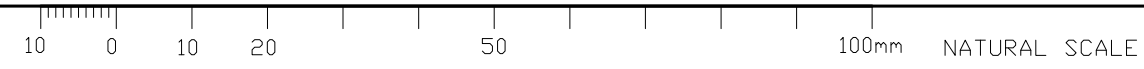
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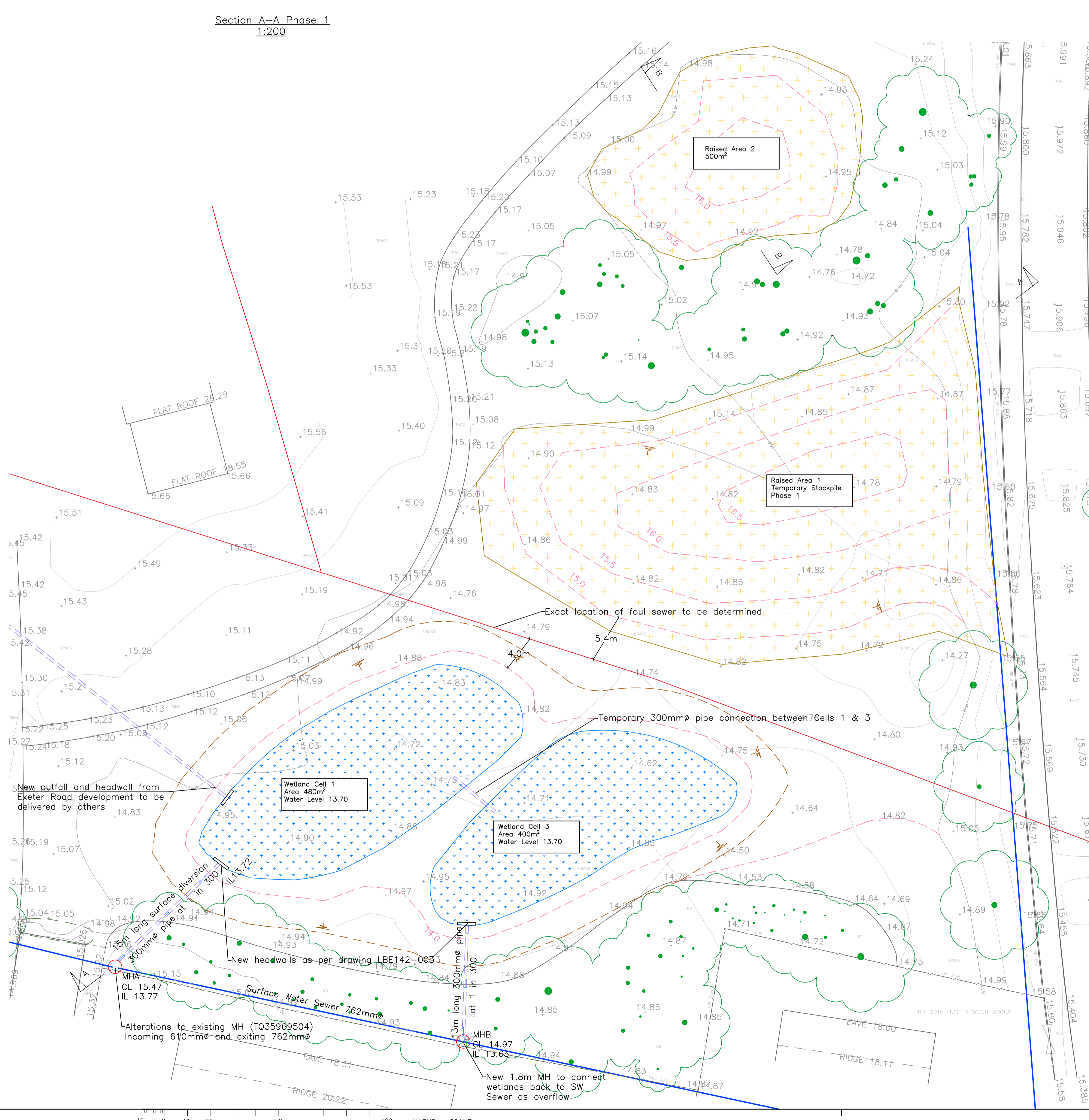
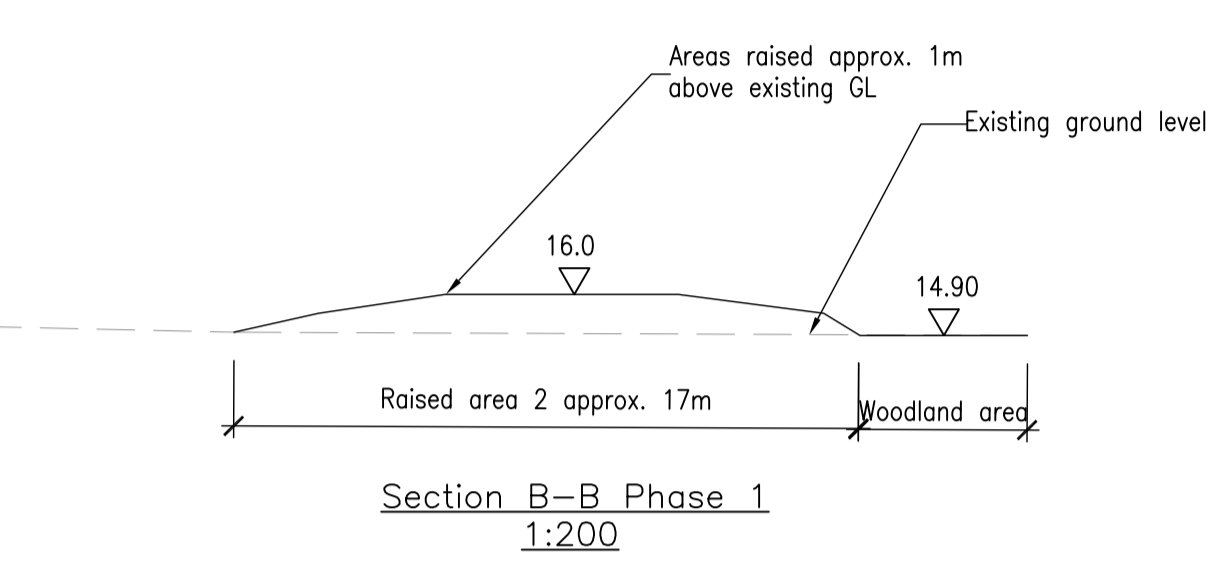
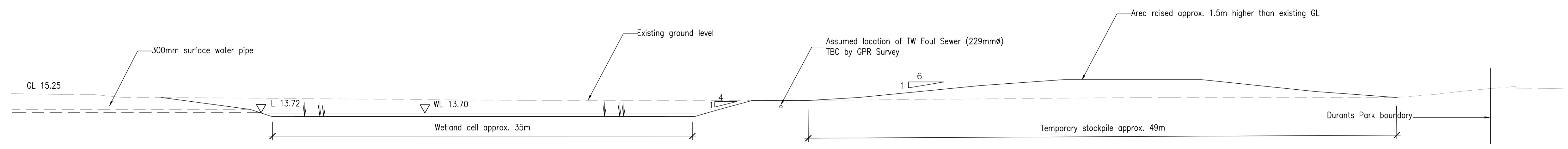


HIGHWAYS AND TRANSPORTATION
Highway Improvements

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Page 58



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- Wetland features
- Raised areas
- Extent of Excavation Works
- Proposed Contours
- Existing Contours
- Proposed drainage pipe
- Existing SW Sewer
- Existing Foul Sewer
- Proposed Headwall
- Existing Ground Levels
- Proposed Ground Levels

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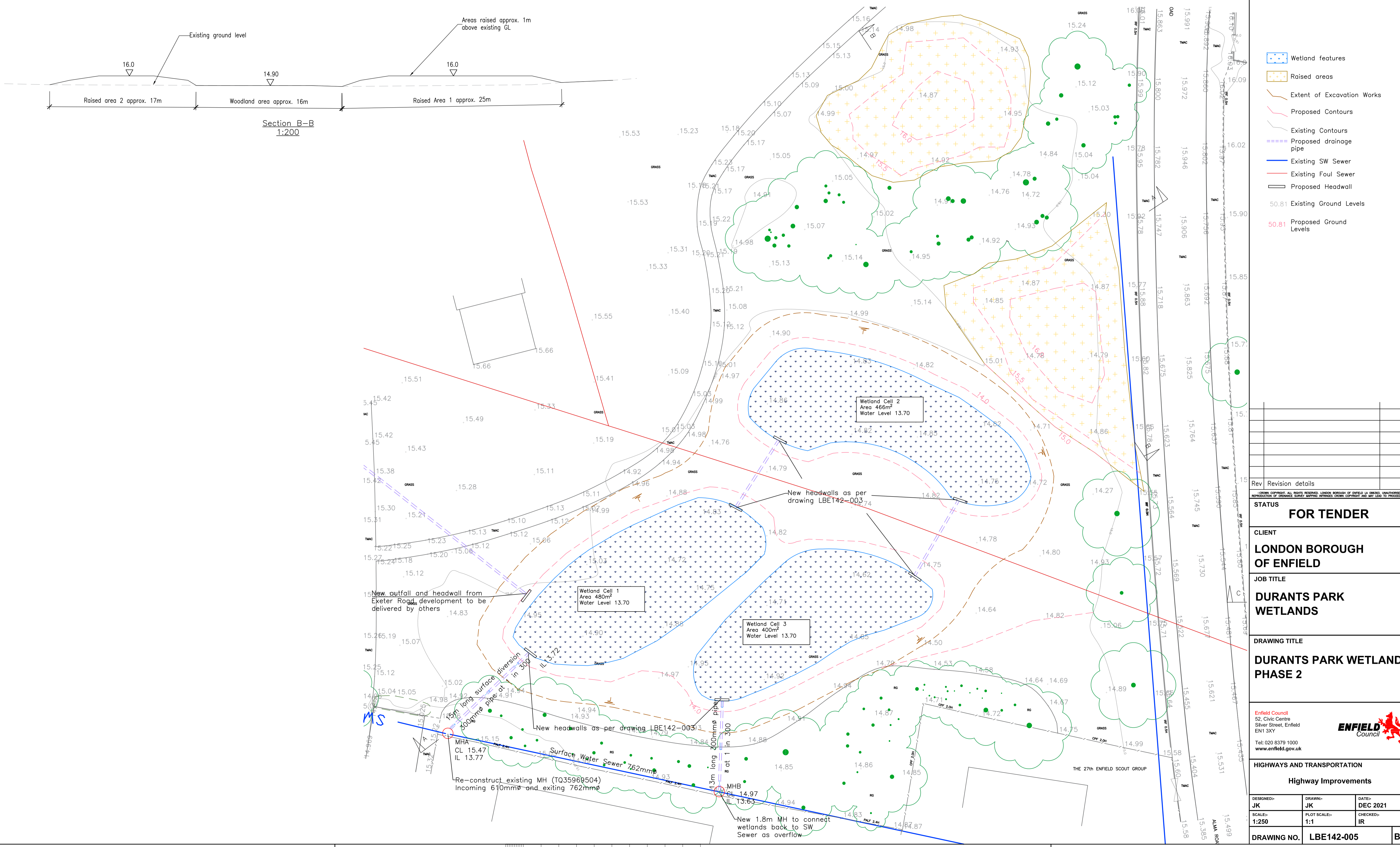
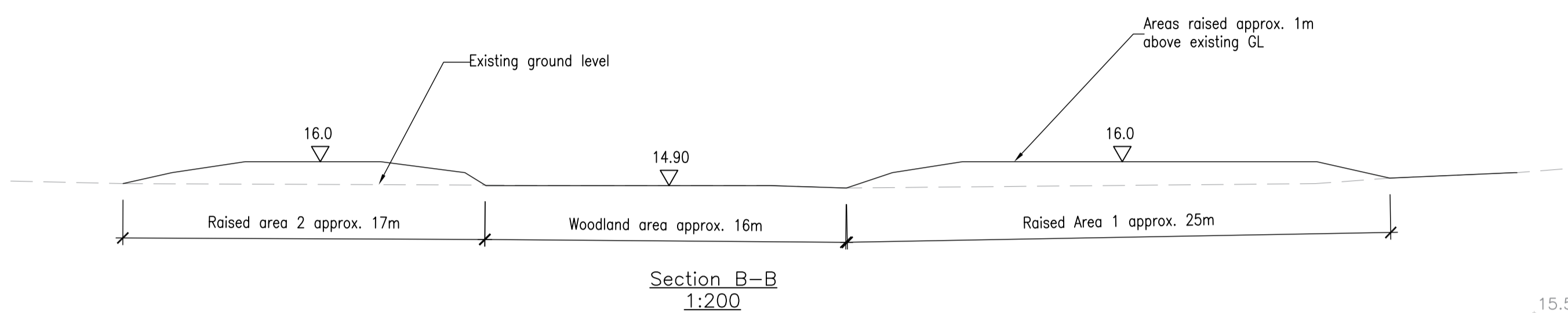
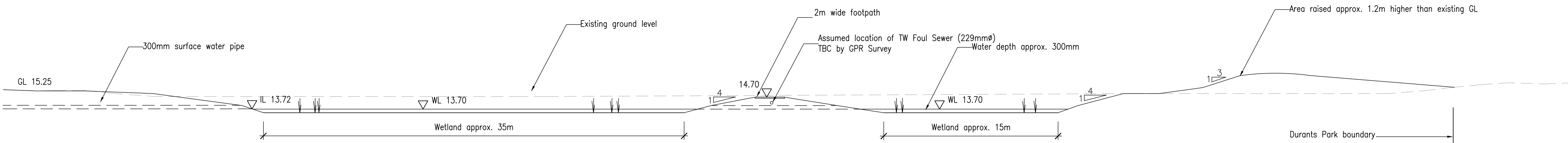
JOB TITLE
DURANTS PARK WETLANDS

DRAWING TITLE
DURANTS WETLANDS PHASE 1 WITH TEMPORARY STOCKPILE

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Highway Improvements

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- Wetland features
- Raised areas
- Extent of Excavation Works
- Proposed Contours
- Existing Contours
- Proposed drainage pipe
- Existing SW Sewer
- Existing Foul Sewer
- Proposed Headwall
- 50.81 Existing Ground Levels
- 50.81 Proposed Ground Levels

| Rev | Revision details |
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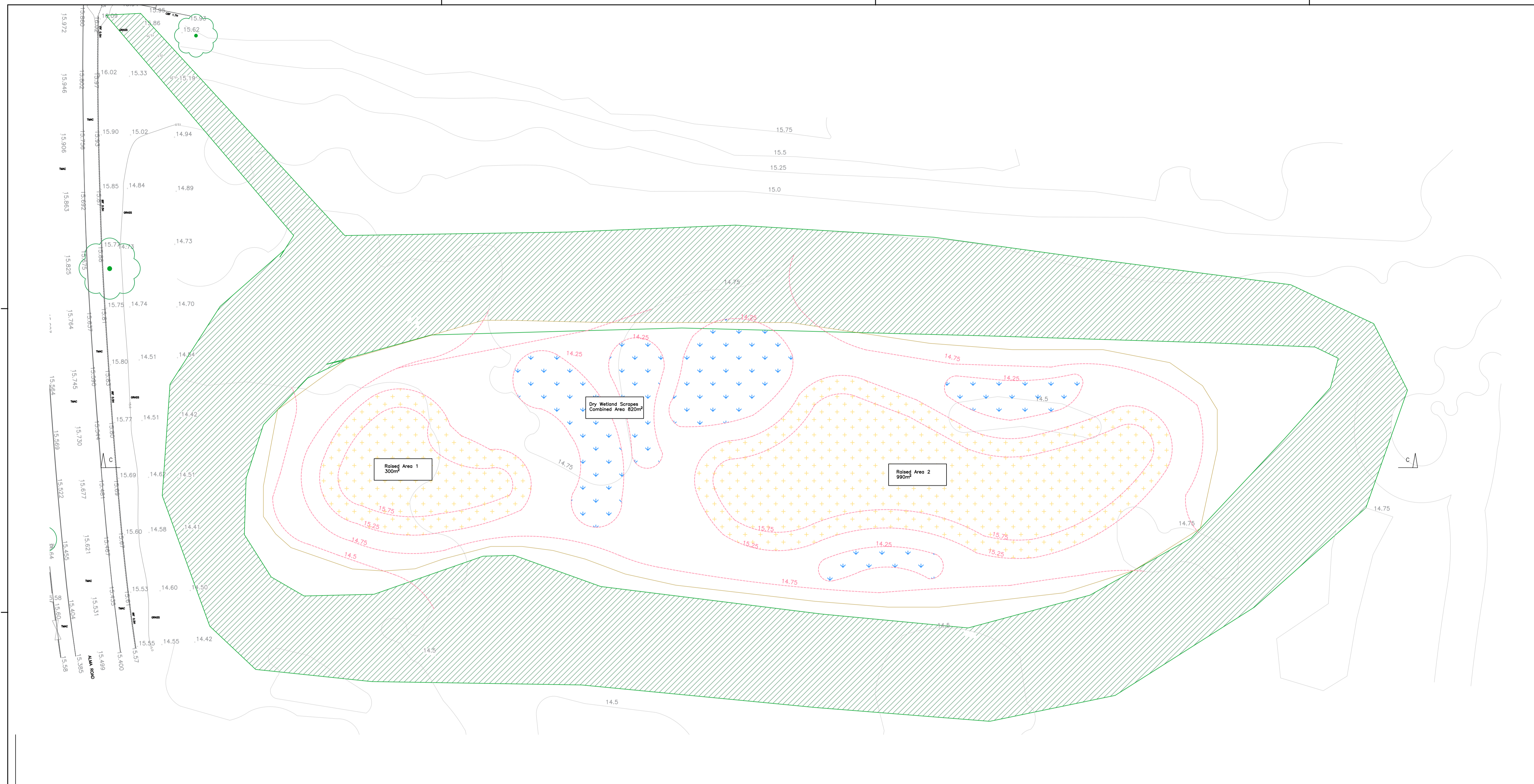
JOB TITLE
DURANTS PARK WETLANDS

DRAWING TITLE
DURANTS PARK WETLANDS PHASE 2

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HIGHWAYS AND TRANSPORTATION
Highway Improvements

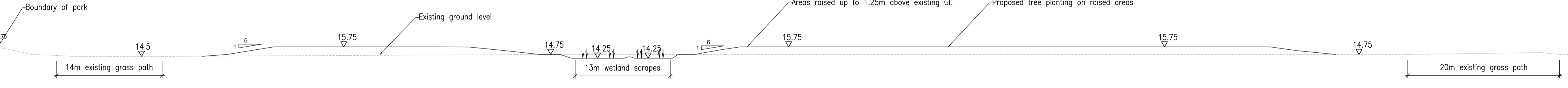
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- Dry wetland scrapes
- Areas raised >0.5m
- 50.81 Existing Ground Levels
- 50.81 Proposed Ground Levels
- Proposed Contours
- Existing Contours



Section C-C
1:300



| Rev | Revision details | Date |
|-----|---|------------|
| B | Raised areas modified and wetland scrapes added | 28/01/2022 |
| C | Wetland scrapes modified | 10/03/2022 |
| | | |
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JOB TITLE
DURANTS PARK WETLANDS PHASE 2

DRAWING TITLE
ALMA RECREATION RAISED LANDSCAPED AREAS

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Highway Improvements

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| DRAWING NO. | LBE142-006 | C |





Example of Tree Planting - Exact numbers to be agreed with Tiny Forest specification

| Name | Type | Description | Height (m) |
|---------------------------------|-----------|---------------|------------|
| <i>Quercus robur</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Betula pendula</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Acer campestre</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Tilia xeuropaea Pallidia</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Prunus padus</i> | Bare Root | 2 yr old whip | 60 - 80cm |
| <i>Carpinus betual</i> | Bare Root | 2 yr old whip | 60 - 80cm |

| Total Area 4800m ² | MEADOW MIX various seed mixes shown below for late summer cutting and removal | | | |
|----------------------------------|---|--|-----------|--------|
| % of total area | Seed Mix | Description | Sow Rate | Volume |
| 80% | Emorsgate EM1 General purpose meadow mixture | Perennial wild flower and slow growing grass mix suitable for broad range of soil and conditions | 4g per M2 | 16kg |
| 20% | Emorsgate Seasonally wet meadow Mixture | Perennial wild flower and slow growing grass mix suitable for seasonally wet soil and conditions | 4g per M2 | 4kg |

10 0 10 20 50 100mm NATURAL SCALE

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KEY

- Tiny Forest Planting Native tree mix as approved by Woodland trust. Planted at high density of 2 to 7 trees per meter square
- Wildflower meadow mix using native species sown in Autumn or Spring
- Wildflower meadow mix suitable for seasonally wet areas

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**JOB TITLE
ALMA RECREATION
WOODLAND**

**DRAWING TITLE
PLANTING PLAN**

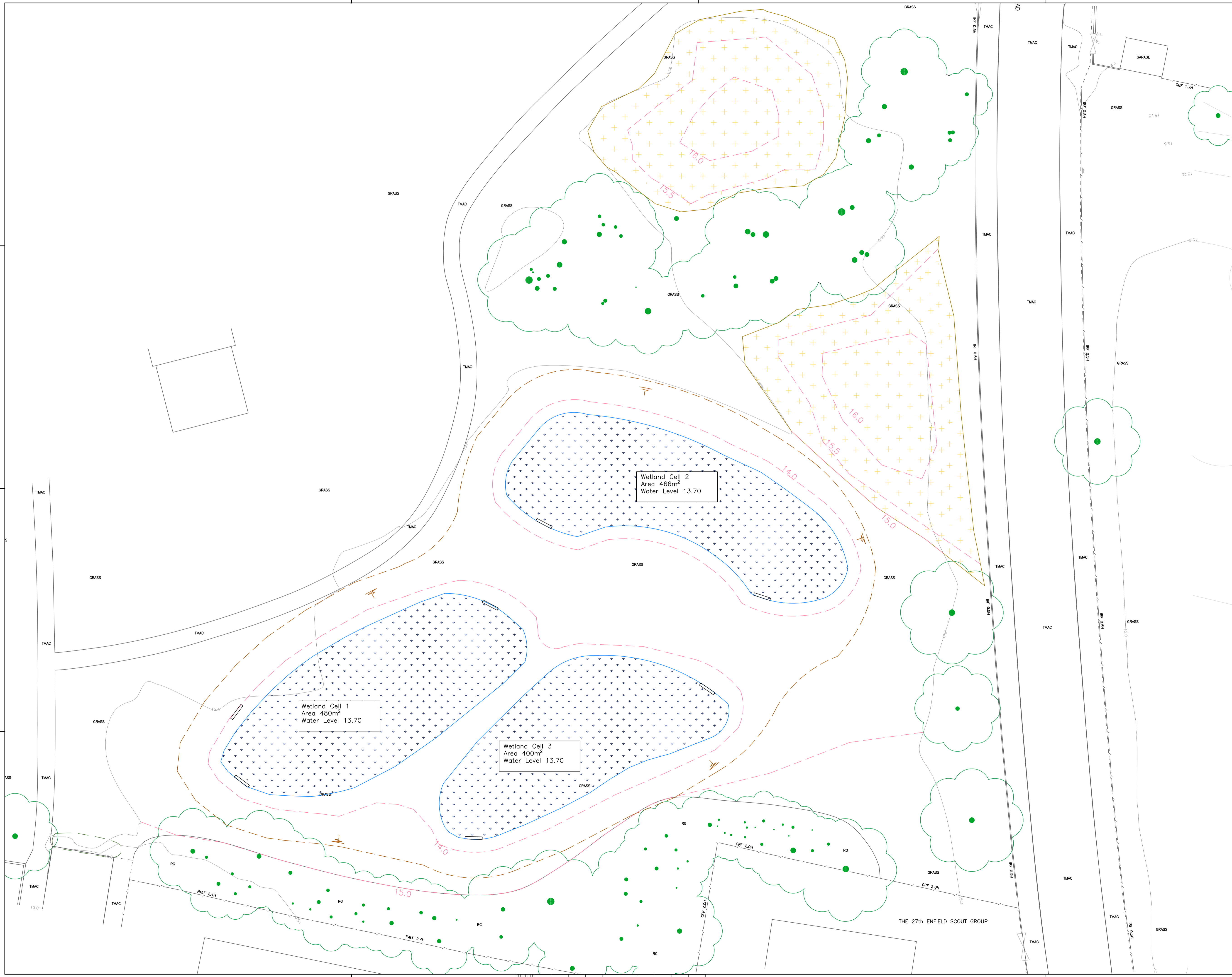
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**HIGHWAYS AND TRANSPORTATION
Structures & Watercourses**

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DRAWING NO. LBE142-007



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JOB TITLE
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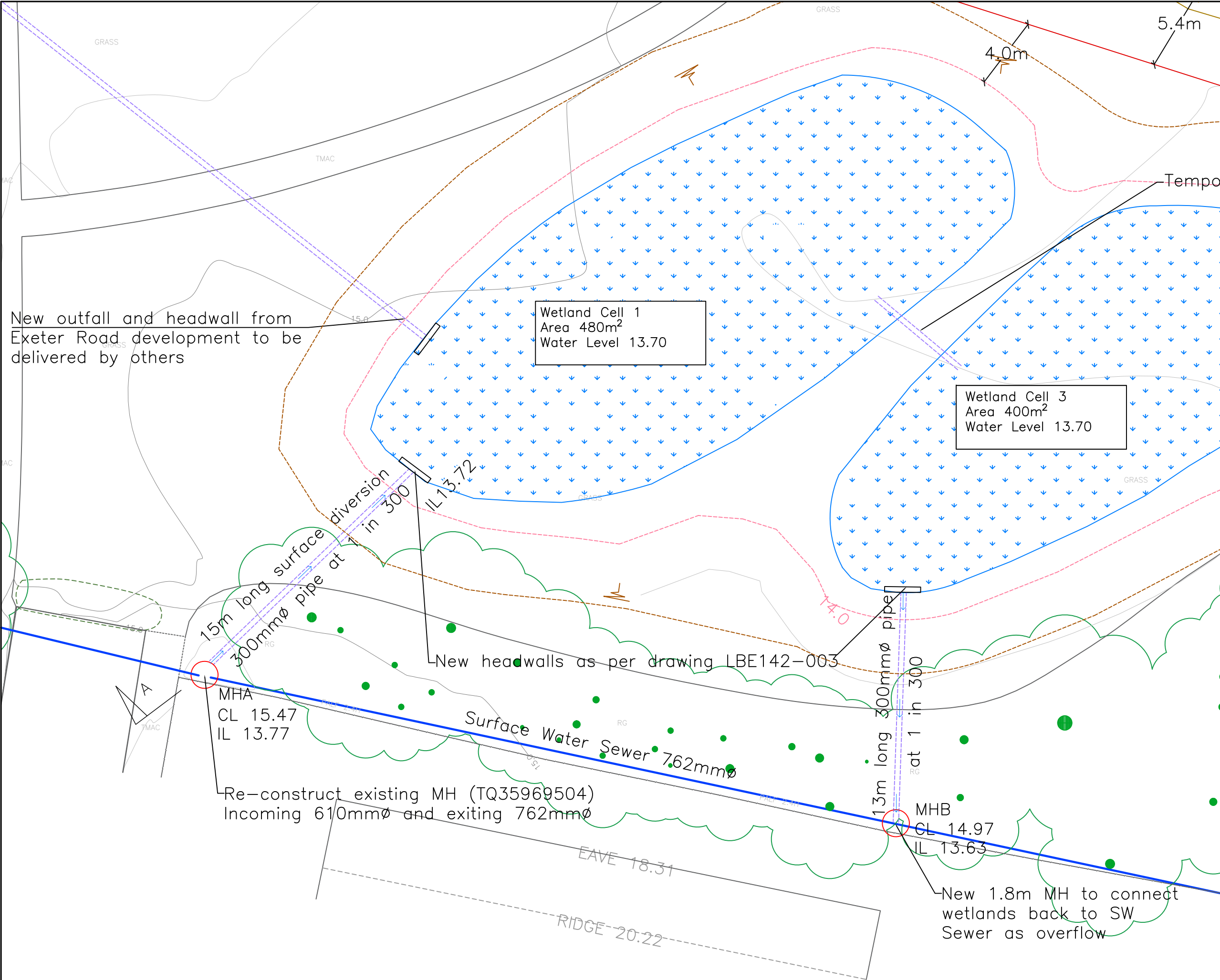
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HIGHWAYS AND TRANSPORTATION
Highway Improvements

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| DRAWING NO. | LBE142-001 | A |



New outfall and headwall from Exeter Road development to be delivered by others

Wetland Cell 1
Area 480m²
Water Level 13.70

Wetland Cell 3
Area 400m²
Water Level 13.70

15m long surface diversion
300mmø pipe at 1 in 300

New headwalls as per drawing LBE142-003

MHA
CL 15.47
IL 13.77

Re-construct existing MH (TQ35969504)
Incoming 610mmø and exiting 762mmø

Surface Water Sewer 762mmø

13m long 300mmø pipe
at 1 in 300

MHB
CL 14.97
IL 13.63

New 1.8m MH to connect
wetlands back to SW
Sewer as overflow

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Legend

- Wetland features
- Raised areas
- Extent of Excavation Works
- Proposed Contours
- Existing Contours
- Proposed drainage pipe
- Existing SW Sewer
- Existing Foul Sewer
- Proposed Headwall

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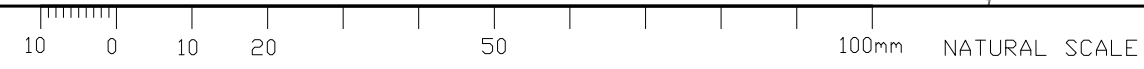
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SURFACE WATER WORKS PLAN

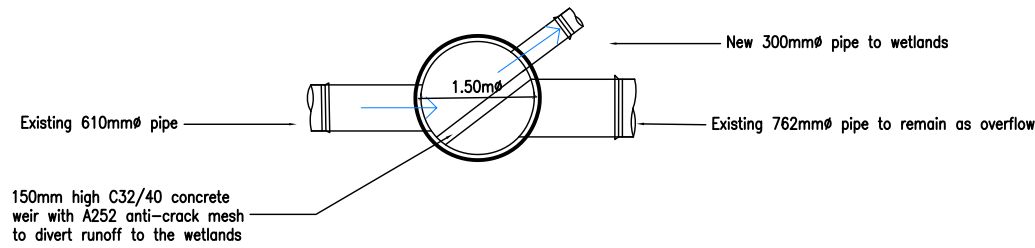
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HIGHWAYS AND TRANSPORTATION
Highway Improvements

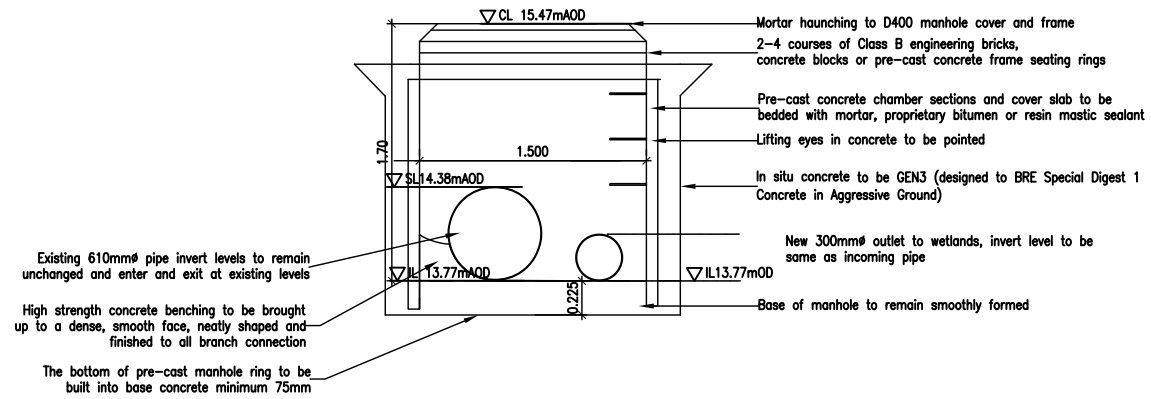
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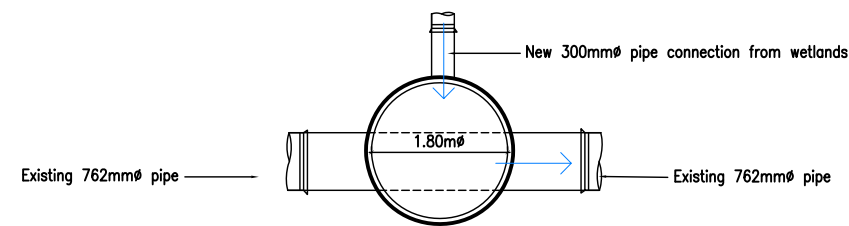




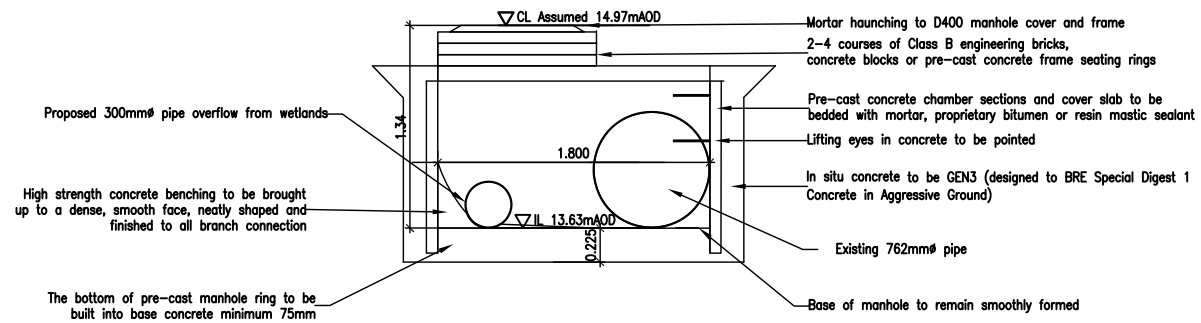
MHA – ALTERATIONS TO EXISTING MH NEW OUTLET TO WETLANDS PLAN
1:100



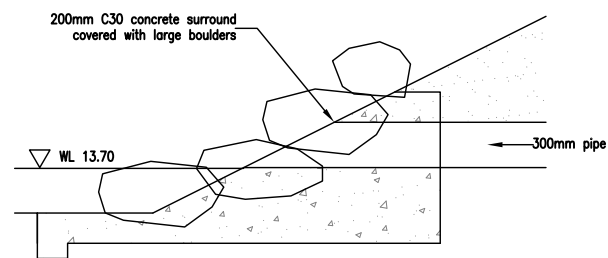
MHA – ALTERATIONS TO EXISTING MH NEW OUTLET TO WETLANDS SECTION
1:50



MHB – NEW MANHOLE FOR OVERFLOW FROM WETLANDS PLAN
1:100



MHB – NEW MANHOLE FOR OVERFLOW FROM WETLANDS SECTION
1:50



WETLANDS HEADWALL DETAIL
1:200

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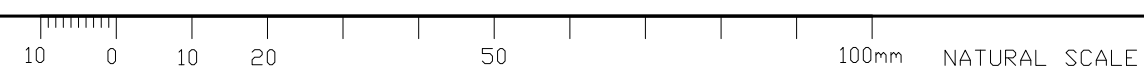
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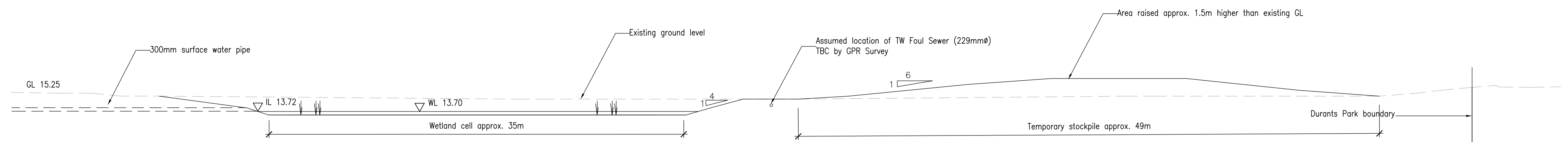


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Highway Improvements

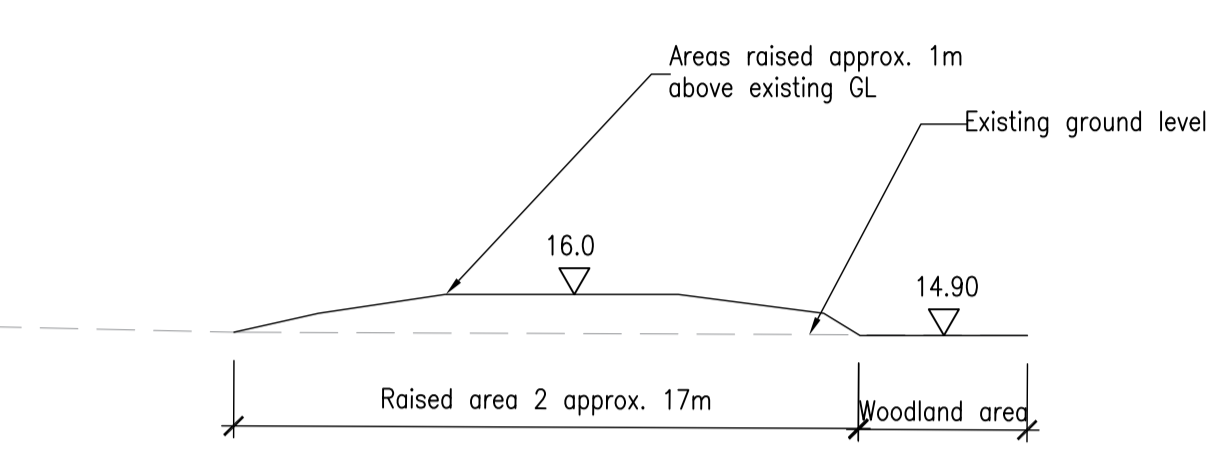
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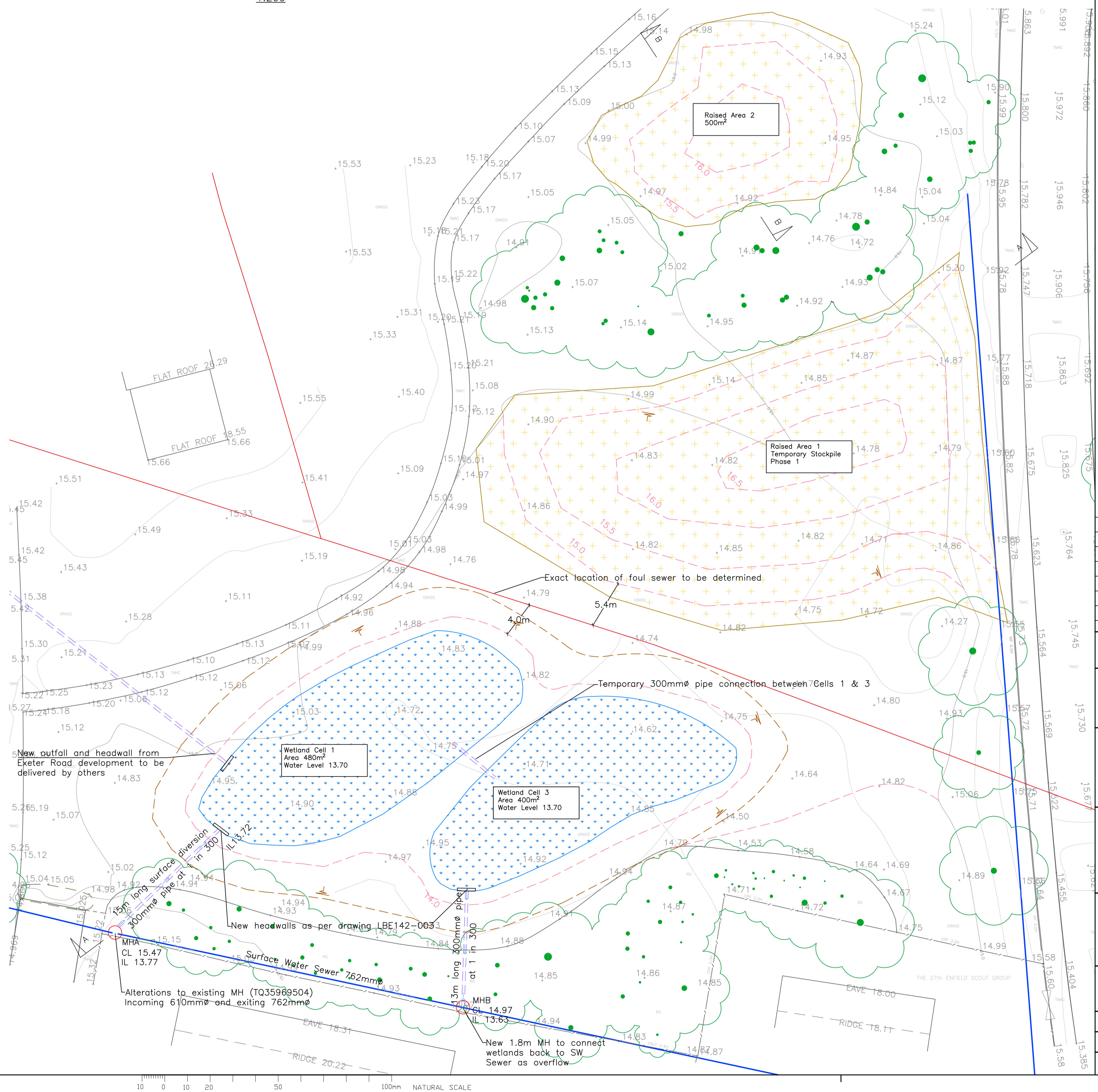




Section A-A Phase 1
1:200



Section B-B Phase 1
1:200



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- ⋯ Wetland features
- Raised areas
- Extent of Excavation Works
- Proposed Contours
- Existing Contours
- Proposed drainage pipe
- Existing SW Sewer
- Existing Foul Sewer
- Proposed Headwall
- 50.81 Existing Ground Levels
- 50.81 Proposed Ground Levels

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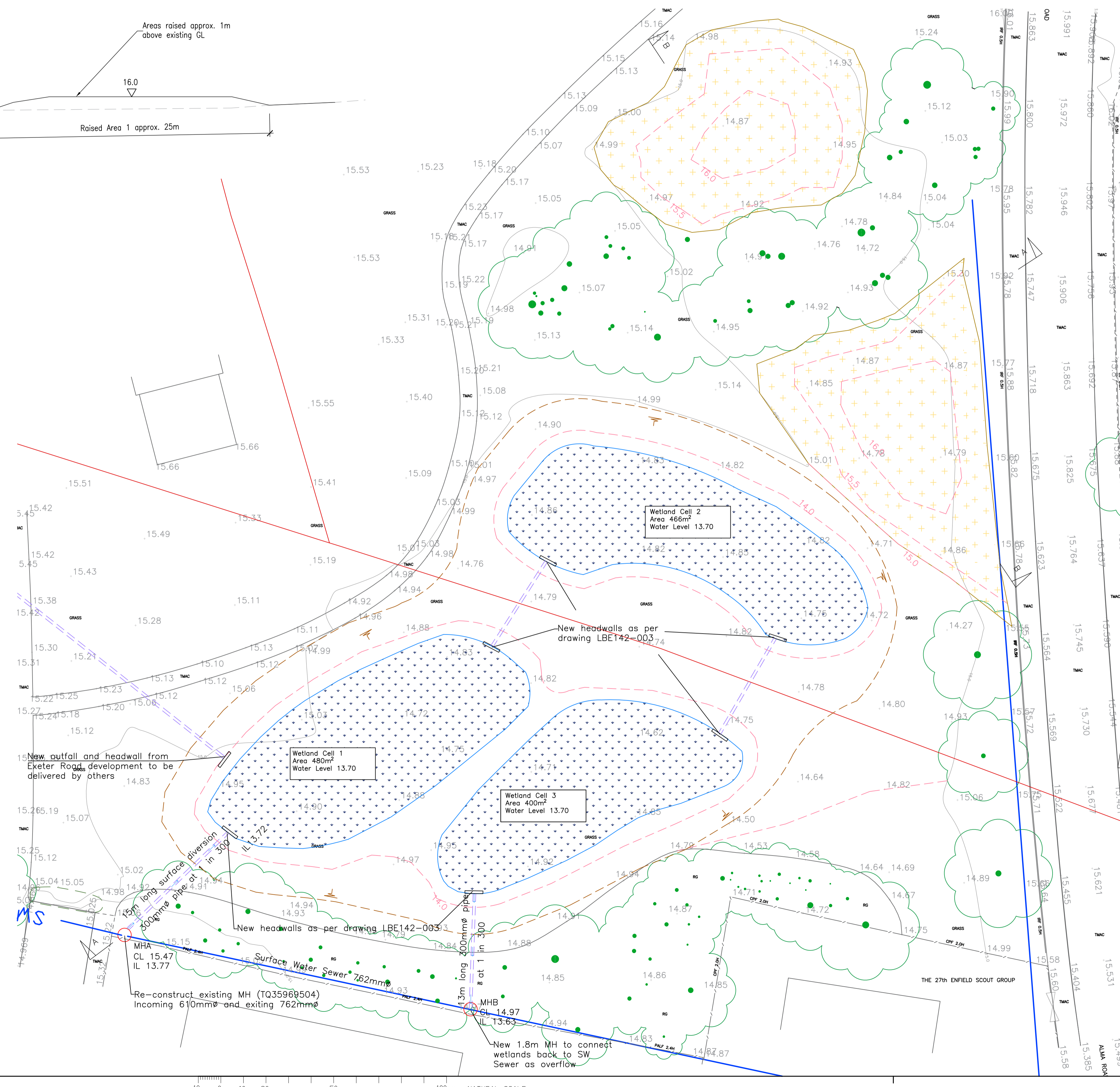
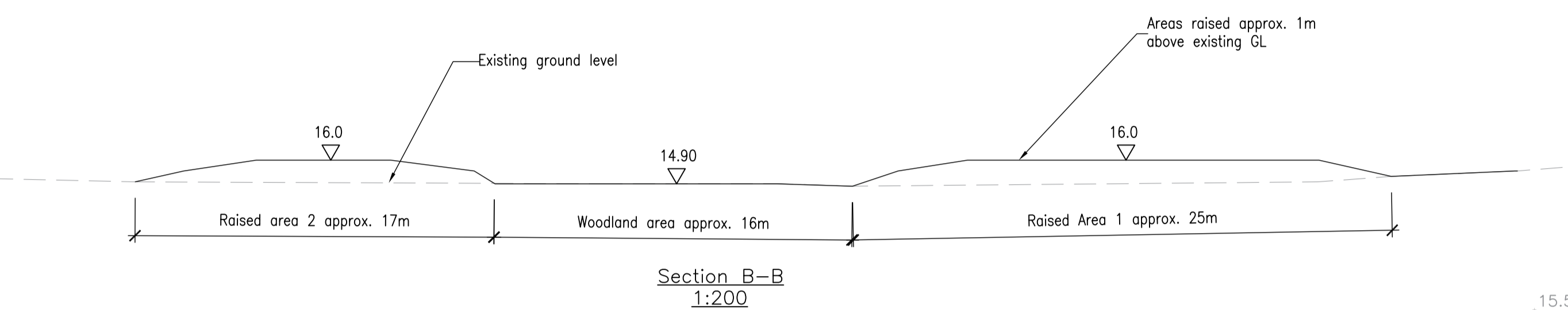
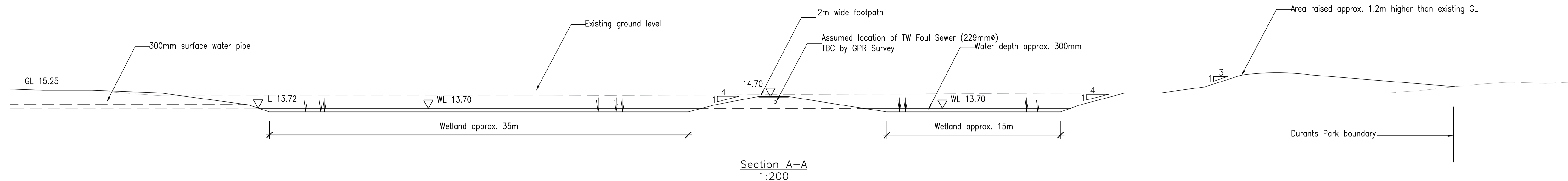
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HIGHWAYS AND TRANSPORTATION
Highway Improvements

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- Existing SW Sewer
- Existing Foul Sewer
- Proposed Headwall
- 50.81 Existing Ground Levels
- 50.81 Proposed Ground Levels

| Rev | Revision details |
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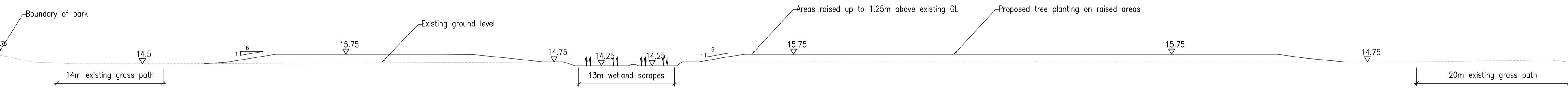
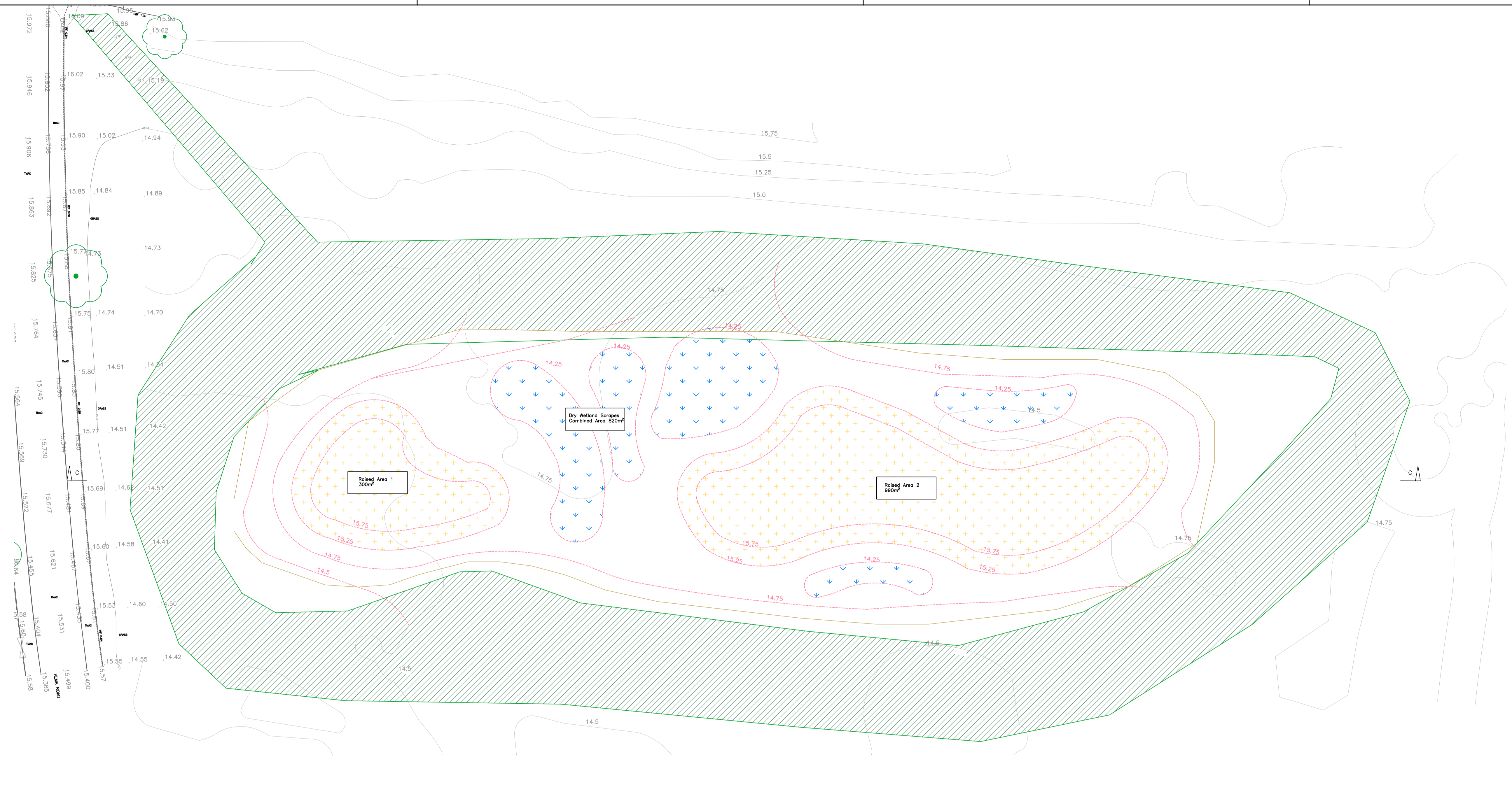
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| SCALE- 1:250 | PLOT SCALE- 1:1 | CHECKED- IR |
| DRAWING NO. | LBE142-005 | B |

NOTES

- DO NOT SCALE FROM THIS DRAWING.
- ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
- ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.

-  Dry wetland scrapes
-  Areas raised >0.5m
- 50.81 Existing Ground Levels
- 50.81 Proposed Ground Levels
-  Proposed Contours
-  Existing Contours



Section C-C
1:300



| Rev | Revision details | Date |
|-----|---|------------|
| B | Raised areas modified and wetland scrapes added | 28/01/2022 |
| C | Wetland scrapes modified | 10/03/2022 |
| | | |
| | | |
| | | |

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STATUS FOR TENDER

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
DURANTS PARK WETLANDS PHASE 2

DRAWING TITLE
ALMA RECREATION RAISED LANDSCAPED AREAS

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



HIGHWAYS AND TRANSPORTATION
Highway Improvements

| | | |
|-------------------------|----------------------------|---------------------------|
| DESIGNED:- JK | DRAWN:- JK | DATE:- DEC 2021 |
| SCALE:- 1:350 | PLOT SCALE:- 1:1 | CHECKED:- IR |
| DRAWING NO. | LBE142-006 | C |

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|---|---|--|
| LONDON BOROUGH OF ENFIELD | | |
| PLANNING COMMITTEE | | Date: 19 th July 2022 |
| Report of: Head of Planning - Vincent Lacovara | Contact Officer: Jennie Rebaio Gideon Whittingham Andy Higham | Ward: Highfield |
| Application Number: 22/01480/VAR | | Category: Change of Use |
| LOCATION: Firs Farm Playing Fields, Firs Lane, London, N21 2PJ | | |
| PROPOSAL: Variation of Condition 2 of 21/02685/FUL to allow change of use of land to community use involving installation of temporary building to provide community facilities including cafe, meeting room, function room, office and storage, toilets together with indoor and outdoor seating. | | |
| Applicant Name & Address: Mr Chris Ferrary Friends of Firs Farm (Charity) 19 Vicars Moor Lane London N21 2QN | | Agent Name & Address: Mr Chris Ferrary Friends of Firs Farm (Charity) 19 Vicars Moor Lane London N21 2QN |
| RECOMMENDATION: That the Head of Development Management be authorised to GRANT planning permission subject to conditions. | | |
| | | |

Ref: 22/01480/VAR LOCATION: **Firs Farm Playing Fields, Firs Lane, London, N21 2PJ**



1.0 Note to Members

- 1.1 This application is reported to Planning Committee given the Council's involvement in support of this community proposal and the fact the proposal is sited on Council land.

2.0 Executive Summary

- 2.1 The application site is at present, a disused car park which forms part of the larger Firs Farm Playing Fields. The car park has been closed since approximately 2006 and barriers have been installed preventing vehicle access.
- 2.2 Members may recall that this application was considered by the Planning Committee at its meeting on 23rd November 2021 when it was resolved to grant planning permission for the change of use of land to community use involving installation of six temporary storage containers to provide community facilities including café, meeting room, function roof, office and storage, toilets together with indoor and outdoor seating.
- 2.3 Since this decision, the storage containers are no longer available and there have been further discussion resulting in a revised proposal.
- 2.4 The proposed hub now consists of a timber-framed bespoke pre-fabricated timber clad structure which would sit on a slightly smaller footprint of approximately 216 square metres facing onto Firs Lane. In terms of its location and design, the openness of the Metropolitan Open Land will be maintained with no works encroaching onto the sports pitches or the line of trees.
- 2.5 The principle therefore remains the same and these changes are recommended for approval for the following reasons:
- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and the provision of new community facilities within the borough;
 - ii) The proposal has on balance provided justification for temporary structures on MOL
 - iv) The development would not harm the character and appearance of the MOL and surrounding area
 - v) The development would not result in any harmful impacts upon neighbouring amenity
 - vi) The proposal would not give rise to any significantly harmful transportation impacts in the locality
 - vii) Suitable conditions to cover SuDS, Tree Protection, Refuse Storage and Collection can be imposed on any permission.

3.0 Recommendation

- 3.1 That, the Head of Development Management be authorised to **GRANT** planning permission subject to conditions:
- 1. Time Limited Permission

2. Temporary Permission
3. Approved plans and documents.
4. Refuse storage
5. Waste Collection Plan
6. Restricted use – 08.00 – 20.00
7. Opening Hours
8. External Lighting
9. SuDS
10. Details of utilities
11. Arboricultural Impact Assessment and Tree Constraints Plan

4.0 Site and Surroundings

- 4.1 The site consists of a disused car park forming part of Firs Farm Playing Fields off Firs Lane.
- 4.2 Firs Farm Playing Fields contains a number of football pitches, tennis courts and wetland areas. To the south of the site are dilapidated changing facilities. A residential dwelling (The Oak, 144 Firs Lane) sits in an area of land to the south of the site.
- 4.3 The site is accessed off Firs Lane although barriers are in place which restricts entry to vehicles. A public footpath and cycle way is sited along the southern boundary which also exhibits a landscaped strip with various degrees of vegetation including mature trees.
- 4.4 The surrounding area is largely residential, predominately consisting of two storey terrace or semi-detached dwellings. Winchmore Hill School can be seen further to the east along with playing fields directly opposite the site .
- 4.5 The application site is designated as Metropolitan Open Land, Local Open Space and Wildlife Corridor.

5.0 Proposal

- 5.1 The proposal is for the change of use of land to community use involving installation of temporary timber clad structure to provide community facilities including café, meeting room, function room, office and storage, toilets together with indoor and outdoor seating.
- 5.2 The single storey pre-fabricated timber clad structure with outside seating area, would occupy an area of approximately 216 square metres of the redundant car park. The structure would be set back from Firs Lane by approximately 33 metres, spanning the width of the disused car park.
- 5.3 The single storey structure is timber clad with a flat blue/green roof and green walls, at a height of 2.9m. The temporary structure will serve as a community

hub which includes function room, meeting room, office, café, toilets and changing places toilets.

- 5.4 The purpose of the application is to provide a community hub with facilities for the community, community groups, schools and users of Firs Farm Playing Fields.
- 5.5 No vehicle access is proposed, and pedestrian access will be via the redundant car park and the foot/cycle path that runs along the southern boundary of the car park.

6.0 Relevant Planning History

- 6.1 15/01218/RE4 - Creation of a wetland area (approximately 4,000 sq.m.) to the north of existing sports pitches involving restoration of culverted watercourse, Moore Brook, excavation and landscaping and creation of footpaths and cycle ways – Permission Granted with Conditions
- 6.2 15/02095/RE4 - Creation of wetland area (1.2 ha), construction of combined footpath, cycleway and flood storage area within public park land, excavation works to create wetland basins, flow control chamber to existing culvert, vehicular access ramp to east and landscaping – Permission Granted with Conditions
- 6.3 15/04844/RE4 - Construction of watercourse through the wooded area to the south of the recently constructed wetlands area involving excavation works to create the new watercourse and retention of resultant spoil on site for landscaping surrounding areas (0.5 ha) – Permission Granted with Conditions
- 6.4 21/02685/FUL - Change of use of land to community use involving installation of 6 temporary storage containers to provide community facilities including cafe, meeting room, function room, office and storage, toilets together with indoor and outdoor seating – Permission Granted with Conditions

7.0 Consultation

Public

- 7.1 Consultation letters were sent to 151 neighbouring properties. No response received.

External Consultees:

7.2 Sport England:

Having assessed the application for the variation of condition, Sport England notes that while the loss of the car park would in theory, have an impact on the usability of the playing field for sport as less users would be able to safely park on the site, it recognises in this instance, there are specific factors to take into consideration as follows:

- It appears that car park has had barriers preventing vehicular access for some time.
- Sport England understands that the playing pitches on the playing field have still been in use, albeit limited use, with players and officials

parking on the adjacent highway. There does not appear to have been significant issues caused with this arrangement.

- The proposed facility is for an, albeit extensive, temporary period which could be reviewed once the expiration of any permission granted at which point the impact of any greater need/demand for the playing field/pitches could be considered.
- The temporary facility could provide facilities to support the use of the playing field, i.e. toilets and refreshments from the café/kitchen. In respect of toilets Sport England would like to highlight that the Planning Statement indicates that WCs would be accessed from both inside and outside the proposed temporary building however there does not appear to be an external access to the toilet on the proposed floor plan.

As a result, Sport England does not object to the variation of condition application in this instance as the revised scheme could be considered to in practice to broadly align with Exceptions 2 and 3 of our Playing Fields Policy in the short term, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' (Exception 2) and

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.'* (Exception 3)

This being the case, Sport England does not wish to raise an objection to this application.

7.3 Thames Water

Waste comments

With regards to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, we would have no objection. No objection with regards Waste Water Network and Sewage Treatment Works, The applicant is advised to read our guide on working near or diverting pipes.

Water comments

No objection regarding water network and water infrastructure. An informative regarding water pressure and ground water pollution is recommended.

Informative to be sent to applicants with regards Thames water comments

Internal Consultees:

7.4 Traffic and Transportation

No objections are raised subject to conditions relating to refuse storage and the provision of a waste collection and service plan. Visitor cycle parking has been provided and no longer needs to be provided via condition.

7.5 SuDS Officer

The Sustainable Drainage team raise no objection and are supportive of the blue/green roof. A condition is required to illustrate how the runoff from the building will overflow and be controlled.

7.6 Commercial Waste

No objection subject to bins being presented at the gate/barriers on Firs Lane.

7.8 Environmental Health

No objections raised

8.0 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.

8.2 London Plan (2021)

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 GG3 – Creating a Healthy City
Policy D4 – Delivering Good Design
Policy D5 – Inclusive Design
Policy D8 – Public Realm
Policy D11 – Safety, Security and Resilience to Emergency
Policy D12 – Fire Safety
Policy D14 – Noise
Policy S1 – Developing London’s social infrastructure
Policy S5 – Sports and Recreation Facilities
Policy G3 – Metropolitan Open Land

- Policy G4 – Open Space
- Policy G6 – Biodiversity and Access to Nature
- Policy SI1 – Improving Air Quality
- Policy SI2 – Minimising Greenhouse Emissions
- Policy SI12 – Flood Risk Management
- Policy SI13 – Sustainable Drainage
- Policy T1 – Strategic Approach to Transport
- Policy T4 – Assessing and Mitigating Transport Impacts
- Policy T5 – Cycling
- Policy T6 – Car Parking
- Policy T7 – Deliveries, Servicing and Construction

8.3 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:

- CP9 Supporting community cohesion
- CP11 Recreation, Leisure, Culture and Arts
- CP21 Delivering Sustainable Water Supply, Drainage And Sewerage Infrastructure
- CP22 Delivering Sustainable Waste Management
- CP24 The Road Network
- CP25 Pedestrians And Cyclists
- CP28 Managing Flood Risk Through Development
- CP30 Maintaining and improving the quality of the built and open environment
- CP32 Pollution
- CP34 Parks, Playing Fields and Other Open Spaces
- CP36 Biodiversity

8.4 Development Management Document (2014)

The 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:

- DMD16 Provision of New Community Facilities
- DMD 37 Achieving high quality and design-led development
- DMD 47 Access, new roads and servicing
- DMD 48 Transport assessments
- DMD 57 Responsible sourcing of materials, waste minimisation and green procurement
- DMD 58 Water efficiency
- DMD59 Avoiding and Reducing Flood Risk
- DMD60 Assessing Flood Risk
- DMD61 Managing Surface Water
- DMD 65 Air quality
- DMD 66 Land contamination and instability

| | |
|--------|-----------------|
| DMD 68 | Noise |
| DMD70 | Water Quality |
| DMD71 | Open Space |
| DMD74 | Playing Pitches |
| DMD81 | Landscaping |

8.5 Enfield Local Plan (Reg 18) 2021

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.

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.

Key local emerging policies from the plan are listed below:

| | |
|----------------|--|
| Policy DM SE2 | - Sustainable design and construction |
| Policy DM SE4 | - Reducing energy demand |
| Policy DM SE8 | - Managing flood risk |
| Policy DM SE10 | - Sustainable drainage systems |
| Policy SP SC2 | - Protecting and Enhancing Social and Community Infrastructure |
| SP BG1 | - Enfield's Blue and Green Infrastructure Network. |
| SP BG4 | - Green Belt and Metropolitan Open Land |
| DM BG6 | - Protecting Open Space |
| DM DE12 | - Civic and public developments |

The draft plan also proposes a site allocation for a crematorium. There is no conflict with this proposal for a temporary community café and toilets. The Crematorium proposal is identified for 5 to 10 years' time. The temporary proposal is for delivery this winter and intended to be in place for 5 to 7 years. If the crematorium is built as the submission states it would include 'improved café, community facilities, welfare facilities' thus replacing the temporary facility with a permanent one.

8.6 Other relevant policy and guidance

- National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance (NPPG)
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- Enfield Playing Pitch Strategy (April 2018 – March 2023)
- Sport England's Playing Fields Policy and Guidance

9 **Assessment**

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

- Principle of the Development in terms of impact on MOL
- Design Considerations
- Impact upon Neighbouring Amenity
- Transport, cycle parking

- Refuse, Waste and Recycling, collection
- SuDS
- Trees

Principle of Development

- 9.2 The proposal would result in the change of use of land (currently disused car park) to accommodate a community use involving installation of temporary timber clad structure.
- 9.3 London Plan Policies GG1 requires provision of good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities. Policies S1 and S5 support high quality, inclusive social infrastructure that addresses local and strategic need and to ensure sufficient supply of good quality sports and recreation facilities are provided. In addition, Policy CP11 of the Council's Core Strategy encourages development proposals that increase or enhance the provision of sports and recreation facilities because it is widely accepted that such facilities provide a range of social and health benefits for the local community.
- 9.4 Policy DMD16 (Provision of New Community Facilities) of the council's adopted DMD also requires that new community facilities will be supported boroughwide and may be required as part of development within the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities. The policy advises that planning permission should be granted if the following criteria are met: that the proposal:
- a) is demonstrated to have a community need; and
 - b) makes an efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use.
- 9.5 The proposal has been developed by Friends of Firs Farm, which is a local community group and registered charity. The purpose of this project is to create a community hub bringing the community together by providing facilities for all members of the community including community groups, schools and users of the Firs Farm Playing Fields.
- 9.6 The community space will be sited within a temporary timber-framed bespoke pre-fabricated timber clad structure which will be available to all members of the community all year round; with a café social space, for classes, clubs, community groups, workshops, schools etc. The hub also includes facilities for park users which include toilets and café.
- 9.7 It is also envisaged that schools and other community groups visiting the wetlands project, will be able to utilise the facilities whilst learning about the watercourse, key SuDS messages and the transformation of sites like Firs Farm.
- 9.8 Friends of Firs Farm have directly engaged with the local community through exhibitions, leaflets and other media disseminated at events at the site and surrounding area. The proposals have been developed in response to the views of the community in terms of the type of facilities that are needed in the

local area. The aim is to maintain and enhance the use of Firs Farm generally for sports and recreational activities, while at the same time complementing the extensive ecological and drainage conservation works that have been carried out in recent years. Specific facilities to be included in the Community Hub also aim to target the special needs of vulnerable groups in the local community.

- 9.9 It is therefore considered the proposed development would result in the creation of community facilities which would further encourage the use of Firs Farm Playing Fields as well as providing additional facilities to the community and other user of Firs Farm Playing Fields. As such. The proposal is considered to be consistent with London Plan Policies GG1, S1 and S5, Core Strategy CP11 and Policy DMD16.

Impact on Metropolitan Open Land

- 9.10 Firs Farm Play Fields is afforded a significant degree of protection in planning terms, being Metropolitan Open Land (MOL). London Plan Policy G3 states that MOL is afforded the same status and level of protection as Green Belt:
- 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt;
 - 2) Boroughs should work with partners to enhance the quality and range of uses of MOL.

Paragraph 149 of NPPF states that the construction of new buildings should be regarded as inappropriate on Green Belt apart from certain exceptions. One of these is for:

The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.'

- 9.11 This provides an indication of the type of facility that Government considered to be suitable on Green Belt and similarly MOL.
- 9.12 Core Strategy Policy CP34 commits the council to protect open spaces against inappropriate development. Policy DMD 71 provides further information on how such spaces would be protected while Policy DMD 71 states that essential structures and facilities that would support the enjoyment of, and maintain the openness of the open space will be acceptable provided that the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.
- 9.13 The community hub would be made up of a temporary timber-framed, pre-fabricated timber clad structure set on the existing disused car park area not encroaching on any part of the playing fields. The structure is low level and takes up an area of approximately 216 square metres. The structure is light weight and of a temporary nature and can be easily disassembled and removed when no longer needed. It would be set back from Firs Lane and would be timber clad incorporating green walls to blend into its surroundings.

- 9.14 Given the proposed use, size, siting, location, design and temporary nature it is considered the works would support the enjoyment of and maintain the openness of the open space and would be sympathetic and proportionate to the operation requirements of the open space that it supports.

Impact on Playing Field

- 9.15 Officers have also taken into consideration comments received from Sport England. Sport England note that the proposed development could provide facilities to support the use of the playing fields, for example toilets and refreshments and as a result, are satisfied that the proposal meets both Expectations 2 and 3 of their Playing Fields Policy in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.' (Exception 2) and

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.'* (Exception 3)

Summary of Principle

- 9.16 It is considered that the proposed use and location within the MOL, as temporary ancillary structures to the playing fields and wider community, are acceptable and in principle would not be inappropriate to the detriment of the open character of the MOL nor on the function and viability of the playing fields.

Appearance

- 9.17 The proposed structure with timber cladding and green walls appears as a small community building ancillary to the function and use of the playing fields. The structure would be sited close to a line of mature trees which assist to providing an acceptable setting for the building. Moreover, in views from Firs Lane and the playing fields, due to its timber clad form and use of green walls would sympathetically blend into its surroundings. Furthermore, the current proposal would represent a substantial upgrade over the conversion and appearance of the storage containers previously accepted.

- 9.18 Consideration has been given to the size, siting and design of the structure and it is concluded to be sympathetic to the character and appearance of the surrounding area, maintaining the open appearance of the Firs Farm Playing Fields. It is therefore considered the proposed temporary structure would

have a negligible impact on the character of adjoining Metropolitan Open Land and Any negative visual impact is offset set by the benefits of the facilities to the playing field and wider community.

Impact on Neighbouring Amenity

- 9.19 Policy DMD16 requires that development involving the provision of a new facility must not harm the amenities of neighbouring and nearby properties.
- 9.20 With regards to noise and disturbance, the community hub is located between the existing football pitches and tennis courts, with the closest residential property Nos 144 Firs Lane, approximately 20 metres to the south of the Hub.
- 9.21 The next closest residential properties are over 100 metres in distance. The introduction of the community hub could anticipate an increase to overall park activity. However, the increase is considered moderate, and is not expected to generate a greater level of additional or unwanted noise than that already associated with the existing use of the site as a sports field and there would be no undue impact on residential amenities.

Transportation Impacts

Car Parking

- 9.22 Traffic and Transportation accept that considering the scale of development, it is unlikely to have a significant impact on parking demands in the local area. Furthermore, as the disused car park will remain closed, it is accepted that on a temporary basis the site would need to be served by vehicles parking on-street. There are double yellow lines on Firs Lane outside the site / by the bus gate and these should prevent vehicles unloading and loading blocking the bus gate and width restriction. On this basis no objection is raised.

Cycle parking

- 9.23 Visitor cycle parking stands have been provided and further details on design can be secured by condition.

Refuse, Waste and Recycling

- 9.24 Policy SI7 of the London Plan requires suitable waste and recycling storage facilities in all new developments whilst Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development. Meanwhile Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.
- 9.25 The location of secure waste storage is considered acceptable. The collection of waste would be from Firs Lane and the applicants have confirmed that bins will be collected by means of a commercial contractor. Having consulted with our own Commercial Waste Team, they have agreed that refuse can be collected from the existing barrier/gate. As such a suitably worded condition requiring the submission and approval of full waste storage details to ensure that the development can deliver policy compliant waste and recycling storage arrangements of the development will be attached.

- 9.26 Traffic and Transportation have no objection subject to pre-commencement conditions relating to visitor cycle parking, refuse storage and the provision of a Waste Collection Service.

Sustainable Drainage

- 9.27 London Plan policies SI12 and SI13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 (“Managing flood risk through development”) confirms the Council’s approach to flood risk, inclusive of the requirement for SuDS in all developments. Policy DMD59 (“Avoiding and reducing flood risk”) confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties.
- 9.28 Policy DMD61 (“Managing surface water”) requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 9.29 Sustainable Drainage officers have considered the scheme and support the use of blue/green roof and walls. However, the Applicant will need to submit a SuDS Strategy demonstrating how the building will drain. This will be secured through a pre-commencement condition.

Landscaping

- 9.30 It is recognised that the proposed structure will contain green roof and walls and will result in a better overall appearance. It is also screened in part by existing trees lines. It is therefore considered no further details on landscaping are required.

Trees

- 9.31 While no objection is raised in principle to the siting of the building on the existing hard surfaced car park it has not been confirmed how the electricity/water supply or drainage would be provided. Surveys have been undertaken and it is anticipated that services will connect into existing services within the dilapidated changing rooms adjacent to the site. However, further details on how these facilities will be installed are required. If it is intended to install these services by trenching, tree roots may well be impacted upon. An Arboricultural Impact Assessment and tree Constraints Plan compliant with British Standard requirements will therefore be required to account for this. This can be secured by a suitably worded condition.

10.0 Public Sector Equalities Duty

- 10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. Due to the nature of the proposal, 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.

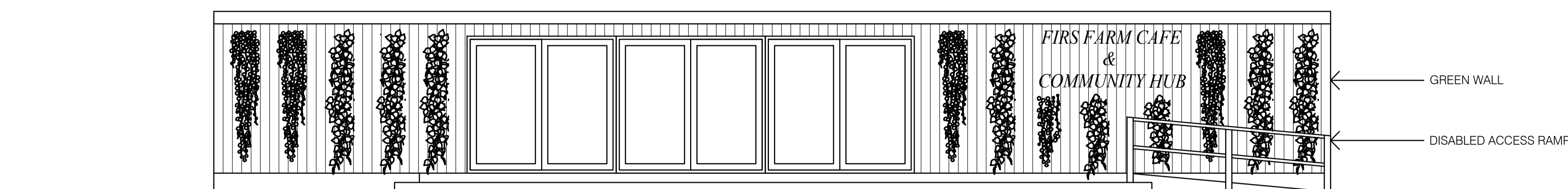
11. Community Infrastructure Levy

11.1 The development would not be liable for either the Enfield or Mayoral CIL.

12.0 Conclusion

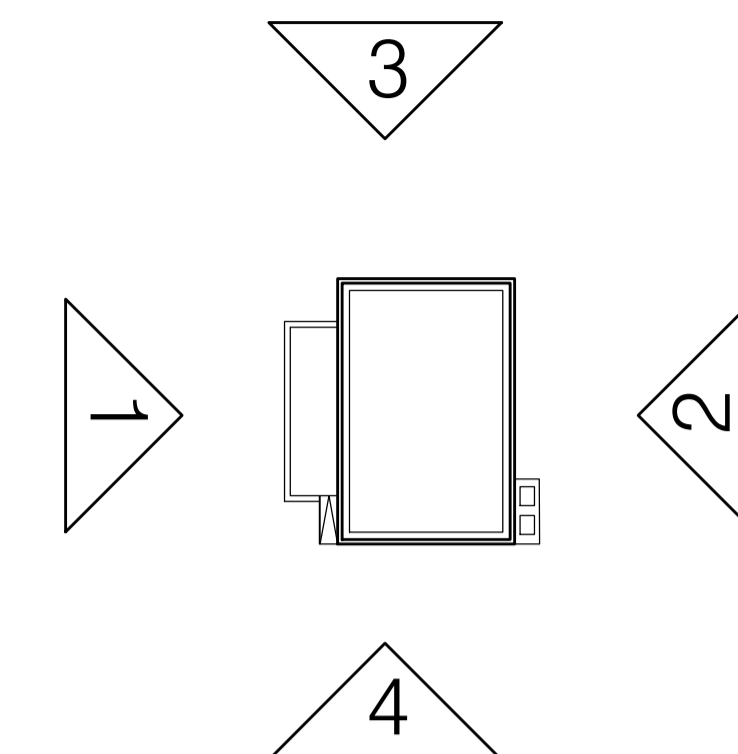
12.1 It is considered the proposed development would respect the open character and appearance of the Metropolitan Open Land as well as the function and operation of the playing fields. While the visual appearance would be basic in form, this is offset by the benefit to the users of the playing field and the wider community as a community hub. In the absence of any impact on residential amenity or highway safety, the proposal is considered acceptable in light of National Planning Policy Framework, the newly adopted London Plan (2021), the Core Strategy (2010) and the Development Management Document (2014).

General Notes
 Do not scale drawing
 All dimensions to be verified on site by contractor before commencing work
 Report any discrepancies to architect immediately
 This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information

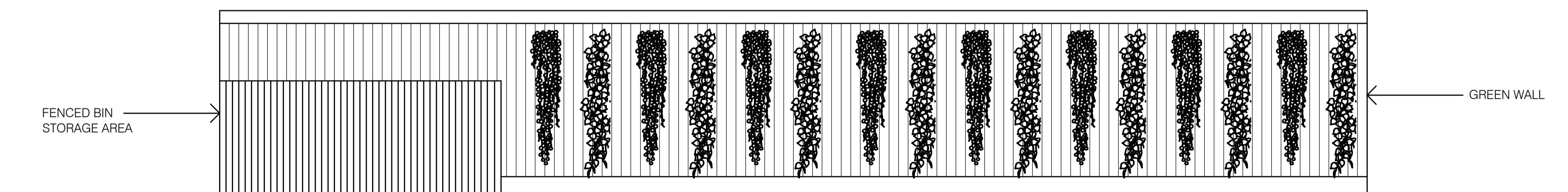


1. PROPOSED FRONT ELEVATION

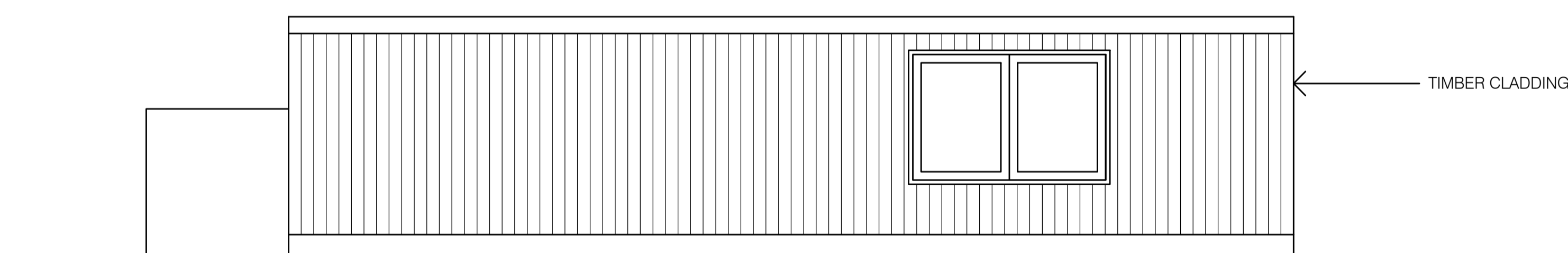
GREEN WALL PLANTING SHOWN IS INDICATIVE, TO BE AGREED AND DELIVERED IN PARTNERSHIP WITH LB ENFIELD



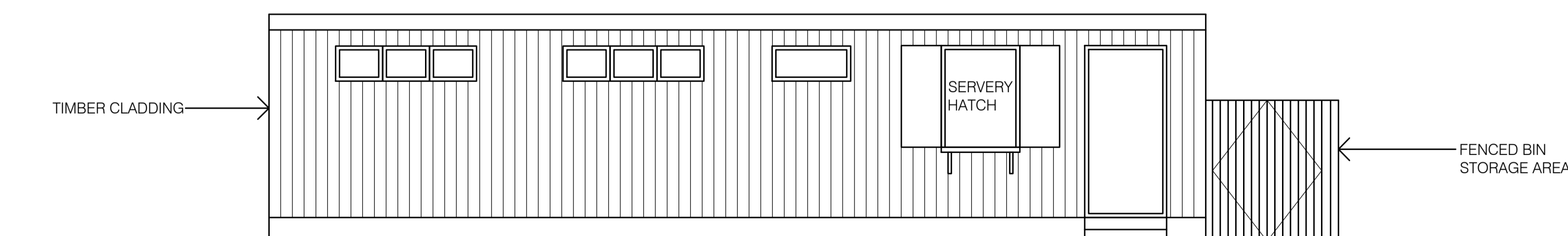
ELEVATION KEY



2. PROPOSED REAR ELEVATION



3. PROPOSED SIDE ELEVATION 1

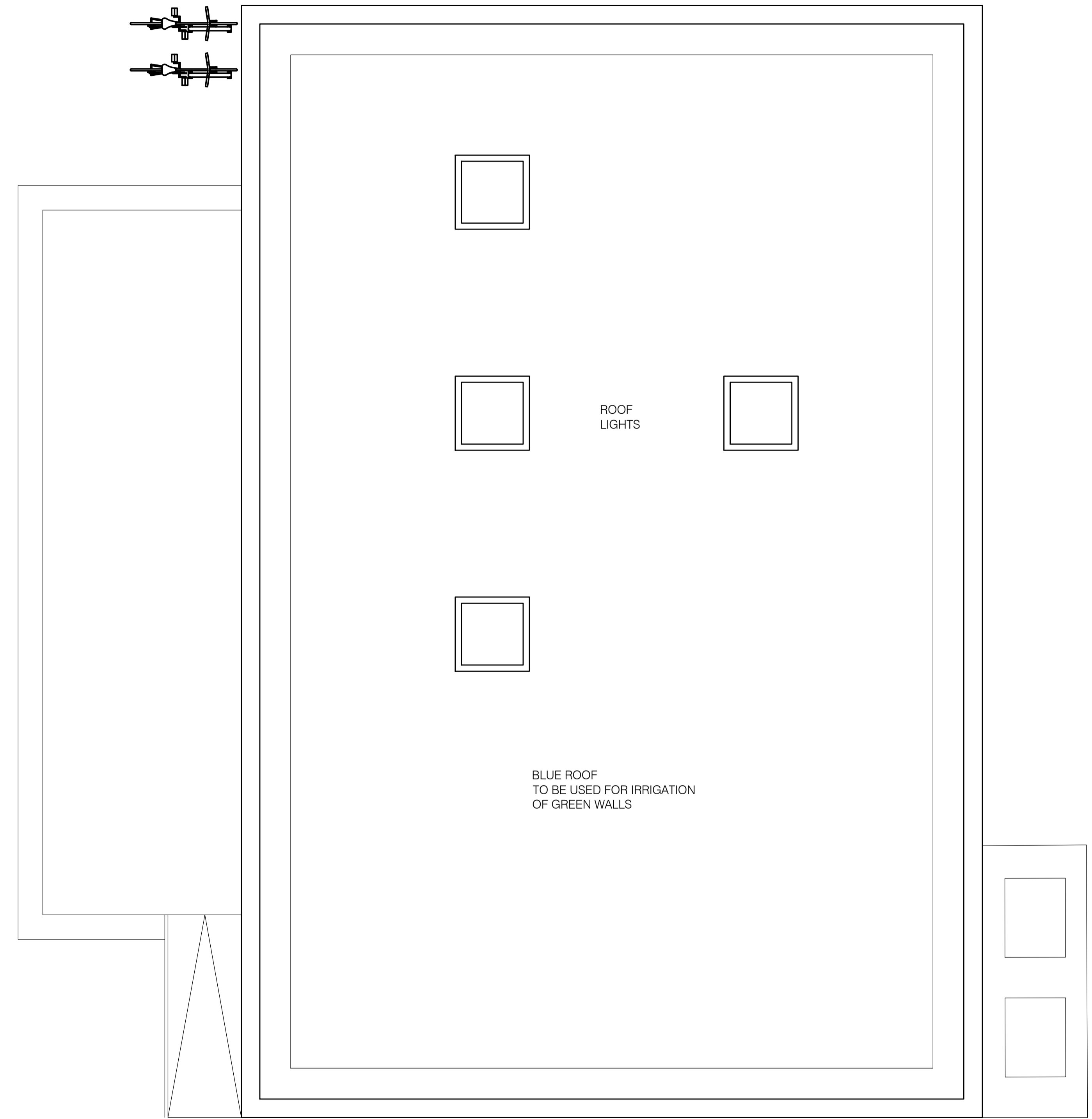
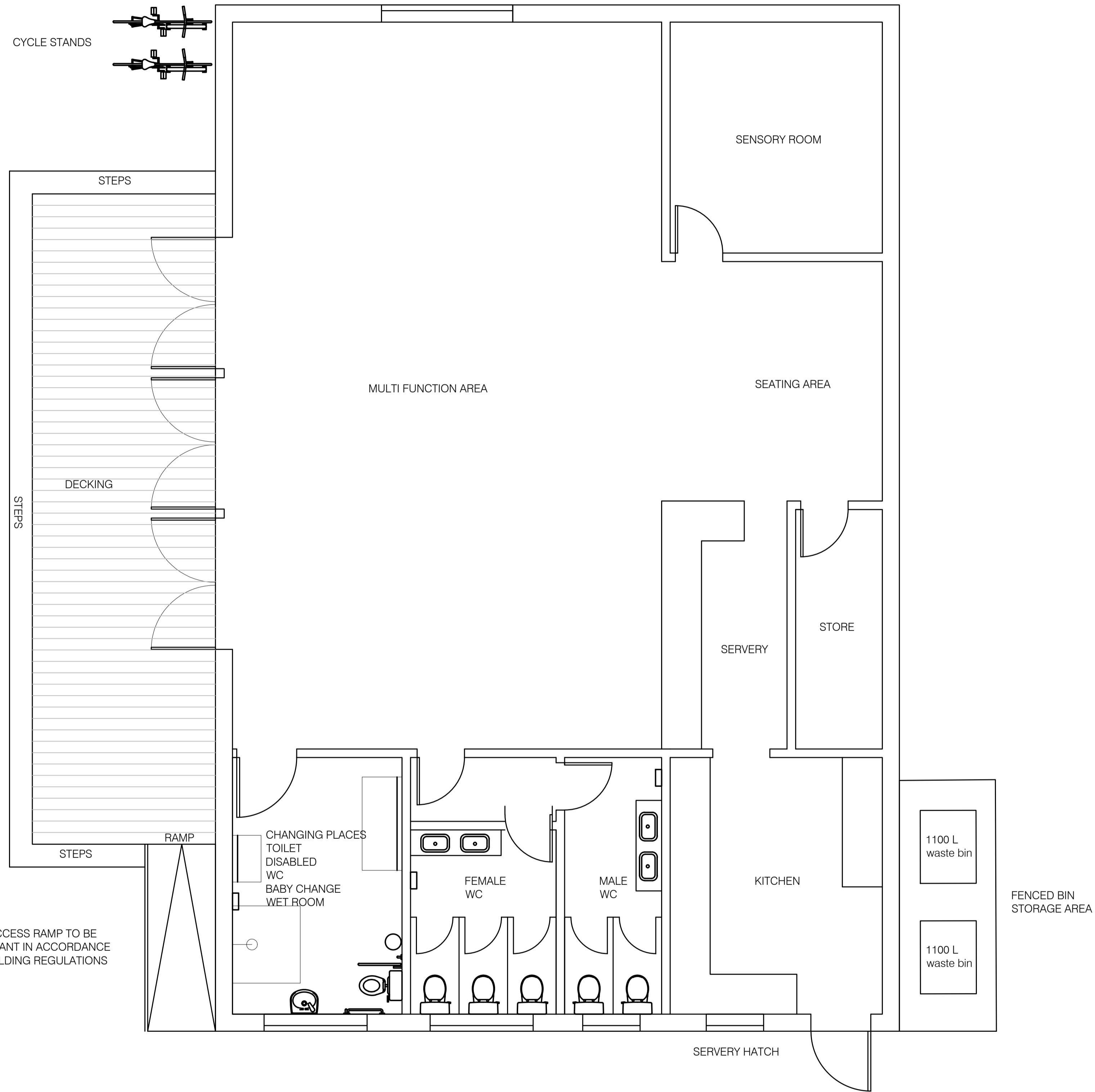
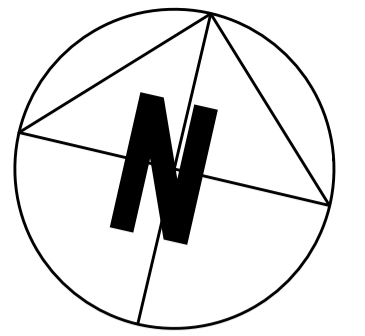


4. PROPOSED SIDE ELEVATION 2

| Rev. | Date | Amendment |
|------|------|-----------|
| - | - | - |

Drawing Title
**FIRS FARM COMMUNITY CAFE
 ELEVATIONS
 TEMPORARY PROPOSAL**

| Drawing No. | Date | Scale | Rev. |
|-------------|----------|-------|------|
| FF030 | JAN 2020 | 1:100 | A |



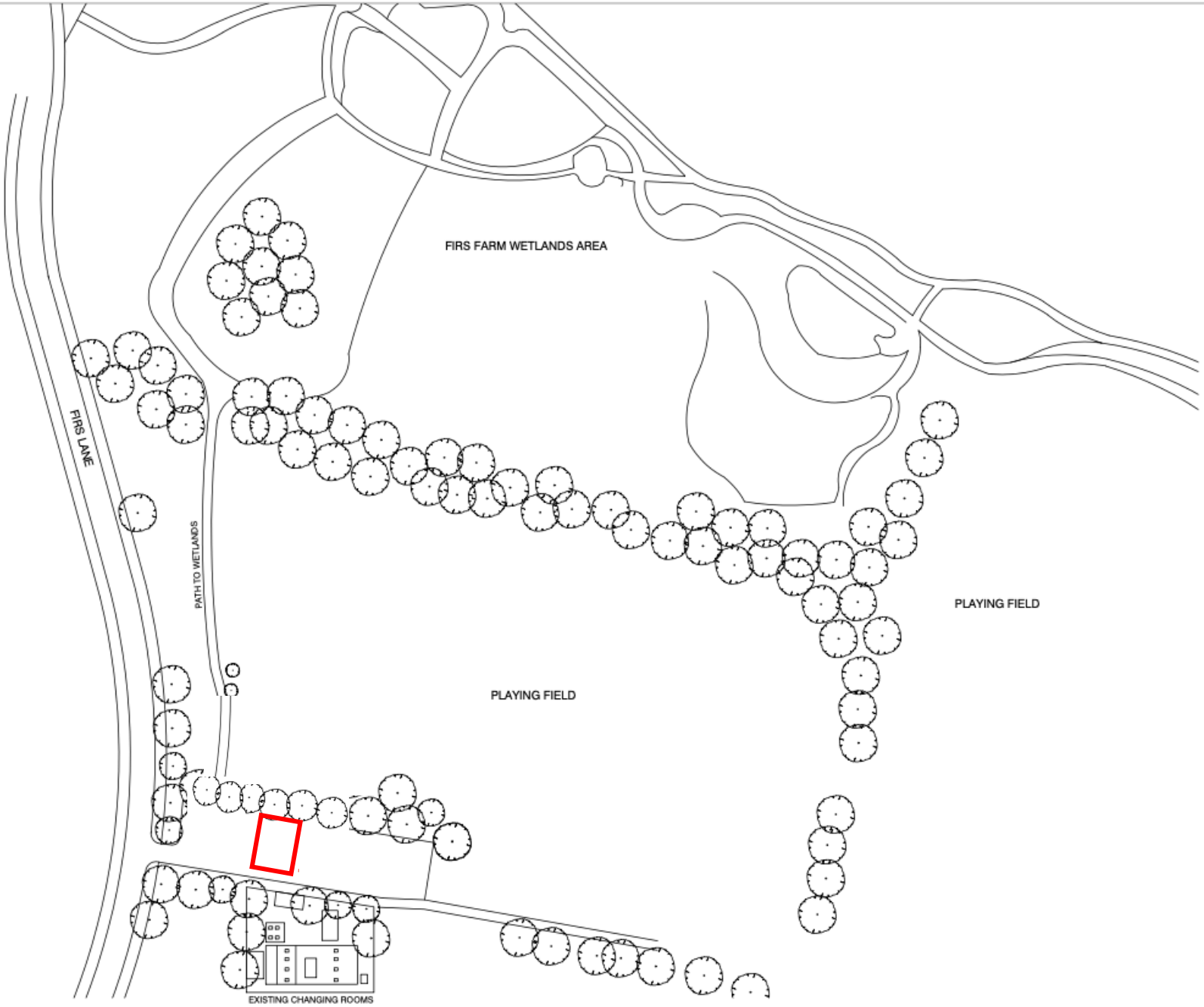
PROPOSED GROUND FLOOR PLAN

PROPOSED ROOF PLAN

| | | | |
|--|------------------|----------------|-----------|
| Drawing Title | | | |
| FIRS FARM COMMUNITY CAFE FLOOR PLAN TEMPORARY PROPOSAL | | | |
| Drawing No. FF040 | Date JAN 2020 | Scale 1:100 | Rev. A |

DISABLED ACCESS RAMP TO BE DDA COMPLIANT IN ACCORDANCE WITH UK BUILDING REGULATIONS

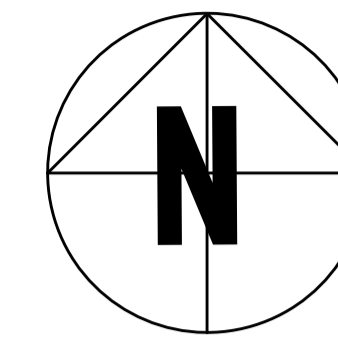
General Notes
 Do not scale drawing
 All dimensions to be verified on site by contractor before commencing work
 Report any discrepancies to architect immediately
 This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information



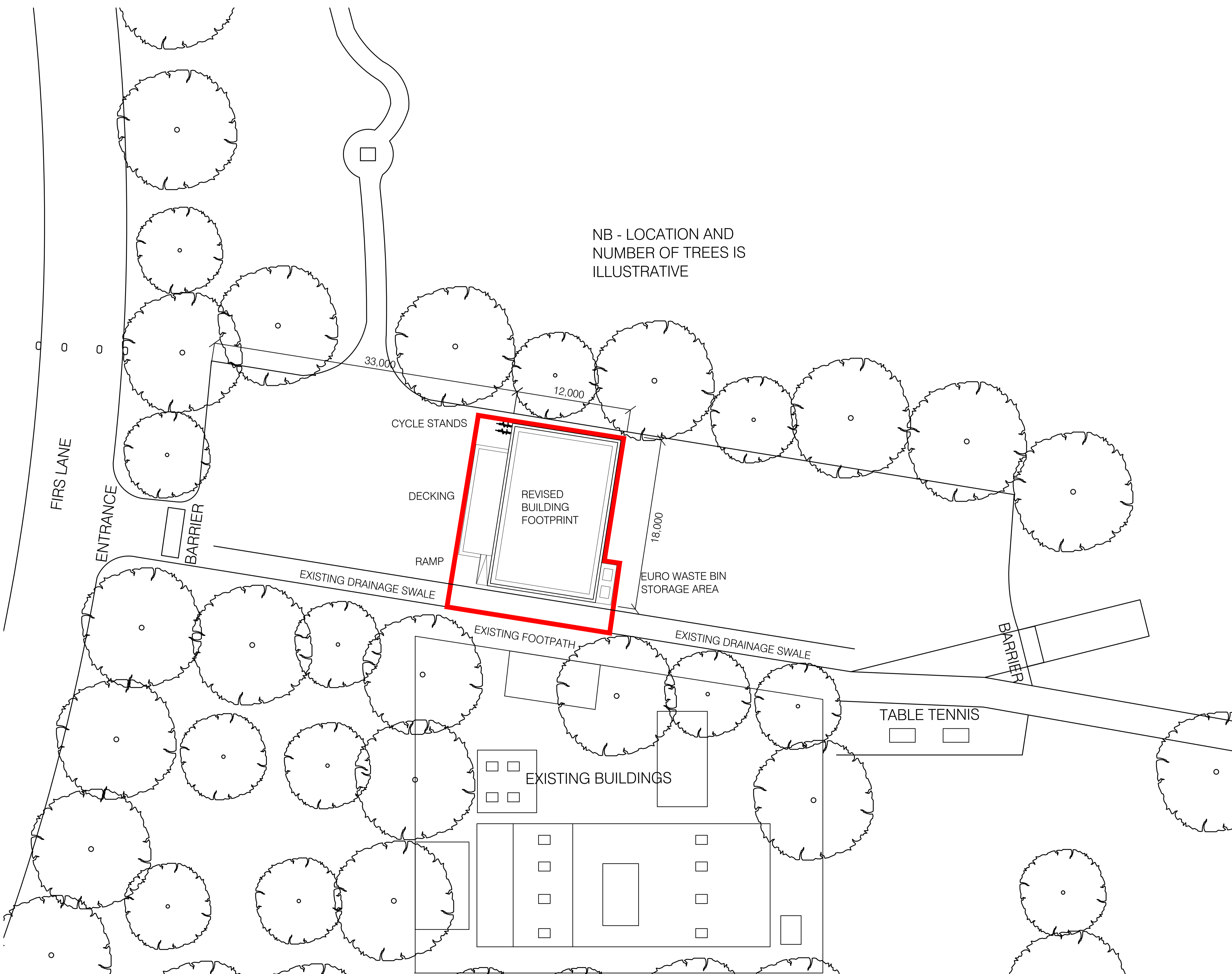
SITE OUTLINE

| Rev. | Date | Amendment |
|---|-------------------|------------------|
| | | |
| Drawn by: C Thomas architect@niall.com | | |
| Drawing Title: | | |
| FIRS FARM COMMUNITY CAFE TEMPORARY PROPOSAL SITE LOCATION PLAN | | |
| Drawing No.: FF010 | Date: JAN 2020 | Scale: 1:1250 |
| | | |

General Notes
 Do not scale drawing
 All dimensions to be verified on site by contractor before commencing work
 Report any discrepancies to architect immediately
 This drawing is to be read in conjunction with all related architects and engineers drawings and any other relevant information



NB - LOCATION AND NUMBER OF TREES IS ILLUSTRATIVE



 SITE BOUNDARY

| Rev. | Date | Amendment |
|------|----------|--|
| A | Jan 2022 | Site boundary location and building foot print revised |

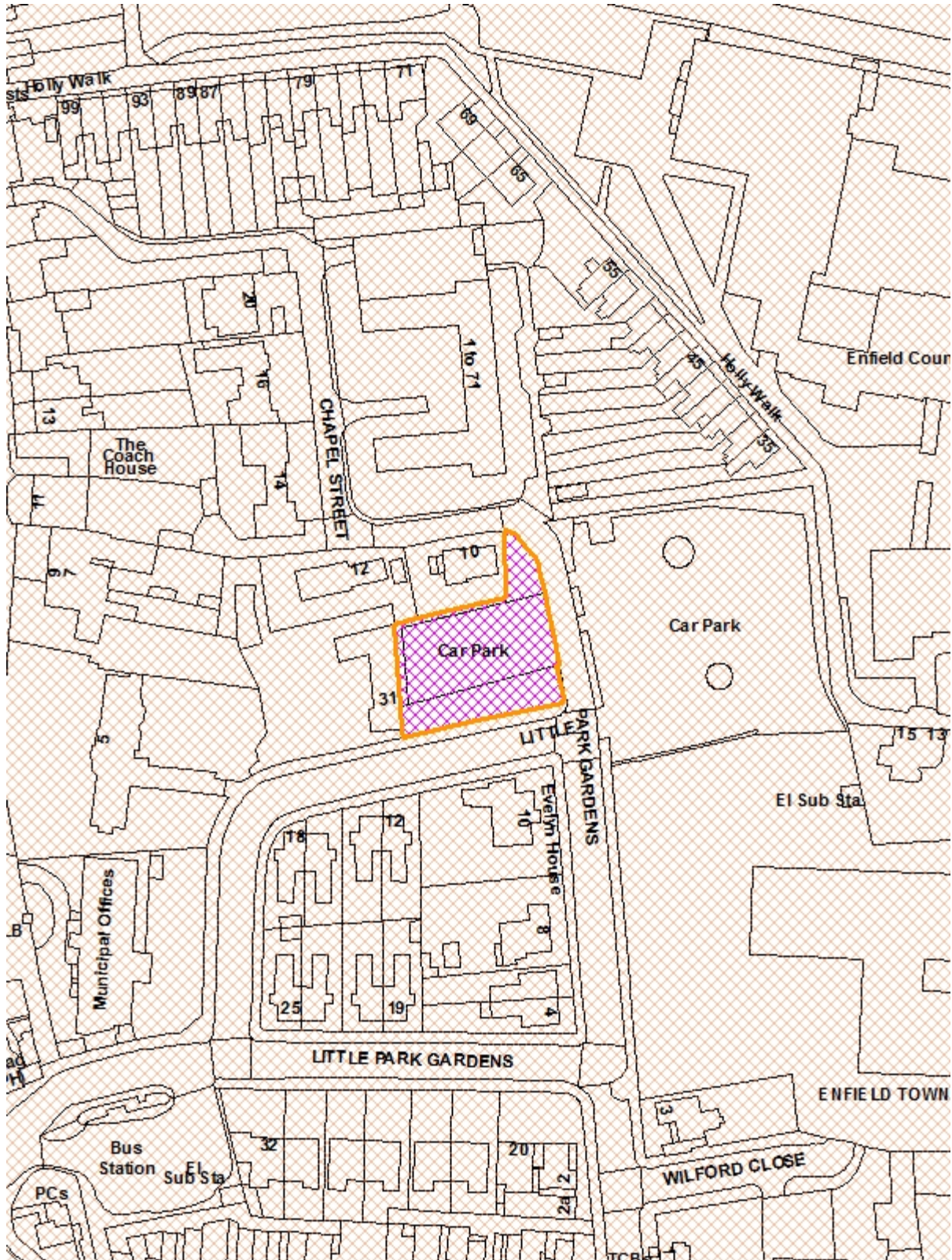
Drawing Title
**FIRS FARM COMMUNITY CAFE
 TEMPORARY PROPOSAL
 PROPOSED SITE PLAN**

| | | | |
|----------------------|-------------------|----------------|-----------|
| Drawing No. FF021 | Date JUNE 2021 | Scale 1:400 | Rev. A |
|----------------------|-------------------|----------------|-----------|

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|---|---|---|
| LONDON BOROUGH OF ENFIELD | | |
| PLANNING COMMITTEE | | Date: 19 July 2022 |
| Report of Head of Planning - Vincent Lacovara | Contact Officer: Andy Higham David Gittens Max Leonardo | Ward: Town |
| Ref: 21/03122/FUL | | Category: Full Application |
| LOCATION: Car Park, Chapel Street, Enfield, EN2 6QF | | |
| PROPOSAL: Erection of 5 x 2 storey single family dwellings with rooms in roof together with associated parking, landscaping and amenity. | | |
| Applicant Name & Address: Mr Stewart Build Finance Ltd 18 Church Lane Northaw Potters Bar EN6 4NX | | Agent Name & Address: Mr Joe Reader CROE Architects Suite 10 18 Walsworth Road Hitchin SG4 9SP |
| RECOMMENDATION: 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. 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: 21/03122/FUL LOCATION: Car Park, Chapel Street, Enfield, EN2 6QF



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Scale 1:1250



1. Note for Members

- 1.1 This planning application is categorised as a “minor” planning application and would not normally be reported to the Planning Committee for determination. This application is reported to the Planning Committee because part of the subject site is presently Council owned land with an agreed contract for its sale to the developer conditional on the granting of planning permission.

2. Executive Summary

- 2.1 The application proposes a high-quality residential development on existing underutilised, highly sustainable brownfield land which is identified for re-development in the adopted Enfield Town Masterplan (2018).
- 2.2 A very similar proposal on the site has previously been considered by Planning Committee in July 2018 when it was resolved to grant planning permission subject to a S106 agreement and conditions. A decision, however, was never issued due to the inability of the Applicant to agree the terms of the S106 agreement.
- 2.3 Due to the designation in the Enfield Town Framework Master Plan and the previous Committee resolution, it is considered the principle of development is acceptable. This principle is further supported by the presumption in favour and tilted balance that needs to be applied to the overall planning balance in light of the fact the development would deliver five family sized homes in a sustainable location close to the centre of Enfield Town.
- 2.4 Careful consideration has been given to the proposal due to its location in the Enfield Town Conservation Area. Having regard to its size, form and design, the Heritage officer has confirmed the proposal would cause no harm to the character and appearance of the conservation area.
- 2.5 The development would secure a new tree (a silver birch) on the site to mitigate for the sweet chestnut tree of amenity value that was felled by a previous landowner. Additional planting that will contribute to an overall greening of the site.
- 2.6 Subject to conditions and a S106 agreement securing that the future occupiers cannot park in the Enfield Town CPZ, it is considered, on balance, the development would accord with adopted local, regional and national policy.

3. Recommendation /

- 3.1 That subject to the completion of the S106 agreement, the Head of Development Management be authorised to GRANT planning permission subject to the following conditions:
1. Time limit
 2. Development in accordance with approved drawings and documents
 3. Archaeological investigations
 4. Contamination
 5. Construction Management Plan
 6. Non-Road Mobile Machinery
 7. Details of external finishing materials
 8. Planting and maintenance of silver birch tree
 9. Landscaping strategy
 10. Ecological Enhancements

11. Energy Statement
12. Flood Risk Assessment
13. Drainage Strategy
14. M4(2) Compliance
15. Water Efficient Fittings
16. Cycle Parking
17. Refuse and recycling storage
18. Removal of all householder PD rights
19. Wall or fence along boundary with No. 31 Little Park Gardens

- 3.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions and the S106 legal agreement to cover the matters in the Recommendation section of this report.

4. Site and Surroundings

- 4.1 The application site comprises a former public car park on the junction of Chapel Street and Little Park Gardens and an adjoining area of greensward adjacent to No.10 Little Park Gardens. The site is located within the Enfield Town Conservation Area.
- 4.2 The car park was sold by the Council several years ago and has gradually deteriorated in appearance and condition. The area of greensward remains in Council ownership and, subject to the decision on this application, the Council has agreed to sell this land to the applicant before any works commence on site. The inclusion of the presently Council-owned greensward in the development is necessary to facilitate the provision of off-street parking and adequate garden space for some of the resulting dwellinghouses.
- 4.3 Formerly the site frontage to Little Park Gardens had a raised bed containing two trees: a sweet chestnut and a red oak. Unauthorised works to these trees by a previous owner of the site, resulted in their removal. In particular the removal of the sweet chestnut was considered to have a detrimental impact on the amenity of the Conservation Area. Replacement planting was part of the previous scheme but this was never issued.
- 4.4 The site has the benefit of an existing vehicular access from Chapel Street. It is bounded by single storey detached residential properties to the north and west. The property to the west has its rear wall directly along the boundary with the application site. The property to the north sits behind a brick boundary wall approximately 3 m in height. To the west, on the opposite side of Chapel Street is the Little Park Gardens public car park.

5.0 Proposal

- 5.1 This application proposes the erection of five 2-storey single family dwellings (comprising 4x 3 bed semi-detached houses and 1x 3 bed detached house) with rooms in the roof space, together with associated parking, landscaping and amenity. The houses would present their front (south) elevation to Little Park Gardens, with rear gardens running towards the boundary with the bungalow to the north. A car parking area for 4 vehicles would be located to the rear, accessed from Chapel Street. The houses would be of a contemporary design, with a brick finish and zinc pitched roofs. They would have small front gardens to the Little Park Gardens frontage with capacity

to accommodate refuse facilities. Secure cycle parking facilities would be located in the rear gardens.

6.0 Relevant Planning History

6.1 17/02767/FUL: Erection of 5 x 2 storey single family dwellings (comprising 4 x 3 bed semi-detached houses and 1 x 3 bed detached house) with rooms in roof together with associated parking landscaping and amenity.

- Planning Committee resolution to grant planning permission agreed at meeting on 11 July 2018 that, subject to completion of a S106 Legal Agreement. No decision issued due to S106 agreement remaining incomplete.

7.0. Consultation

7.1 In December 2020, the Council adopted a Statement of Community Involvement (SCI), which sets out policy for involving the community in the preparation, alteration and review of planning policy documents and in deciding planning applications.

7.2 The SCI recognises that the Council will aim to involve the community as a whole: to extend an open invitation to participate but at the same time ensure that consultation is representative of the population. To achieve this, a variety of community involvement methods will be used. Targeted consultation of stakeholders and interest groups, depending upon their expertise and interest and the nature and content of the Local Plan documents, or type of planning application, will be undertaken.

Public Consultation

7.4 Consultation on the application involved notification letters being sent to 59 nearby properties on 16.09.2021 giving people 24 days to respond. A press notice was published in the Enfield Independent on 29.09.2021 and a site notice was also erected in front of the site on 05.10.2021. Three (3) objections were received.

7.5 The points of objection raised were:

- Impact on No. 31 Little Park Gardens in terms of noise.
- Proposed height, design and materials would appear out of character with area.
- Impact on local highway in terms of parking pressures and vehicles entering and exiting the site.
- Failure to mitigate for loss of former Sweet Chestnut tree on the site.
- Loss of greensward for parking.

7.6 Since the consultation, minor revisions have been made to the proposal in order to overcome some of these points of objection. A fence along the boundary with No. 31 Little Park Gardens has been added and this, along with soft landscaping, is considered acceptable to mitigate against any noise nuisance that might reasonably be expected to be experienced by that property. In addition, the proposed parking layout has been rearranged to reduce the width of the vehicular access and to provide more greenery with a Silver Birch tree to mitigate for the amenity lost by the felling of the former Sweet Chestnut tree.

7.7 It has also been agreed that none of the future occupiers of the development will be permitted to apply for a permit or the Enfield Town Controlled Parking Zone and so the proposal would have no impacts on parking pressures in the area.

- 7.8 The proposed height, design and materials of the proposed dwellings are considered acceptable in accordance with the development plan for the reasons set out in the Heritage, Character and Design section of the Analysis, below.

Further Public Consultation

- 7.9 Following these changes, a further public consultation was carried out and letters were sent to all neighbouring properties again on 29.04.2022 with a reply-by date of 13.05.2022. This resulted in a further four (4) objections to the proposal. These four objections, some of which are repeated objections from the initial public consultation, are summarised as follows:

Objection 1 (by post)

Concerned that there are only four car parking spaces proposed for the five dwellings and that this will result in on street parking pressures. On-street parking pressures in Enfield Town are already so great that they cause inconvenience for local residents.

Objection 2

Concerned about potential noise impact on occupiers of No. 31 Little Park Gardens due to one of the proposed rear gardens going right up to the wall of this neighbouring property. Proposes condition securing mitigation for this through a condition on grant of planning permission. Subsidiary concern about ongoing maintenance of this boundary wall.

Objection 3

Concerned about potential noise impact on occupiers of No. 31 Little Park Gardens due to one of the proposed rear gardens going right up to the wall of this neighbouring property. Proposes condition securing mitigation for this through a condition on grant of planning permission.

Objection 4

Concerned about additional on-street parking pressures as a result of the proposed dwellinghouses. Suggests creating more on-street parking by reducing business parking bays and allowing residents' parking permit holders to park in public car park on Little Park Gardens.

- 7.10 A key theme across these objections is the perceived increased parking pressure resulting from the provision of four off-street parking spaces rather than the five originally submitted. In response, it must be stressed that, as set out in the Transport, Access and Parking section of the Analysis, the proposal will only receive planning permission once a legal agreement has been completed preventing future occupiers of the proposed dwellinghouses from obtaining permits to park in the Enfield Town CPZ. This will mean that the proposal will not increase on-street parking pressures in the vicinity.

- 7.11 The noise impact on No. 31 Little Park Gardens is considered by officers to be appropriately mitigated by the proposed landscaping, as now proposed. However, the occupier of No. 31 does not consider this sufficient and has requested that a condition be added to the grant of any planning permission securing that either a wall or soundproof fence is erected along the boundary of the site with No. 31 Little Park Gardens as a part of this development. There is no objection to this and a condition is recommended to address this point.

Statutory and non-statutory consultees

Thames Water

7.12 No comment.

Estate Renewal

7.13 No comment.

Transportation

7.14 Transportation raise no objection to the revised schemes. An objection was initially raised to the provision of 5 off-street car parking spaces, which exceeded London Plan standards, and that the proposed width of crossover on to Chapel Street was excessively wide. The concerns raised are addressed by the S106 required to prevent future residents from applying for permits for the Enfield Town CPZ and an agreed condition requiring secure cycle parking. The revised proposal also reduced the width of crossover onto Chapel Street to only 4.8 metres, in accordance with transport policy, and reduced the number of car parking spaces to 4. While this is still contrary to policy it is line with that agreed previously . The proposal is now considered to have overcome this objection.

Historic England G.L.A.S.S.

7.15 No objection is raised to revised proposal. The site lies in an Area of Archaeological Interest and GLAAS request a condition must be attached to planning permission securing archaeological investigations are carried out and reported appropriately.

Enfield Town Conservation Area Group

7.16 Concerns are raised regarding the impact of the development on the occupiers of No. 31 Little Park Gardens. In addition, there is concern that the loss of greensward for car parking is not appropriate in a conservation area. (These comments were received in respect of the proposal as submitted, not the revised proposal.)

Tree Officer

7.17 No objection to revised proposal subject to condition securing planting and maintenance of a silver birch tree to north of the site to mitigate for destroyed sweet chestnut tree.

SuDS

7.18 The Suds Team raise no objection. The revised drainage strategy is policy compliant. Details about finished floor level and a Flood Management and Evacuation Plan still need to be provided and it is considered that these extra details could be secured through a condition.

Environmental Health

7.19 No objection is raised subject to conditions securing contamination investigations and mitigation measures controlling dust and machine emissions.

Education

7.20 No comment.

8. Relevant Policy

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 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 (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.

8.3 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 the three years to 2021 Enfield only met 67% of its housing requirement and this means we now fall into the “presumption in favour of sustainable development” category.

8.5 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.

The London Plan 2021

- 8.6 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 |
| GG4 | Delivering the Homes Londoners Need |
| GG6 | Increasing Efficiency and Resilience |
| Policy D3 | Optimising Site Capacity through the Design-Led Approach |
| Policy D4 | Delivering Good Design |
| Policy D5 | Inclusive Design |
| Policy D6 | Housing Quality and Standards |
| Policy D7 | Accessible Housing |
| Policy D11 | Safety, Security and Resilience to Emergency |
| Policy D12 | Fire Safety |
| Policy H1 | Increasing Housing Supply |
| Policy H2 | Small Sites |
| Policy H10 | Housing Size Mix |
| Policy HC1 | Heritage Conservation and Growth |
| Policy G6 | Biodiversity and Access to Nature |
| Policy G7 | Trees and Woodlands |
| Policy SI 1 | Improving Air Quality |
| Policy SI 2 | Minimising Greenhouse Gas Emissions |
| Policy SI 4 | Managing Heat Risk |
| Policy SI 5 | Water Infrastructure |
| Policy SI 12 | Flood Risk Management |
| Policy SI 13 | Sustainable Drainage |
| Policy T1 | Strategic Approach to Transport |
| Policy T2 | Healthy Streets |
| Policy T4 | Assessing and Mitigating Transport Impacts |
| Policy T5 | Cycling |
| Policy T6 | Car Parking |
| Policy T6.1 | Residential Parking |
| Policy T7 | Deliveries, Servicing and Construction |

Local Plan - Overview

- 8.7 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.

Core Strategy

- 8.8 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.

| | |
|-------|---|
| CP 1 | Strategic Growth Areas |
| CP 2 | Housing Supply and Locations for New Homes |
| CP 4 | Housing Quality |
| CP 5 | Housing Types |
| CP 9 | Supporting Community Cohesion |
| CP 20 | Sustainable Energy Use and Energy Infrastructure |
| CP 21 | Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure |
| CP 22 | Delivering Sustainable Waste Management |
| CP 24 | The Road Network |
| CP 25 | Pedestrians and Cyclists |
| CP 26 | Public Transport |
| CP 28 | Managing Flood Risk Through Development |
| CP 30 | Maintaining and Improving the Quality of the Built and Open Environment |
| CP 31 | Built and Landscape Heritage |
| CP 32 | Pollution |
| CP 36 | Biodiversity |
| CP 42 | Enfield Town |

Development Management Document

- 8.9 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 3 | Providing a Mix of Different Sized Homes |
| DMD 6 | Residential Character |
| DMD 8 | General Standards for New Residential Development |
| DMD 9 | Amenity Space |
| DMD 10 | Distancing |
| DMD 37 | Achieving High Quality Design-Led Development |
| DMD 38 | Design Process |
| DMD 44 | Preserving and Enhancing Heritage Assets |
| DMD 45 | Parking Standards |
| DMD 47 | New Roads, Access and Servicing |
| DMD 48 | Transport Assessments |
| DMD 49 | Sustainable Design and Construction Statements |
| DMD 50 | Environmental Assessment Methods |
| DMD 51 | Energy Efficiency Standards |
| DMD 53 | Low and Zero Carbon Technology |
| DMD 55 | Use of Roof Space / Vertical Surfaces |
| DMD 56 | Heating and Cooling |
| DMD 57 | Responsible Sourcing of Materials |
| DMD 58 | Water Efficiency |
| DMD 59 | Avoiding and Reducing Flood Risk |

| | |
|--------|---------------------------------------|
| DMD 60 | Assessing Flood Risk |
| DMD 61 | Managing Surface Water |
| DMD 62 | Flood Control and Mitigation Measures |
| DMD 65 | Air Quality |
| DMD 68 | Noise |
| DMD 69 | Light Pollution |
| DMD 70 | Water Quality |
| DMD 79 | Ecological Enhancements |
| DMD 80 | Trees on Development Sites |
| DMD 81 | Landscaping |

Enfield Town Framework Masterplan 2018

8.10 Site 15 – Chapel Street / Little Park Gardens

Key principles and land uses

- This small site falls within the Enfield Town Conservation Area and has most recently been used as a private car park.
- The Conservation Area Management Proposal advocated redevelopment of small car parks in order to recover the historic urban grain and sense of enclosure of these areas.
- The site is considered suitable for housing development.

Other Material Considerations

- 8.11 National Planning Practice Guidance
Mayor of London's London Plan Guidance and Supplementary Planning Guidance
Enfield Community Infrastructure Levy Charging Schedule 2016
Enfield Town Conservation Area Character Appraisal 2015
Enfield Town Conservation Area Management Proposals 2015

9. Analysis

- 9.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 require that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise.

- 9.2 The main planning issues to consider are as follows:

- Principle of Development (including Housing Mix)
- Heritage, Character and Design (including Archaeology, Trees and Landscaping)
- Quality of Accommodation and Amenity Space
- Neighbouring Residential Amenity
- Transport, Access and Parking
- Biodiversity
- Minimising Greenhouse Gas Emissions
- Flood Risk and Drainage
- Water Efficiency
- Air Quality and Contamination
- Community Infrastructure Levy

Principle of Development

- 9.3 Para 120 (Chapter 11 - Making efficient use of land) of the 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
- 9.4 It is considered the proposal is consistent with this objective and the redevelopment of the site for residential purposes accords with the broader NPPF and the Local Development Plan. London Plan Policies H1 and H2 encourage the delivery of new housing in areas within 800 metres of a town centre boundary, with PTAL's of greater than 3, on car parks and surplus public sector owned land as well as on small sites in general, all of which apply to the subject site. The site is also allocated for residential redevelopment in the Enfield Town Framework Masterplan 2018.
- 9.5 It is therefore considered this site is in principle, suitable for residential redevelopment given the residential character of the area and moreover, this principle is not contrary to its location within the Enfield Town Conservation Area, subject to compliance with detailed policy criteria. A further significant material consideration is the similarity to the scheme under ref: 17/02767/FUL which was held to be acceptable. 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.

Housing Need

- 9.6 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.
- 9.7 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.
- 9.8 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).
- 9.9 The application site accords with Policy H1 identified need for housing and is appropriate for development for residential housing schemes.
- 9.10 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 would provide five family-sized (3 bedroom) dwellinghouses, addressing a need identified in the Local Housing Needs Assessment (2020).
- 9.11 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.

- 9.12 In this instance, the proposal would provide 5 family sized homes which would contribute towards the Boroughs housing targets. No affordable housing is required because the number of units proposed is under the relevant threshold of 10 dwellinghouses.

Design and Character

- 9.13 London plan policy London Plan Policy D1 has regard to local character and states in its overall strategic aim that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy D8 of the London plan outlines a similar aim and seeks for proposals in public places to be secure and easy to understand and maintain. Policy D4 of the London Plan sets out regional requirements in regard to architecture and states that development should incorporate the highest quality materials and design appropriate to its context.
- 9.14 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitable designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 9.15 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".
- 9.16 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 while DMD 6 supports development where the scale and form of development is appropriate to the existing patter of development or character.
- 9.17 In general terms, although there is more detailed assessment in the following Heritage section of this Analysis, it is considered the two storey form of the development notwithstanding the presence of single storey properties in proximity to the development, to be in keeping with the prevailing two storey semi-detached form of prooerties on Little Park Gardens.

Heritage

- 9.18 The development is located within the Enfield Town Conservation Area and this is the principal heritage consideration. The site is also located in the Enfield Town Archaeological Priority Area. The nearest statutorily and locally listed buildings are,

given the scale of the proposal, too distant from the subject site to be impacted by the proposal in any way.

Relevant Policy and Legislation

- 9.19 In respect of conservation area, the Planning (Listed Buildings and Conservation Areas) Act (The Act) 1990 require that all planning decisions 'should have special regard to the desirability of preserving or enhancing the character or appearance of that area. If harm is identified, it should be given considerable importance and weight in any planning balance in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF (Para 194) states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It also encourages LPAs to take account of a non-designated heritage asset in determining the application. In weighing applications that affect, directly or indirectly, non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm.
- 9.20 The NPPF also states that when considering the impact of the proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Significance is the value of the heritage asset because of its heritage interest, which may be archaeological, architectural, artistic or historic, and may derive from a heritage asset's physical presence or its setting.
- 9.21 Para 197 of the NPPF also states:
- "In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness".
- 9.22 Furthermore, Para 199 states:
- "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".
- 9.23 London Plan Policy HC1 'Heritage conservation and growth' states that development should conserve heritage assets and avoid harm, which also applies to non-designated heritage assets. Furthermore, Enfield Core Policy 31 (Built and Landscape Heritage) requires that special regard be had to the impacts of development on heritage assets and their settings, Enfield Core Policy 30 supports high quality and design-led public realm. DMD 44 (Preserving and Enhancing Heritage Assets) requires that developments should conserve and enhance the special interest, significance or setting of and heritage asset while DMD 37

(Achieving High Quality and Design-Led Development) requires that Development must be suitable for its intended function and improve an area through responding to the local character, clearly distinguishing public and private spaces, and a variety of choice. Making Enfield: Enfield Heritage Strategy 2019-2024 SPD (2019) is also relevant.

Heritage Context and Assessment

- 9.24 The site comprises a vacant car park at the junction between Little Park Gardens and Chapel Street, together with a small area of greensward. It is located within the Enfield Town Conservation Area, within the setting of several dwellings that are cited as making a positive contribution to the special character and appearance of the area. These are considered to represent non-designated heritage assets.
- 9.25 The Character Appraisal states *“This small residential area, which includes the Little Park Gardens car park with its imposing mature tree, the redundant car park opposite awaiting development [the subject site], the grammar school playground and the bus station, was built in the late 19th and early 20th century in the former grounds of Little Park, purchased by the Council in 1888. There are well-built semi-detached houses with arched porches, and some detached villas from the late 1880s, no. 3 (The Hollies) being a good example.”*
- 9.26 The existing, disused car park which is surrounded by hoardings, detracts from the character and appearance of the Conservation Area. The Conservation Area Management Proposal advocates redevelopment of small car parks in order to recover the historic urban grain and sense of enclosure of these areas. The proposed development would achieve this, by creating a strong frontage to Little Park Gardens. The proposal would present a flank elevation to Chapel Street; however this would not cause an overbearing blankness as perceived from Chapel Street due to the proposed brick detailing. A low wall would form the boundary treatment to the Chapel Street frontage, consistent with the enclosure of many of the properties in the immediate area, with a higher wall to enclose the rear amenity area of the easternmost new dwellinghouse. The parking area to the rear would slightly interrupt the overall enclosure of the site, but the car parking area is necessary to serve the family housing proposed.
- 9.27 The proposal’s form, scale and rhythm would complement the form scale and rhythm of the surrounding development and it would deliver a wider enhancement to the Conservation Area through the creation of a strong frontage to Little Park Gardens and the redevelopment of the unsightly existing car park.
- 9.28 The Heritage Officer following revisions to the schemes, has concluded there is no harm to the character and appearance of the conservation area.
- 9.29 The revisions made to the design of the proposal that have been made in order to overcome the concerns initially raised by the Heritage officer are:
- Rear parking area reduced to four spaces in line with previous proposal, including being enclosed with a low brick wall.
 - Revised bin storage design.
 - Reducing the size of the front gables.
 - Brick detailing being added to the easternmost elevation.
- 9.30 As a result of these revisions and the general conformity of the proposal with its context, the proposal is considered to cause no harm to the character and appearance

of the Enfield Town Conservation Area and is therefore acceptable in terms of its visual impact on all heritage assets.

- 9.31 In terms of comments from local residents, concerns have been raised regarding the use of raised seam zinc rather than clay or slate tiles, as can be seen in most other buildings in the immediate vicinity. However, while it is acknowledged its use provides a more contemporary appearance, it is also considered that raised seam zinc is a more appropriate material for the proposed roof shape, which may be difficult to tile or may appear more awkward and prominent in appearance if tiled. Consequently, it is concluded that since the proposed roof shape ensures the proposal's scale and form are in keeping with its immediate surroundings and no harm is identified resulting from the proposal as revised, the use of raised seam zinc for the roof is acceptable and supported by the Heritage officer.
- 9.32 Given the proposal is a thorough redevelopment and it is located in a conservation area, a condition requiring full details of all external finishing materials is required prior to the commencement of any above ground works on the site and this will be secured by a condition on any grant of planning permission.

Design

- 9.33 The nature of an assessment of the impacts of a development in a conservation area on that conservation area's character and appearance means that whether that development accords with the relevant design policies has mostly already been covered by the heritage assessment.
- 9.34 While design policies such as DMD 37 of the Enfield DMD and D3 and D4 of the London Plan require development respect local character, be of an appropriate scale, form and mass with appropriate materials, as have all already been concluded to be acceptable above, they also require the development to be legible and adaptable and result in ease of movement. The proposal is considered to be legible and to promote ease of movement by virtue of how it would follow the surrounding pattern of development and not disrupt any existing sightlines. The regular shape of the development would make it broadly adaptable too.
- 9.35 Hence the proposal is considered acceptable in terms of the wider design policies as well.

Archaeology

- 9.36 The site is located in the Enfield Town Archaeological Priority Area. A lack of modern development on the site as shown on historic mapping indicates that archaeological survival on the site could be good. Ground reduction for example for new foundations and services associated with the proposed development will have the potential to affect buried archaeological remains.
- 9.37 NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. Paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public. NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.
- 9.38 Historic England's Greater London Archaeological Advisory Service have identified the need here to secure archaeological investigations are carried out prior to the

commencement of the development. While the applicant has submitted a Stage 1 Written Scheme of Investigation (WSI), a fully staged pre-commencement condition is required to be attached to any grant of planning permission here in order for the development to be acceptable in terms of its archaeological impacts.

Trees

- 9.39 The unauthorised felling of the former sweet chestnut on the site, which was later determined to be of high enough amenity value to warrant a TPO being served and was at the time only protected by virtue of its location in a conservation area, remains a material consideration in the assessment of this scheme albeit, this action was not the responsibility of the current applicant. However, through this application, it is important to secure the appropriate mitigation.
- 9.40 Although the previous application sought to mitigate for the loss of the sweet chestnut tree through the developer providing a financial contribution for the Council to plant trees of similar amenity value on-street elsewhere in the conservation area , a reassessment of this strategy has been possible and an alternative mitigation for the destroyed tree has been proposed.
- 9.41 This comprises the planting of a mature silver birch in the area of soft landscaping proposed to the north of the car parking area. It is considered by the Tree Officer that this would become a tree of sufficient amenity value to compensate for the lost sweet chestnut. This can be secured by a detailed planning condition, also covering the new tree's maintenance, to be attached to any grant of planning permission .

Landscaping

- 9.42 Policy DMD 81 and Policies D3 and D4 of the London Plan require development to provide high quality landscaping. Landscaping, in the form of new planting, hard and soft external surfaces and means of enclosure (such as walls and fences), forms an integral part of the proposal's character and appearance in its context. The plans show the potential for the site being landscaped to a very high standard that would enhance the conservation area and complement the appearance of the proposed new buildings more generally, as well as add to the greening of the site. However, to ensure this is completed to the highest quality possible, further details of materials and details will need to be secured by condition. A detailed condition requiring a fully detailed landscaping strategy and that the development is carried out in accordance with it will be added to any grant of planning permission .

Quality of Accommodation and Amenity Space

- 9.43 London Policy D6 sets out the London Plan criteria to ensure the delivery of new housing of an adequate standard. The DMD contains several policies which also aim to ensure the delivery of new housing of an adequate quality, namely Policy DMD 8 (General Standards for New Residential Development) and DMD 9 (Amenity Space) and DMD10 (Distancing).
- 9.44 All five houses would have three bedrooms and a maximum occupancy of 5 people, as based on a measurement of their proposed bedroom sizes. As they would be spread across three storeys, they must provide a minimum Gross Internal Area (GIA) of 99 m² each in order to be policy compliant. As each of the new dwellinghouses would provide 125 m² of GIA, including a policy compliant amount of built-in storage, they would all meet this requirement. The internal spaces would all be flexible and functional with adequate daylight and sunlight. They would also not be unduly overlooked by any surrounding developments. Consequently, the internal spaces

offered by the proposal are considered to offer a high quality of accommodation that is wholly policy compliant.

- 9.45 The rear gardens, offering each house their own private amenity space, would vary in size from 28 m² to 85 m², with the smallest belonging to the easternmost two of the new houses and the largest to the westernmost. Their average area would be greater than 50 m². DMD 9 (Amenity Space) sets out the local standards for private amenity space for new houses in the borough. The smallest two gardens would be slightly smaller than the minimum 29 m² required by Policy DMD 9 for 3b5p dwellinghouses, however this is considered acceptable given the constraints of the site and the space required to provide off street car parking and also to allow space for the new silver birch tree. The proposed average garden size is well above the required 44 m². None of the proposed gardens would be unduly overlooked and they would all receive adequate light. Hence, on balance, and giving weight to the tilted balance and the presumption in favour of granting planning permission for sustainable development, the deficiency in amenity space is not considered to outweigh the broader benefits of delivering new homes associated with this development
- 9.46 Policy D7 (accessible housing) of the London Plan requires that all new dwellings meet optional requirement M4(2) 'accessible and adaptable dwellings' of the Building Regulations. There is no reason all five dwellings could not meet this requirement. Hence, that the development complies with this requirement will be secured by a condition on any grant of planning permission here.

Neighbouring Residential Amenity

- 9.47 The site adjoins the curtilage of two single storey dwellinghouses to its north and west (No. 10 Chapel Street and No. 31 Little Park Gardens respectfully). London Plan Policy D3 sets out that buildings should not cause unacceptable harm to residential amenity, having regard to privacy and outlook and should provide sufficient daylight and sunlight to the new as well as surrounding housing. Policies DMD 6 and DMD 8 seek to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, outlook, noise and disturbance.
- 9.48 Policy DMD 10 also seeks to ensure that minimum separation distances are maintained between dwellings to safeguard residential amenity. The proposed development would achieve a minimum separation distance of approximately 16 m, which is below the recommended separation of 25 metres. The purpose of the policy to ensure new development does not result in undue overlooking and loss of privacy for existing neighbours. In this instance, despite the proximity of the development, it is considered the site circumstances support the flexibility in the application of this policy and it is considered, the development would not give rise to undue overlooking of No.10 or a loss of privacy for the occupiers.
- 9.49 No.10 Chapel Street has been extended to the rear bringing the property in very close proximity to the existing boundary wall that encloses the site. This wall is approximately 3 m in height. Given this, the line of sight from the upper floor windows would be to the roof of the extension rather than the rear facing windows. Again, the distance of the proposed development from No.10 Chapel Street, means that there would be no undue loss of light or outlook as perceived from that neighbouring property.
- 9.50 No. 31 Little Park Gardens is also a single storey dwelling and is located to the west of the application site. The rear wall of this property forms the boundary with the application site. There are no windows in the rear wall itself, but the property has four

rooflights in the rear roof pitch provide natural light and ventilation to the rooms within. The proposed development is positioned between 3.5 and 5m from the boundary with No.31. Given the orientation and height of the proposal with respect to No. 31, the proposal would not cause a material loss of sunlight or daylight to this property.

- 9.51 The proposed development does include the provision of one window in the flank elevation of the house nearest No.31 Little Park Gardens. This window would be at loft level and would serve a stairwell. As a result, this window would not be able to provide a vantage point from which to overlook No. 31 in any meaningful way. Nevertheless, a condition is recommended requiring this window be obscure glazed and fixed shut, in order to secure that the privacy of the occupiers of No. 31 is maintained.
- 9.52 Noise and disturbance incident upon the occupiers at No. 31 will also need to be secured through a condition requiring that a wall or soundproof fence is installed on the boundary of the subject site with No. 31 prior to the first occupation of the development, as otherwise the rear wall of No. 31 would form the boundary which might result in undue noise and disturbance resulting from the use of the rear garden of the westernmost of the proposed new houses.

Transport, Access and Parking

- 9.53 London Plan Policy T1 sets a strategic target of 80% of all trips in London to be by foot, cycle or public transport by 2041 (75% in Outer London) 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. Policy DMD 45 makes clear that the Council aims to minimise car parking and to promote sustainable transport options.

Car Parking

- 9.54 London Plan Policy T6.1 requires that all residential development in areas with a PTAL of 5 or greater be 'car free'. The subject site Has a PTAL of 5 and is located in the Enfield Town Controlled Parking Zone. Hence the proposal should be car-free. The proposal would provide four off-street parking spaces, contrary to this policy requirement. However, it is considered this non-compliance can be permitted in this instance on the basis that four parking spaces were resolved to be granted under the previous application (ref. 17/02767/FUL) and the provision of this number of family sized dwellinghouses may not be feasible without some parking provision given the number of houses in the immediate surroundings that benefit from some off-street parking.
- 9.55 None of the future occupiers of the dwellings will be able to apply for parking permits for the Enfield Town CPZ. This will be secured through a Legal Agreement before any planning permission is granted. This will have the effect of ensuring parking pressure is not exacerbated in the area as well as ensuring future occupiers are encouraged to use alternative and more sustainable modes of transport.
- 9.56 The proposed vehicular access to the off street parking spaces would be less than 4.8 metres wide and there is space for all vehicles to manoeuvre and exit the site in forward gear, ensuring no heightening of highway danger as a result of the new vehicular access. It would therefore comply with Policy DMD 46 (Vehicle Crossovers).
- 9.57 The pedestrian routes across and access to the site are considered to be legible and accessible in accordance with local policy DMD 47 (Access and Servicing) and Policies T1 and T2 of the London Plan.

Cycle Parking

- 9.58 Policy T5 of the London Plan sets out cycle parking requirements. In accordance with this policy each new house should provide two long stay cycle parking spaces. The proposal would provide a small shed in the rear garden which is capable of providing this amount of cycle parking. The details of how these structures will be used to provide secure cycle parking still needs to be provided but can be secured by a condition. With such a condition, the proposal would accord with Policy T5.

Refuse and Recycling

- 9.59 Refuse and recycling storage is shown to the front of the proposed dwellings, facing Little Park Gardens and would easily facilitate kerbside collection. That the refuse facilities are installed prior to occupation will be secured by a condition on any grant of planning permission.

Conclusion on Transport, Access and Parking

- 9.60 Overall the proposed approach to access, parking and servicing is acceptable. This is subject to the conditions outlined above and a S106 legal agreement securing that the future occupiers of the new houses cannot apply for a parking permit within the Enfield Town Controlled Parking Zone.

Biodiversity

- 9.61 Trees and landscaping can have positive impacts in terms of biodiversity. These matters are assessed above in the Heritage, Character and Design of this assessment as trees and landscaping are very much key to securing a high quality amenity and appearance for the development, although their biodiversity benefits are not forgotten in this assessment.
- 9.62 Policy G6 of the London Plan and DMD 79 of the Enfield DMD expects new development to provide a biodiversity net gain and provide onsite ecological enhancements. The proposed development given the lawful use of the site as car park, delivers on site ecological enhancements which will be secured through a condition on the grant of any planning permission. This condition will require that the type and location of these ecological enhancements will be chosen under the supervision of a suitable qualified ecologist. With such a condition attached, it is considered the development as a whole would result in a biodiversity net gain, especially given the development would also introduce soft landscaping to areas that are currently paved for car parking.

Minimising Greenhouse Gas Emissions

- 9.63 Policy DMD 51 requires that all development demonstrates how it will minimise energy related greenhouse gas emissions in accordance with the energy hierarchy. This policy also requires that minor residential development, such as the proposal, seeks to achieve a 35% improvement in greenhouse gas emissions on the baseline for the development set out in Part L of the Building Regulations.
- 9.64 In this instance, it is proposed that this information can be reserved by a condition securing the submission of an Energy Statement prior to the commencement of above ground works on the new dwellings. This is because the target for minor development is aspirational and not fixed. Furthermore, due to the visual sensitivities of the development being in a conservation area, the previous application on the site showed

that reductions in target emissions could be achieved through fabric efficiencies alone without an overreliance on renewable technologies in this development,

Flood Risk and Drainage

- 9.65 The site is subject to a high risk of surface water flooding, as identified in the borough's Strategic Flood Risk Assessment and concerns have been raised by the Watercourses team. A Site Specific Flood Risk Assessment has been submitted for this application. Policy SI 12 of the London Plan and Policy DMD 62 of the Enfield DMD require that development minimises flood risk to future occupiers through design measures. The Lead Local Flood Authority (LLFA) advises that the proposed development still needs to clarify how it would be resilient to flooding in a number of ways. In particular that finished floor level (FFL) will be at least 100 mm above the 1 in 100 year surface water flood depth at the site including the FFL of the ground floor bedrooms together with a flood management and evacuation plan, all need to be confirmed. Discussions have taken place with the Applicant and it currently felt, the necessary clarification is being provided. As a result, an update will be provided at the meeting and any additional detail will be able to be secured condition.
- 9.56 Policy SI 13 of the London Plan and DMD 61 of the Enfield DMD require that all development maximises the use of sustainable drainage systems and seek to achieve greenfield run-off rates by managing surface water as close to its source as possible in accordance with the drainage hierarchy. A drainage strategy has been submitted alongside the proposal and this has met the approval of the LLFA. There have been slight rearrangements to the site layout subsequent to this most recent Drainage Strategy and so for completeness, a revised Drainage Strategy will be secured by a prior to above ground works condition on the grant of any planning permission here to ensure the implemented Drainage Strategy accords with the landscaping plan to be approved as well.

Water Efficiency

- 9.57. Policy SI 5 of the London Plan 2021 and DMD 58 of the Enfield DMD require that development should 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. This reflects the optional requirement set out in Part G of the Building Regulations. This will be secured through a prior to occupation condition on the planning permission.

Air Quality & Contamination

- 9.58 The whole of London is a low emission zone for non-road mobile machinery. Therefore, per Policy SI 1 of the London Plan and in order to reduce the impact on air quality during demolition and construction the non-road mobile machinery used in the works will be required by a condition to comply with the best practice set out in the Mayor of London's Supplementary Planning Guidance (The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance, Mayor of London, 2014) and register the non-road mobile machinery with the Mayor.
- 9.59 The site may have ground contamination that poses a risk to human health and for this reason an investigation of any potential contamination will need to be provided before the development commences. With conditions on the grant of planning permission securing these investigations are carried out and any remediation takes place, the development would be in accordance with policy DMD 66 (Land Contamination).

10. Section 106 Agreement and Planning Obligations:

10.1 In order to render the development acceptable, it is considered a legal agreement is required to secure the following mitigation and / or controls

- i) exclusion of future occupiers from obtaining permits to park in CPZ
- ii) Considerate Constructors Scheme.
- iii) LBE Management monitoring fee

11. Community Infrastructure Levy (CIL)

11.1 Both Enfield CIL and the Mayor of London CIL (MCIL) would be payable on this scheme to support the development of appropriate infrastructure. The expected CIL contribution will be reported at the meeting.

11.2 A formal determination of the CIL liability would be made when a Liability Notice is issued should this application be approved.

12. Public Sector Equality Duty

12.1 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.

13. Conclusion

13.1 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".

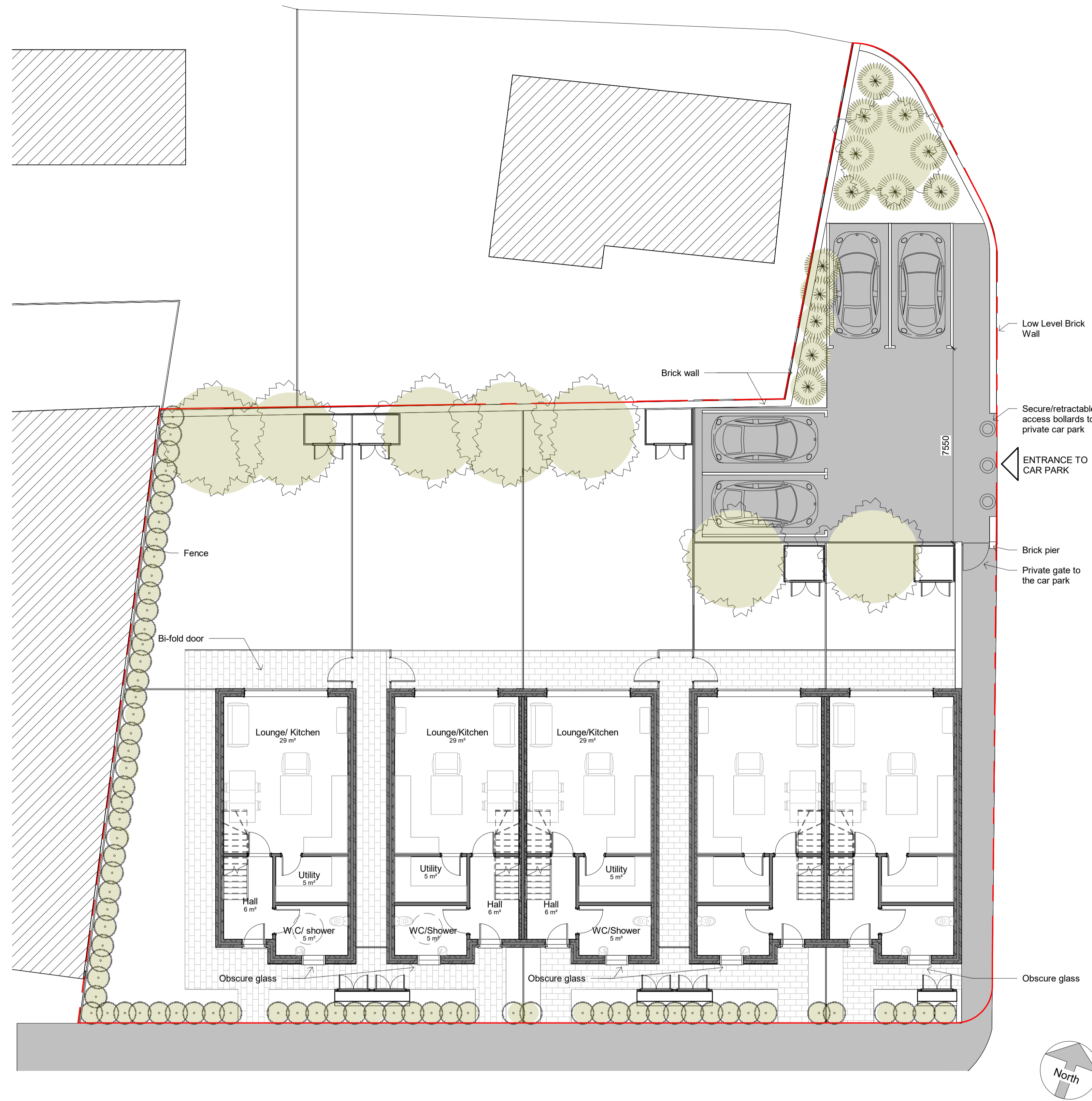
13.2. Members will be aware of the need to deliver more housing in order to meet housing delivery targets. This proposed development would deliver 5 family sized homes, which would help meet the pressing need for family housing within the Borough, and Enfield has an extremely challenging 10-year housing delivery target. In this context, the provision of 5 new family homes weighs heavily in favour of the development.

13.3. 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 and the scheme proposed has followed a design-led approach to site optimisation, as per London Plan Policy D3.

13.4. 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.

13.5. Overall and taking account of the presumption in favour and the weight to be given to development which provides new family 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 Section 106 Agreement, the application is recommended for approval.



1 Proposed Ground Floor Plan
1 : 100



VISUAL SCALE 1:100 @ A1

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|---|--|------------|----|
| D | Proposed alterations to the landscaping | 15/02/2022 | AA |
| C | Proposed alterations to the landscaping | 05/01/2022 | AA |
| B | Proposed alteration to the car park, landscaping and materiality | 10/12/2021 | AA |
| A | Proposed alterations to landscaping, details and materiality | 03/11/2021 | AA |

| Revision Number | Revision Description | Revision Date | Issued by |
|-----------------|----------------------|---------------|-----------|
| Revision | | | |

Planning

Status:

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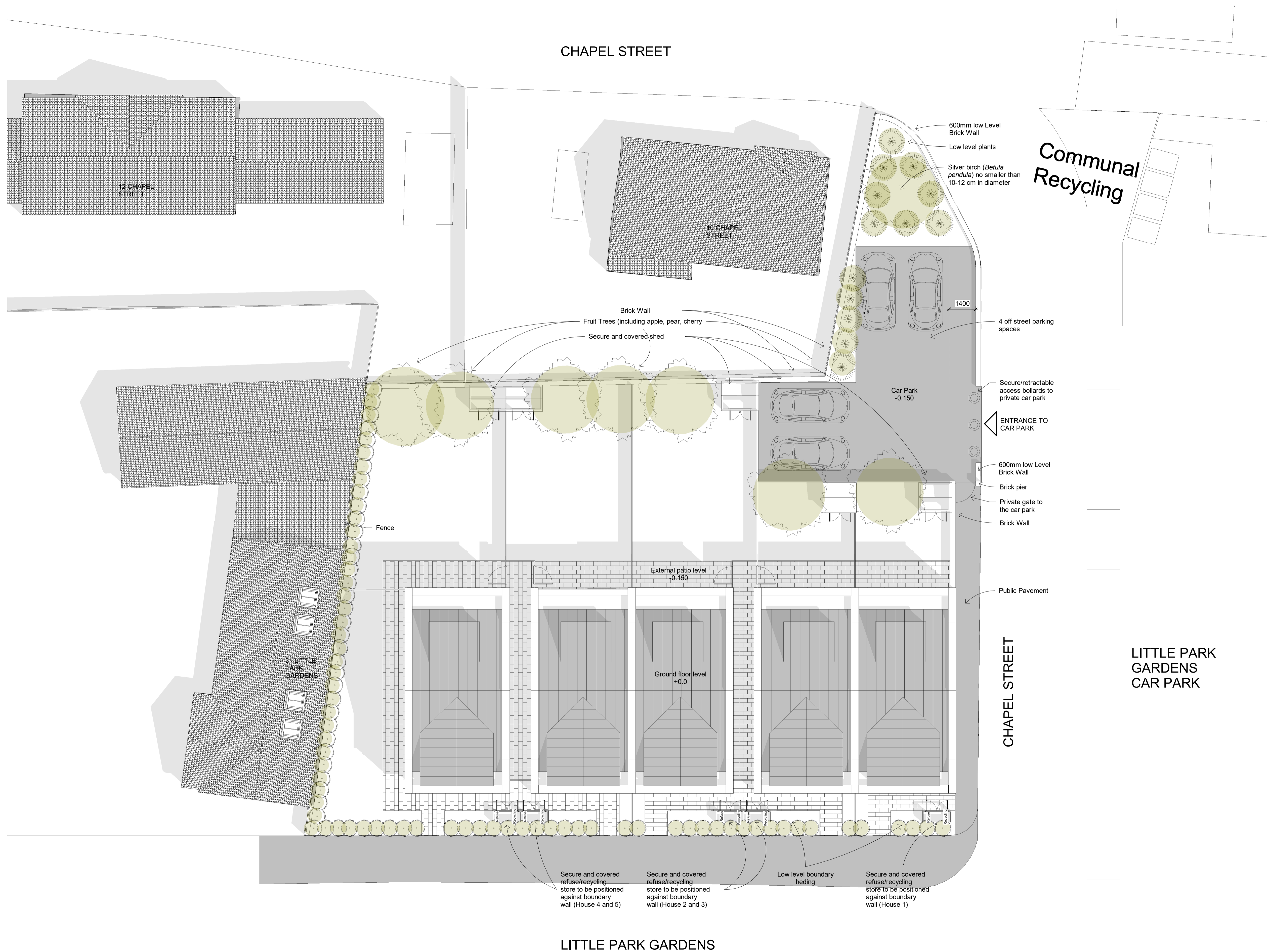
telephone: 01462 453931
email: info@croearchitects.co.uk
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Project:
Little park garden

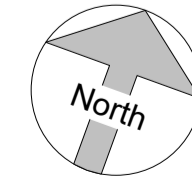
Client:
ROJO

Drawing name:
Proposed ground floor

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| Scale: 1 : 100 | Drawing number | Revision |
| Date: February 22 | 2100- 001 | D |
| Drawn by: AA | | |



1 Proposed Site Plan
 1 : 100
 0m 2m 4m 6m 8m 10m
 VISUAL SCALE 1:100 @ A1



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|---|--|------------|----|
| D | Proposed alterations to the landscaping | 15/02/2022 | AA |
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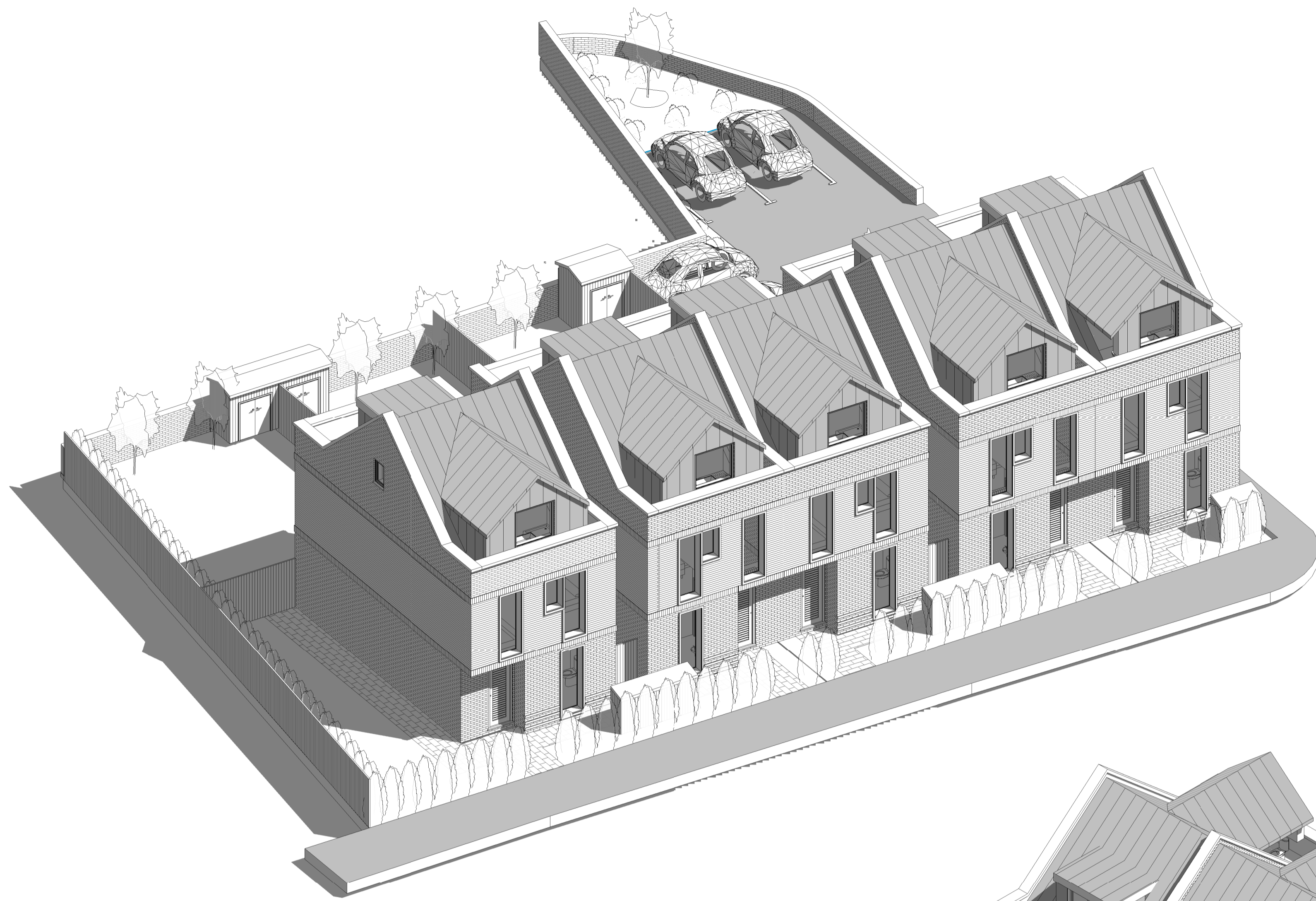
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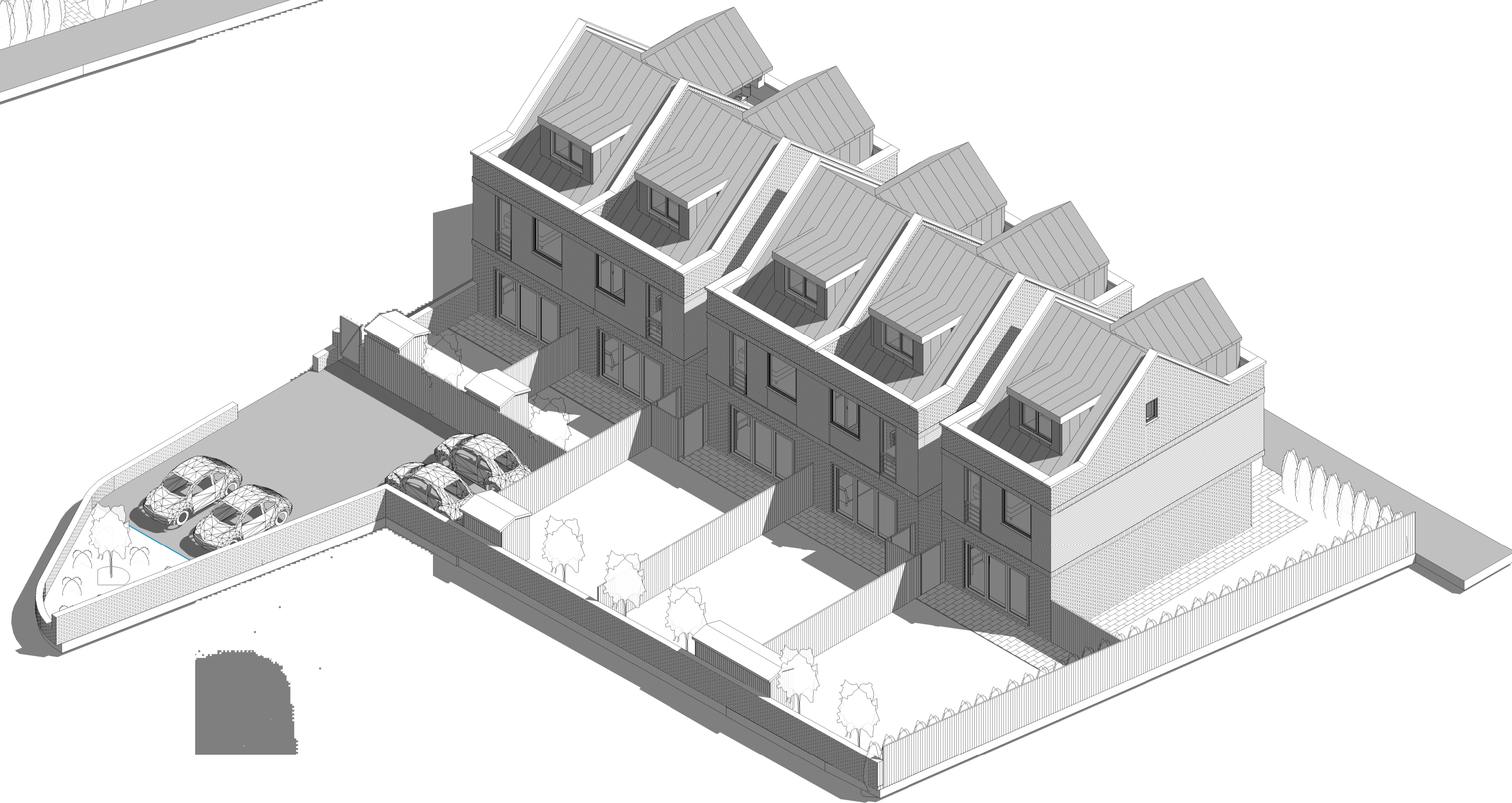
Client:
 ROJO

Drawing name:
 Proposed Site Plan

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1 3D Frontage view



2 3D Rear view

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|---|--|------------|----|
| D | Proposed alterations to the landscaping | 15/02/2022 | AA |
| C | Proposed alterations to the landscaping | 05/01/2022 | AA |
| B | Proposed alteration to the car park, landscaping and materiality | 10/12/2021 | AA |
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| Revision Number | Revision Description | Revision Date | Issued by |
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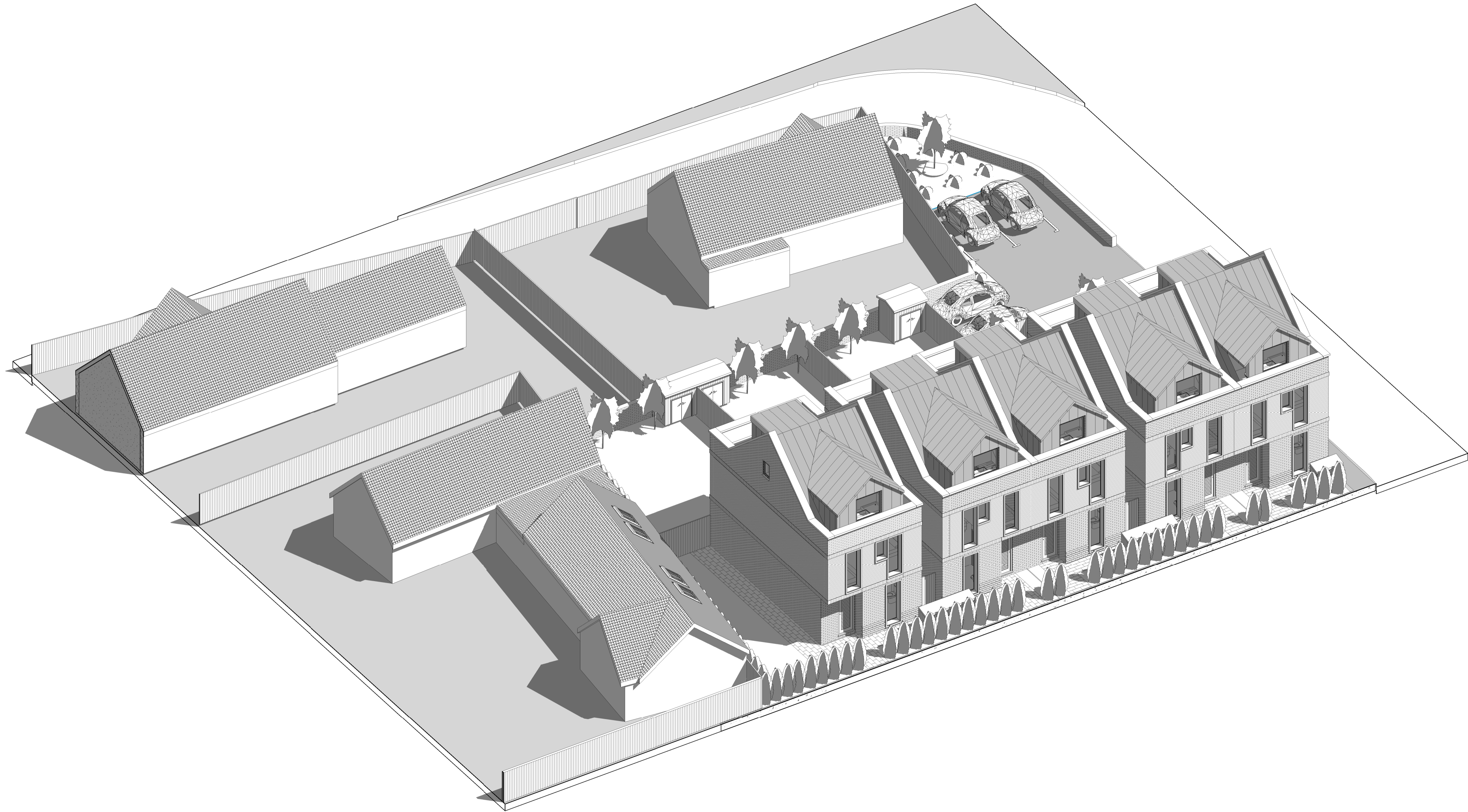
telephone: 01462 453931
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Project:
 Little park garden

Client:
 ROJO

Drawing name:
 As proposed 3D

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| Scale: | Drawing number | Revision |
| Date: February 22 | 2100- 005 | D |
| Drawn by: AA | | |



1 HOUSING 3D IN THE CONTEXT

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| D | Proposed alterations to the landscaping | 15/02/2022 | AA |
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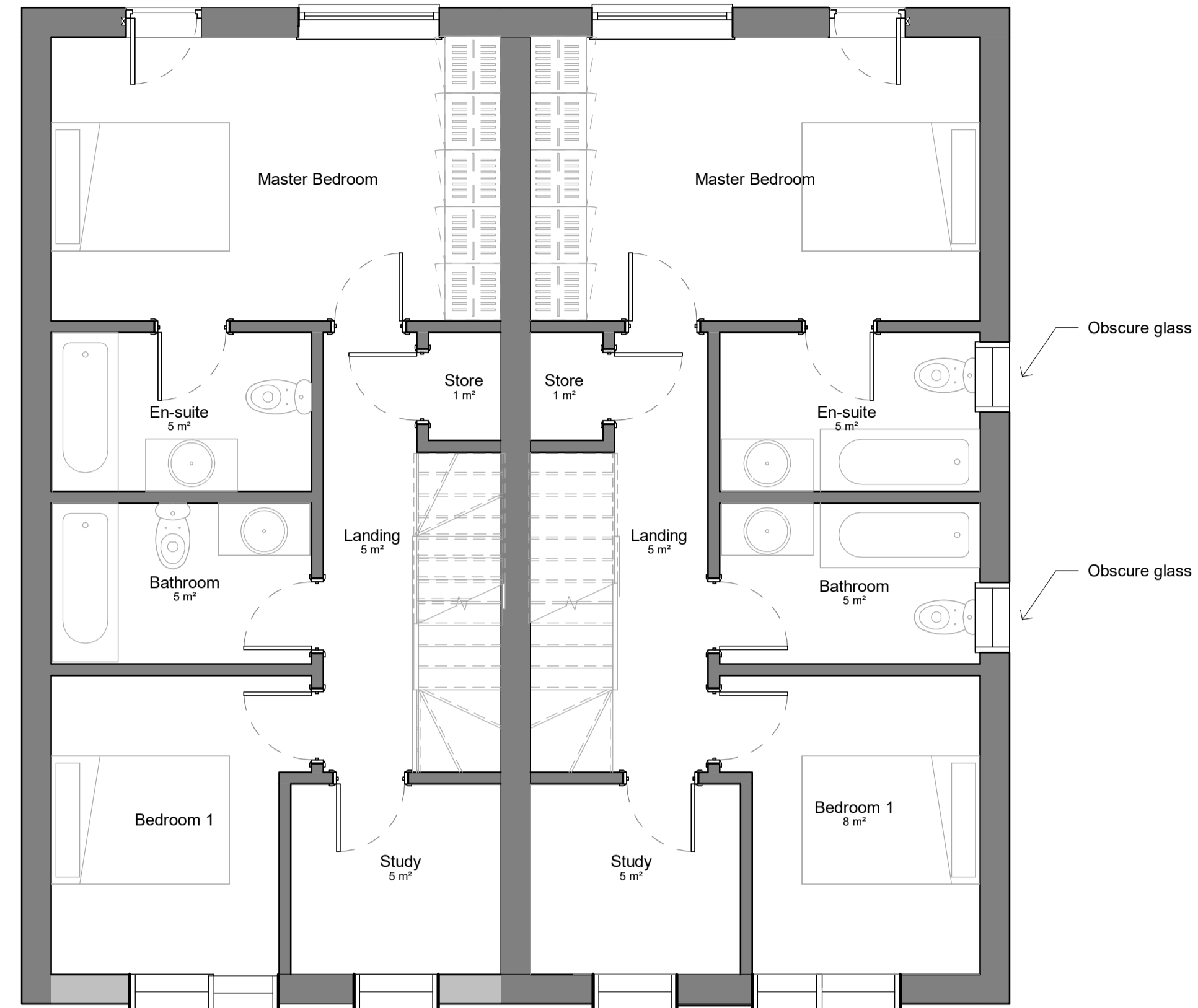
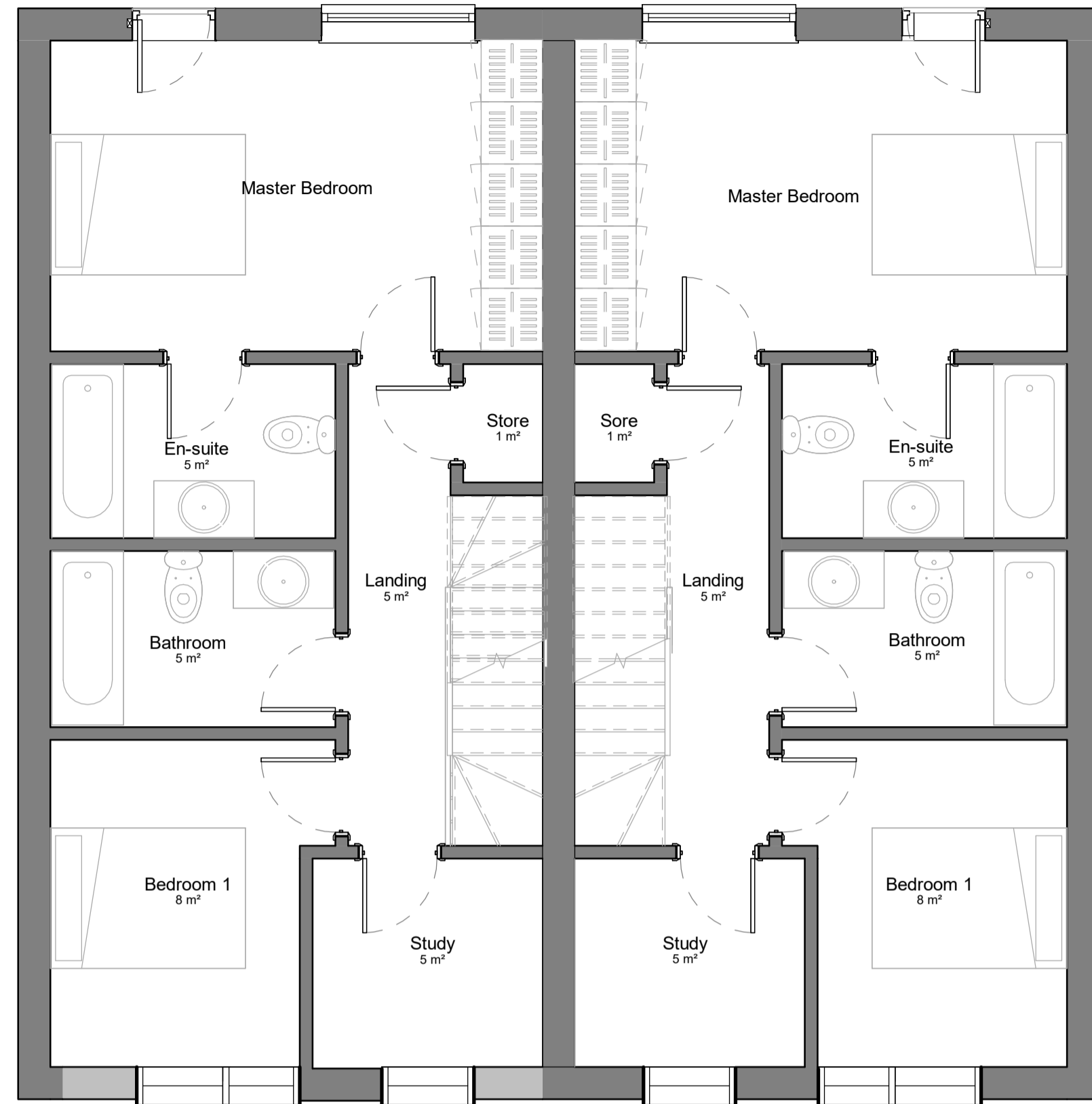
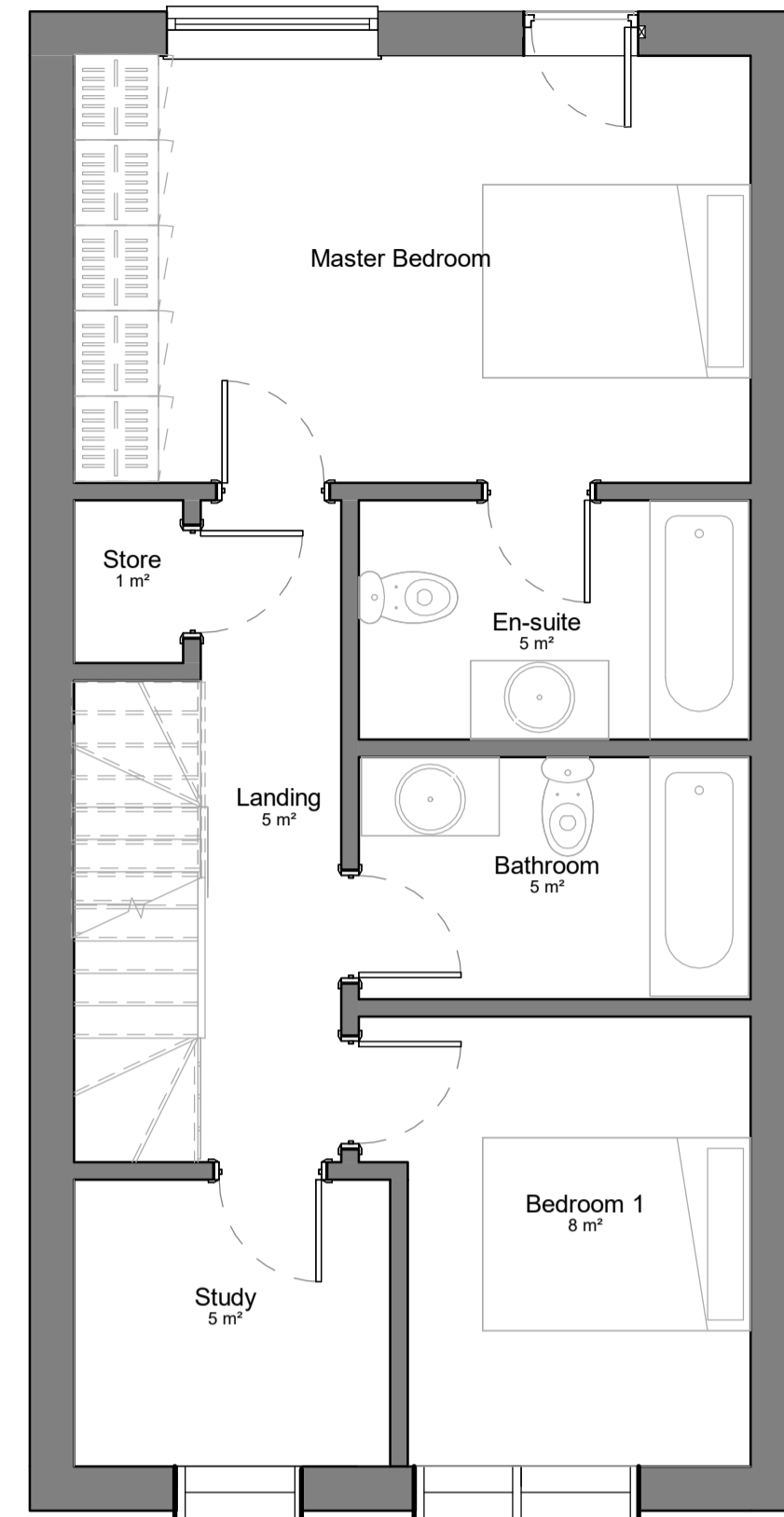
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 Little park garden

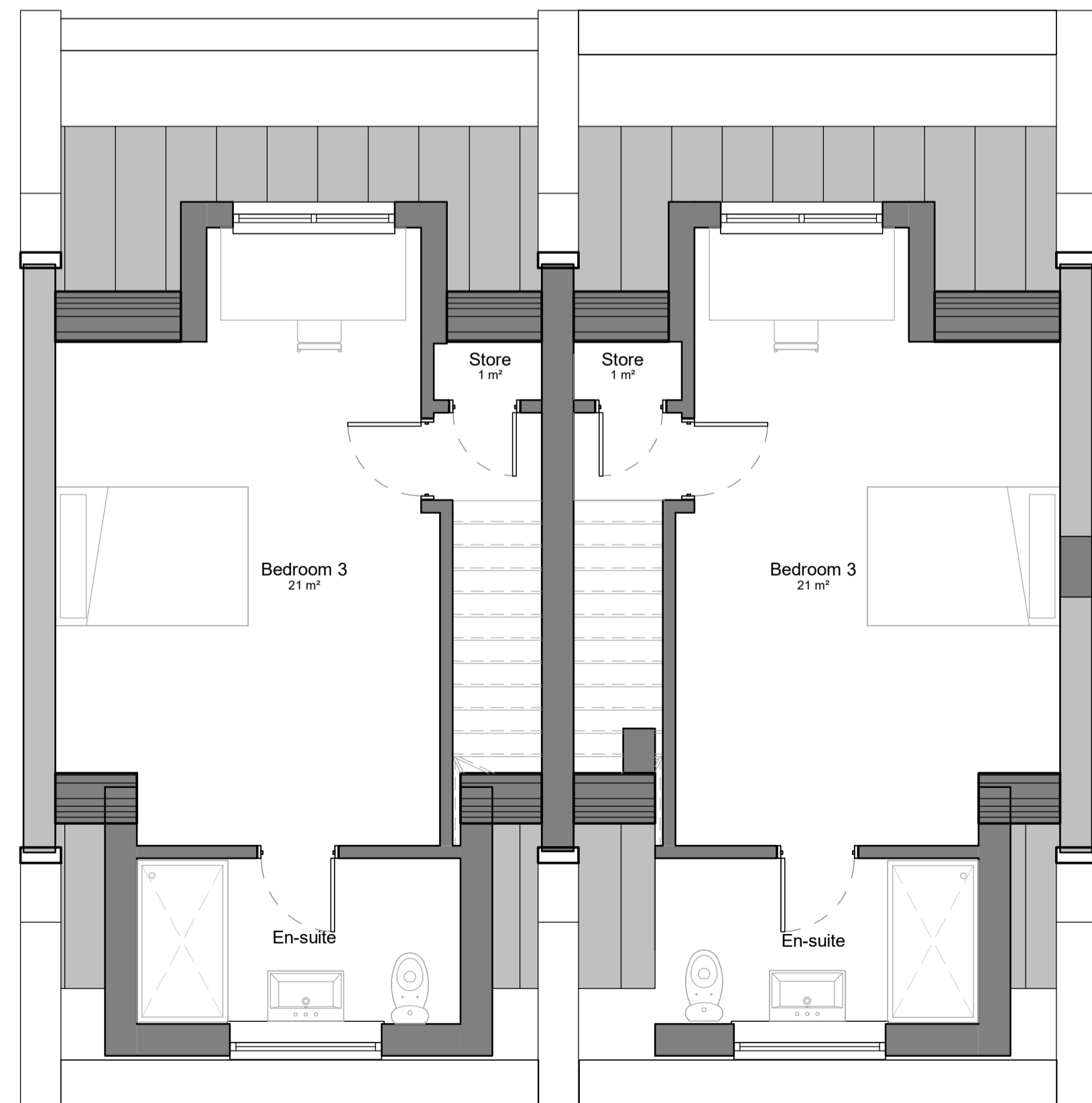
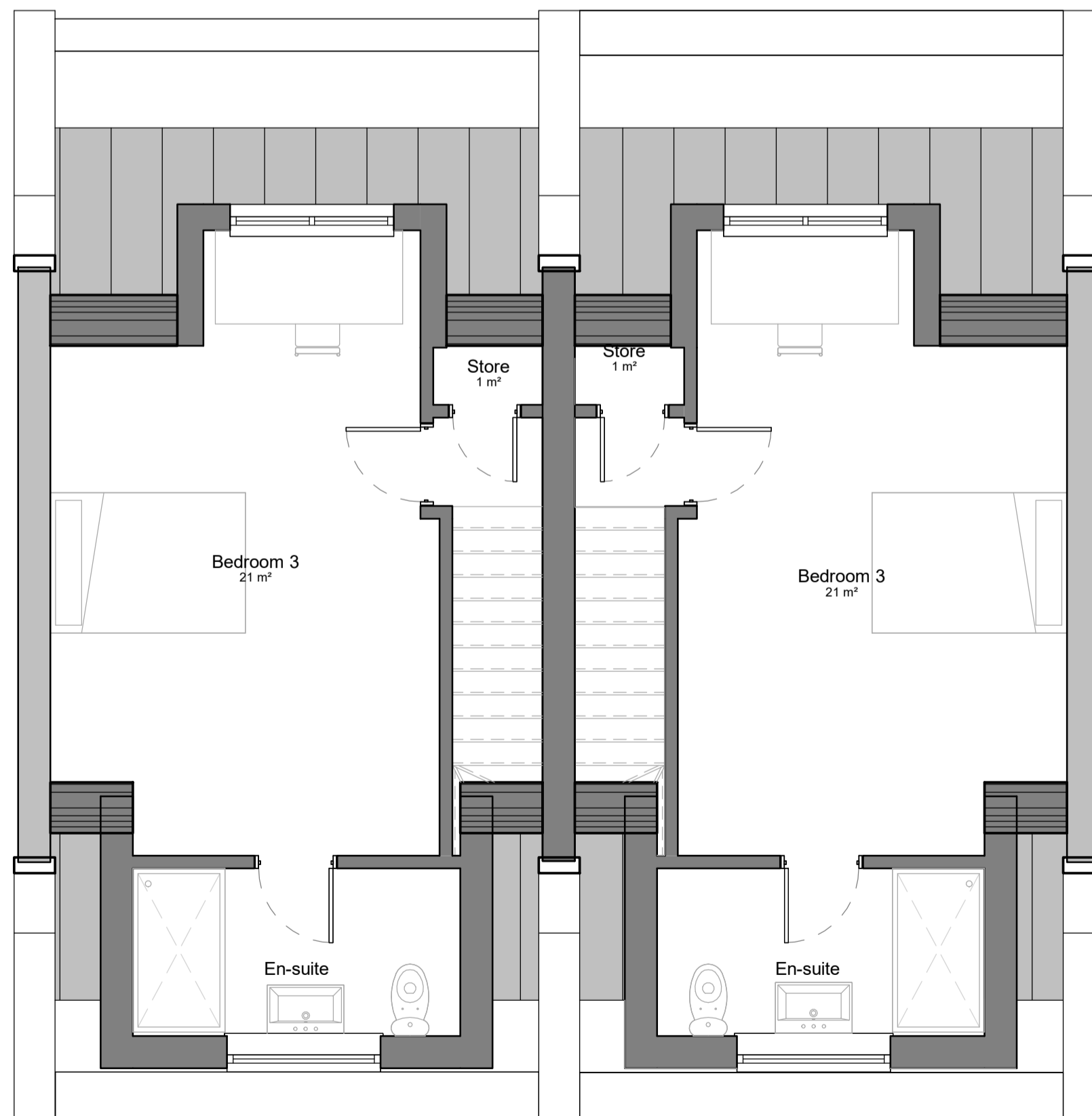
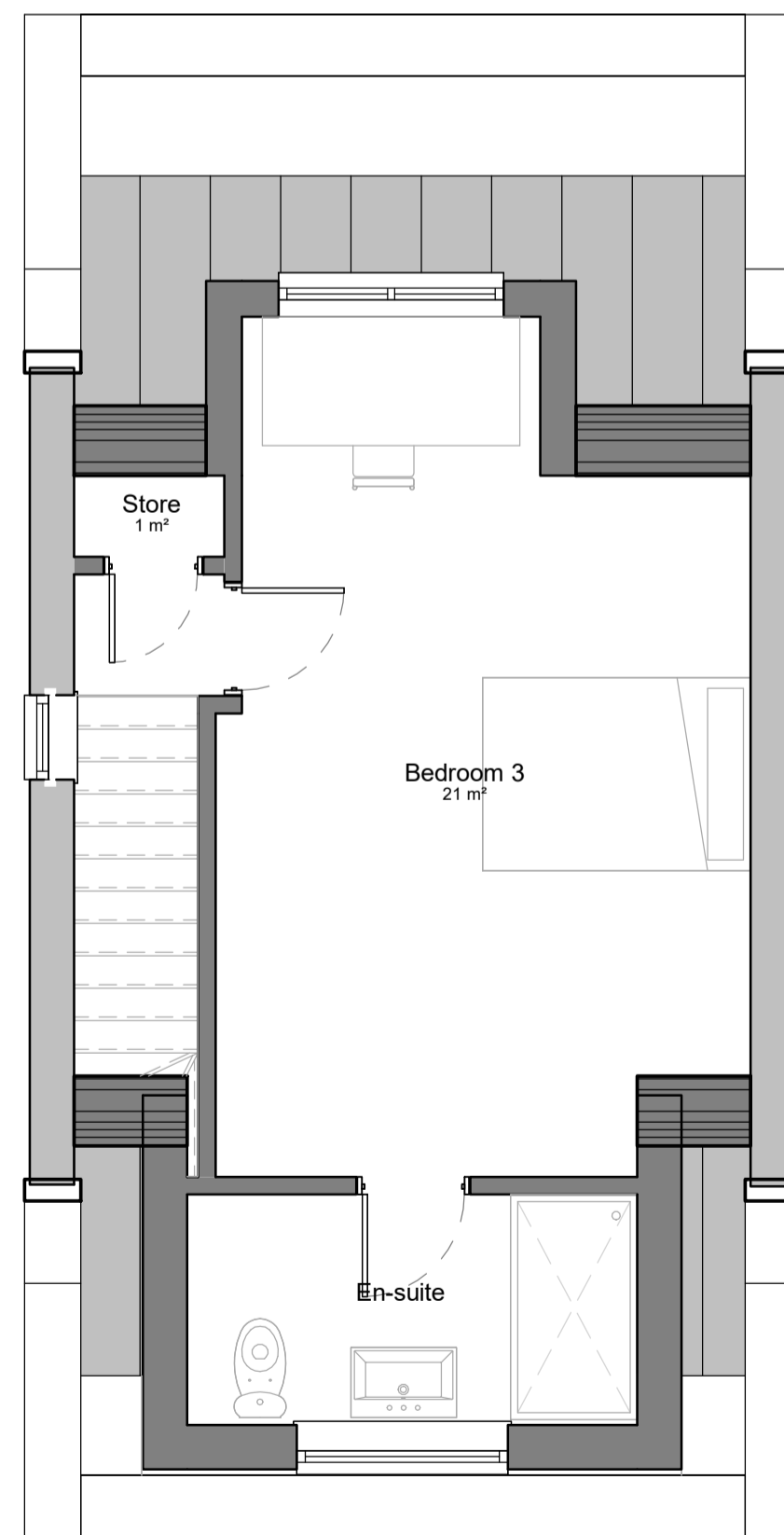
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Drawing name:
 3D in context

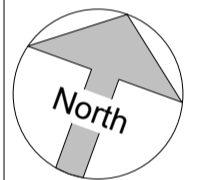
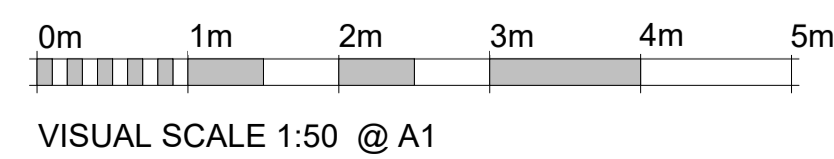
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| Date: February 22 | 2100- 006 | D |
| Drawn by: AA | | |



1 Proposed First Floor Plan
1 : 50



2 Proposed Second Floor Plan
1 : 50



| | | | | |
|---|--|------------|----|-----------|
| B | Proposed alteration to the car park, landscaping and materiality | 10/12/2021 | AA | Page 1/18 |
| A | Proposed alterations to landscaping, details and materiality | 03/11/2021 | AA | |

| Revision Number | Revision Description | Revision Date | Issued by |
|-----------------|----------------------|---------------|-----------|
| Revision | | | |

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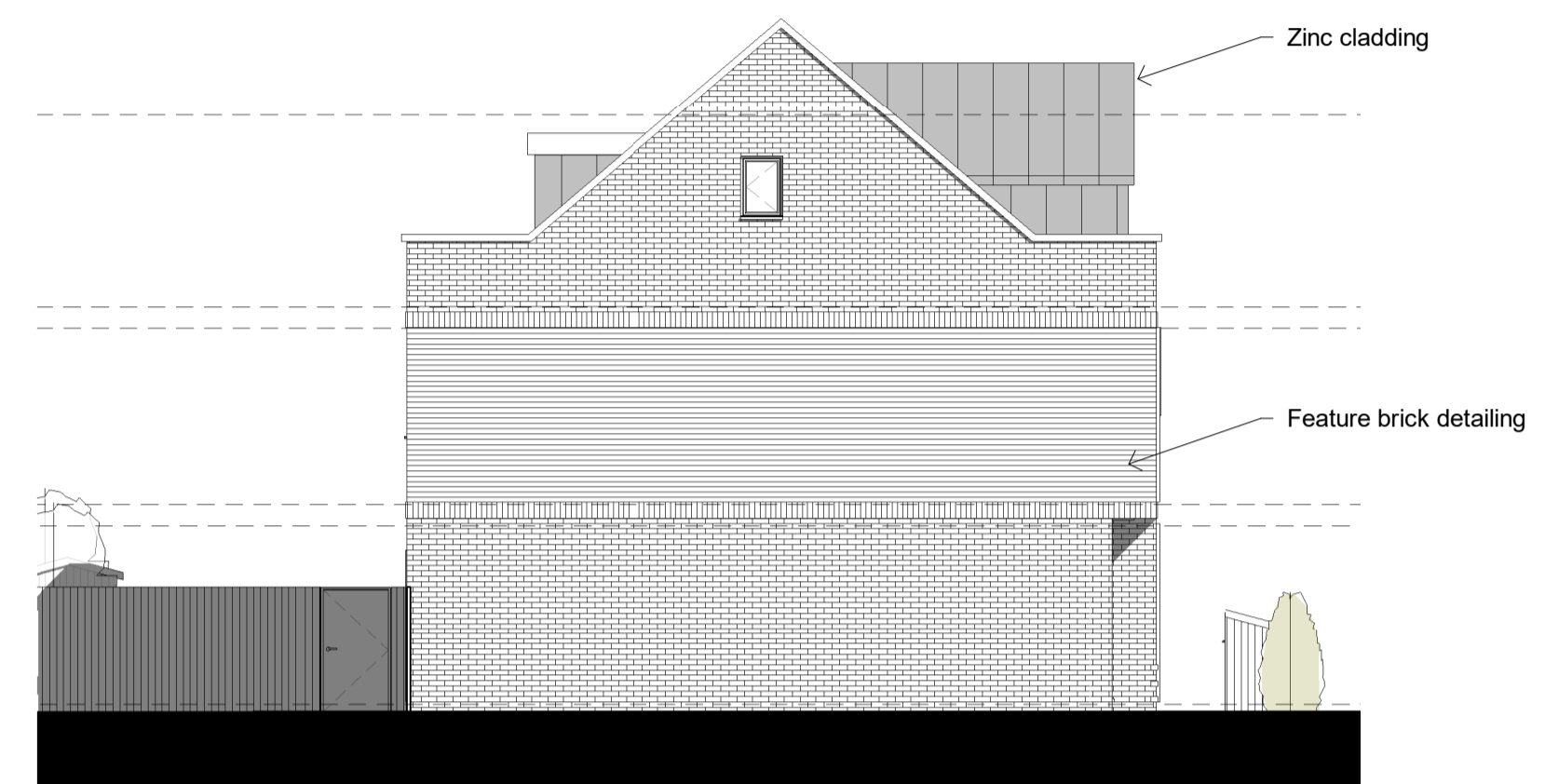
Client:
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Drawing name:
Proposed First Floor Plan

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| Date: November'21 | 2100- 002 | B |
| Drawn by: AA | | |



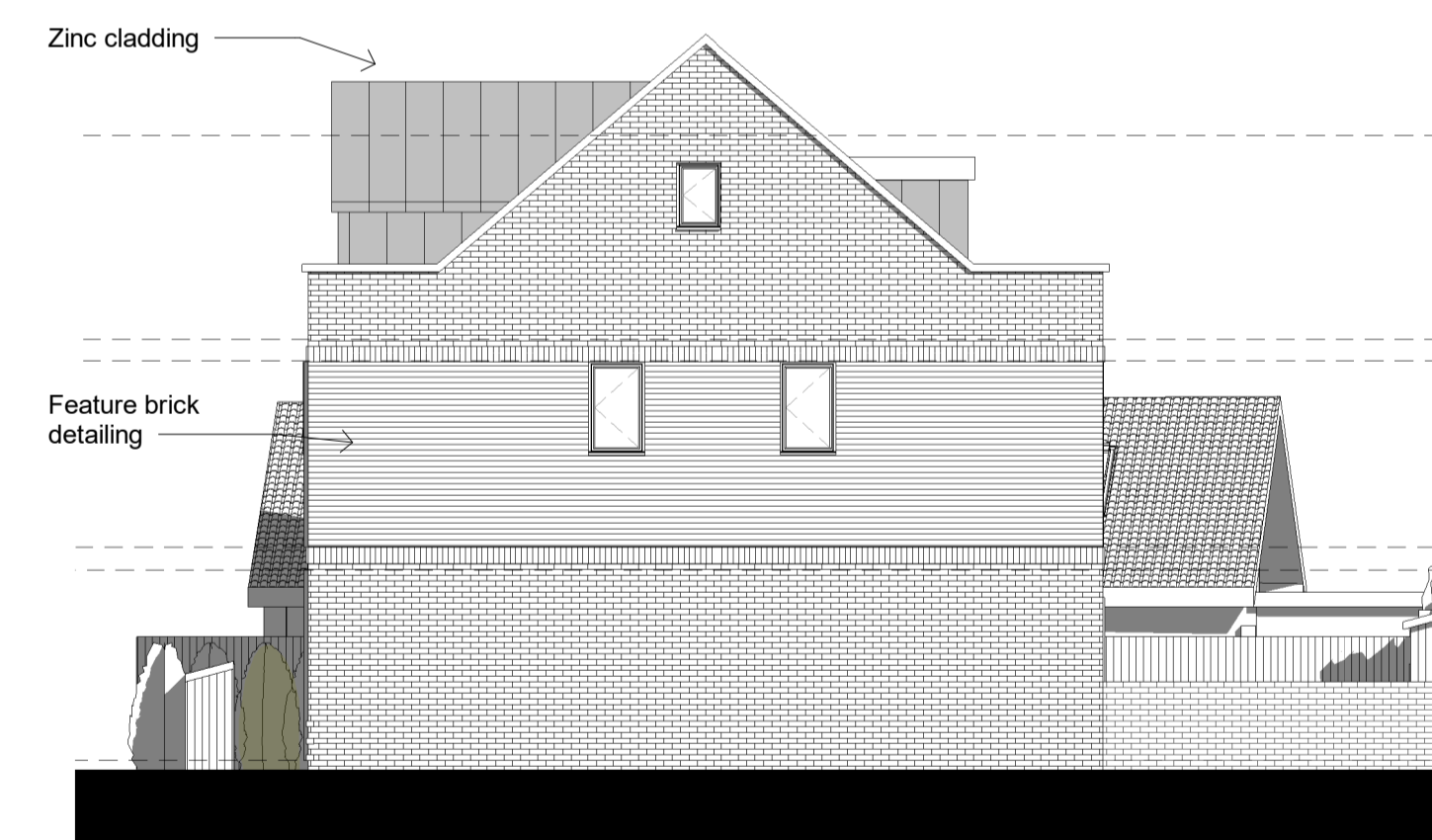
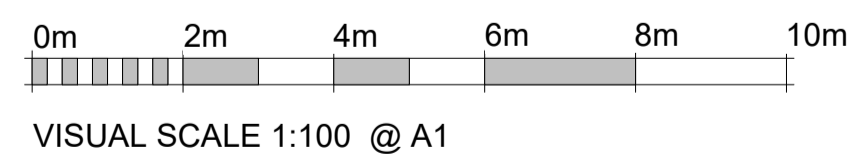
1 Proposed Front Elevation
1 : 100



3 Proposed Left Side Elevation
1 : 100



2 Proposed Rear Elevation
1 : 100



4 Proposed Right Side Elevation
1 : 100



Feature brick detailing

| | | | |
|---|--|------------|----|
| B | Proposed alteration to the car park, landscaping and materiality | 10/12/2021 | AA |
| A | Proposed alterations to landscaping, details and materiality | 03/11/2021 | AA |

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| Revision | | | |

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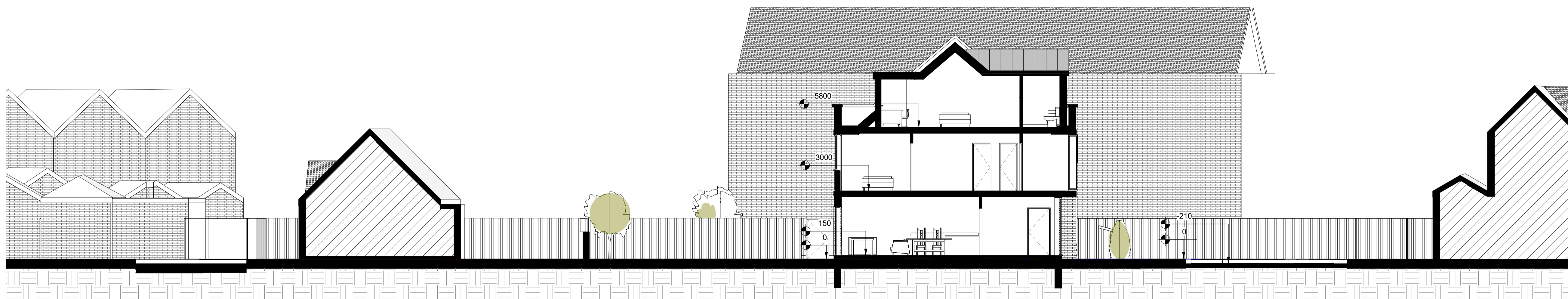
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Drawing name:
Proposed Elevations

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| Date: November'21 | 2100- 004 | B |
| Drawn by: AA | | |



1 Section 1
1 : 100



2 Section 2
1 : 100

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|---|--|------------|----|----------|
| B | Proposed alteration to the car park, landscaping and materiality | 10/12/2021 | AA | Page 120 |
| A | Proposed alterations to landscaping, details and materiality | 03/11/2021 | AA | |

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| Revision | | | |

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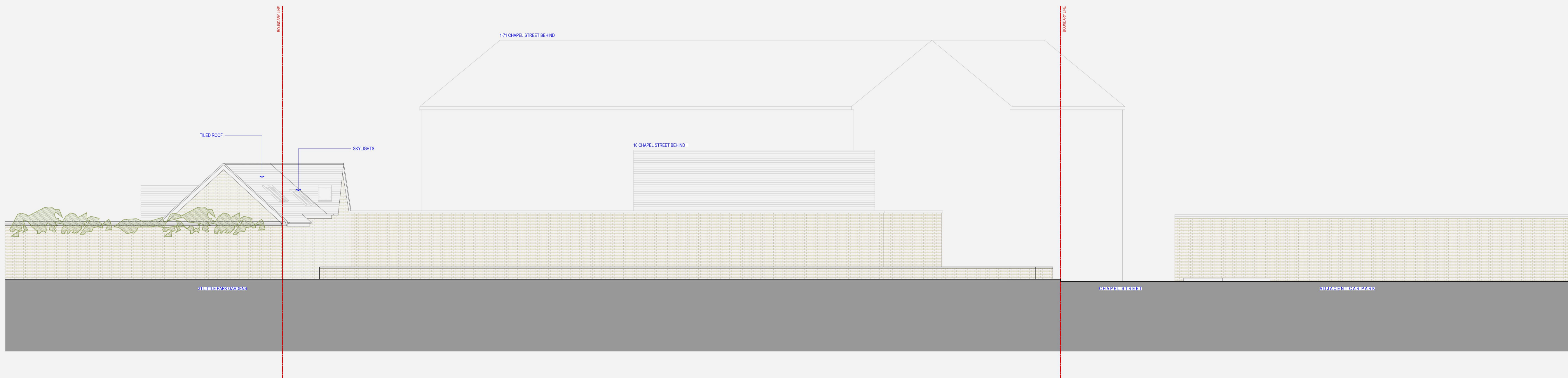
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Project:
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Client:
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Drawing name:
Section

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| Scale: 1 : 100 | Drawing number | Revision |
| Date: November'21 | 2100- 007 | B |
| Drawn by: AA | | |



01] EXISTING FRONT ELEVATION - E1



02] EXISTING REAR ELEVATION - E2

| Revision Number | Revision Description | Revision Date | Issued by |
|-----------------|----------------------|---------------|-----------|
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Revision

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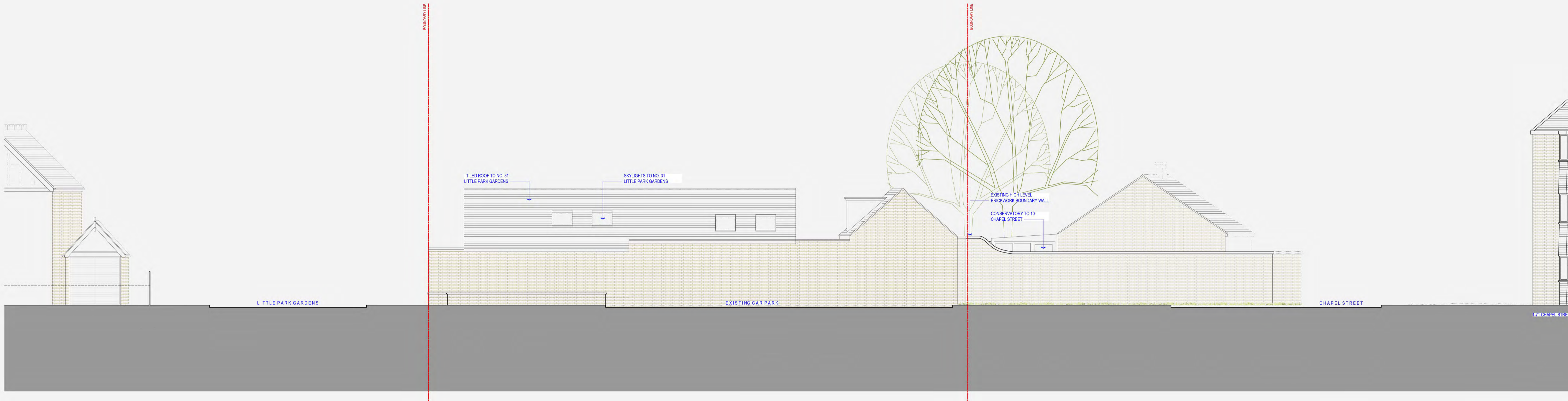
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Client:
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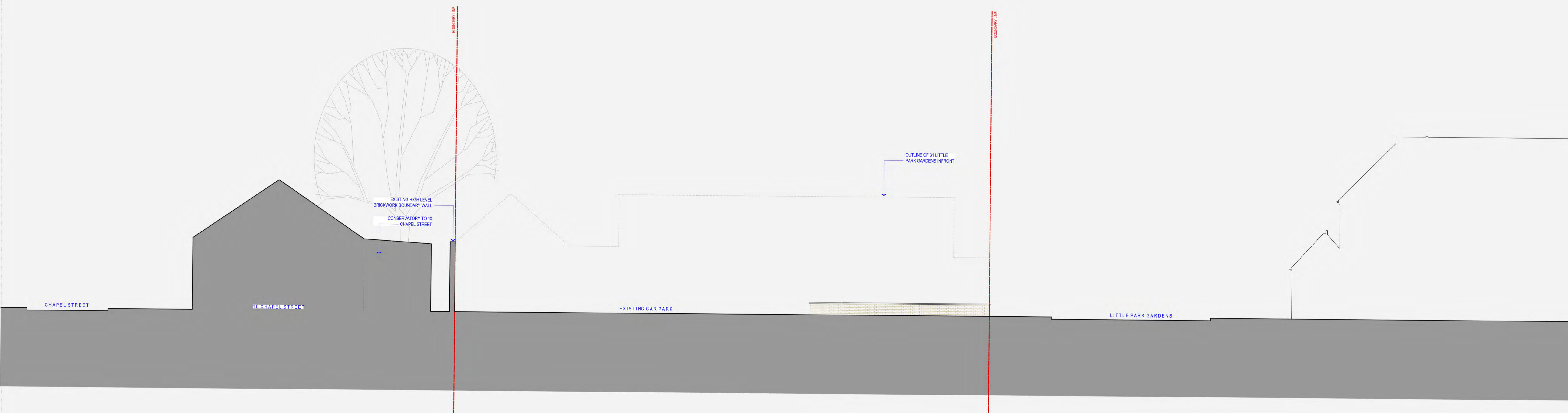
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| Date: | June'21 | 2100-099 | |
| Drawn by: | AA | | |



Scale 1:100 0 1 2.5 5 10m

[1] EXISTING EAST ELEVATION - E3



Scale 1:100 0 1 2.5 5 10m

[02] EXISTING WEST ELEVATION - E4

| Revision Number | Revision Description | Revision Date | Issued by |
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Revision

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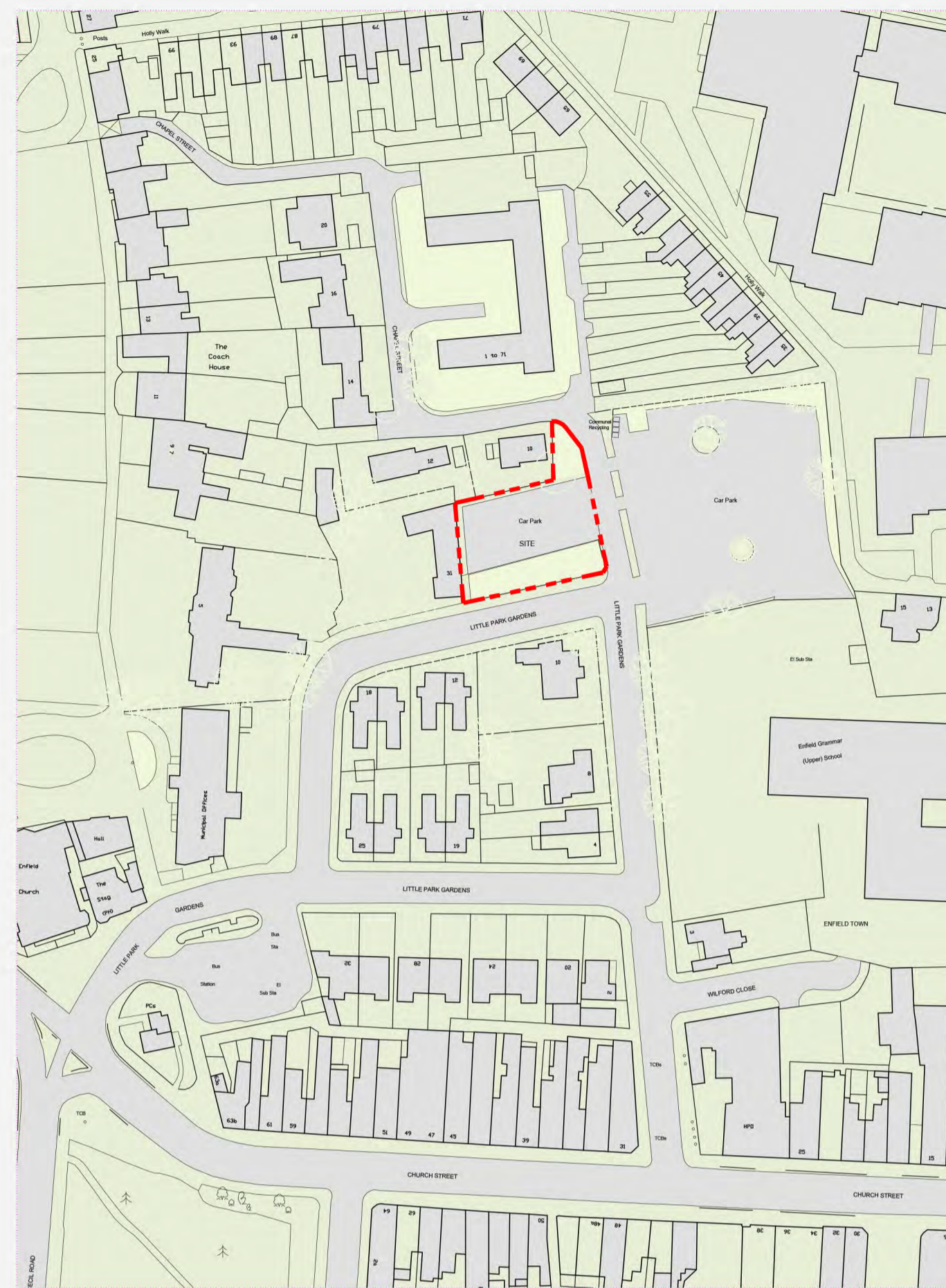
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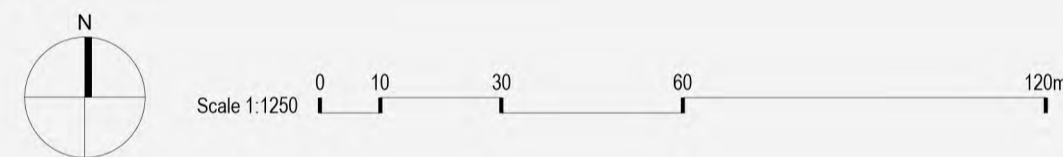
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Drawing name:
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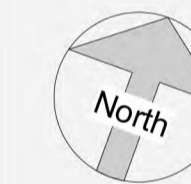
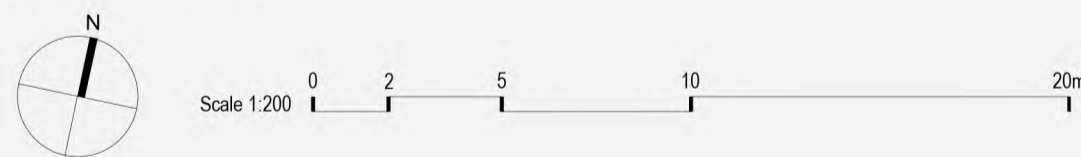
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| Date: June'21 | 2100-000 | |
| Drawn by: AA | | |



[01] OS MAP 1:1250



[02] EXISTING SITE PLAN 1:200



| Revision Number | Revision Description | Revision Date | Issued by |
|-----------------|----------------------|---------------|-----------|
| Revision | | | |

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Project:
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Client:
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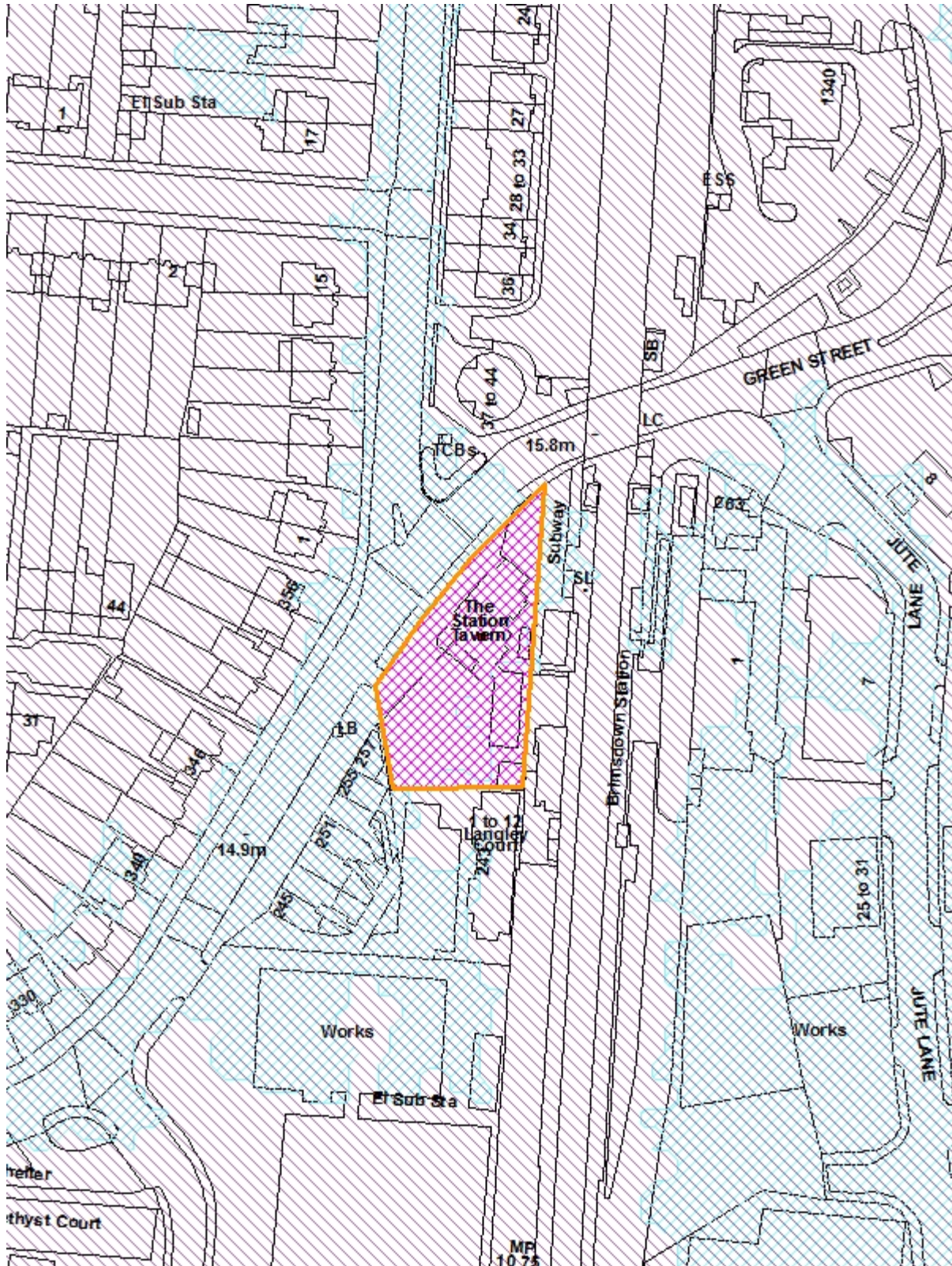
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| Date: June'21 | 2100-098 | |
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|--|---|--|
| PLANNING COMMITTEE | | Date: 19 July 2022 |
| Report of Head of Planning Vincent Lacovara | Contact Officer: Andy Higham David Gittens | Ward: Brimmsdown |
| Ref: 21/01140/FUL | | Category: Full Planning Application |
| LOCATION: Public House, Green Street, Enfield EN3 7SH | | |
| PROPOSAL: Redevelopment of site to provide mixed use residential development involving erection of a 21 storey building with double basement comprising 100 self-contained (private and social residential units), in addition to commercial and retail areas on ground and mezzanine. | | |
| Applicant Name & Address: Mr Tepe | Agent Name & Address: Mr Murat Aydemir Intelliarch Ltd 47 Eversley Park Road London N21 1JJ murat@i-arch.co.uk | |
| RECOMMENDATION: | | |
| <ol style="list-style-type: none"> 1. That planning permission be REFUSED 2. That the Head of Development Management be granted delegated authority to agree the final wording of the reasons for refusal as indicated in the Recommendation section of the report. | | |

Ref: 21/01140/FUL LOCATION: Public House, Green Street, Enfield, EN3 7SH



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Scale 1:1250

North



1. Note for Members

- 1.1. Although a planning application for this type of development would normally be determined under delegated authority where recommended for refusal, in the interests of transparency given the scale of development, the application is reported to the Planning Committee for determination.

2. Recommendation:

- 2.1. The Head of Development Management / the Planning Decisions Manager be authorised to **REFUSE** planning permission for the following reasons:

- 1 No case has been demonstrated to justify the loss of the existing public house, that there is no demand for the existing public house use on the site, that there is no demand for any alternative community use in the premises, nor that a suitable replacement would be provided within the scheme. As such, and having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, this would not be outweighed by the public benefits of delivering new residential accommodation, including affordable residential accommodation, it would be contrary to Policy HC7 of the London Plan (2021) and policy CL6 and SC2 of the Draft Enfield Local plan (2021)
- 2 The proposal seeks to provide office use in a location that is not a preferred office location without applying the sequential test. As such, and having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, this would not be outweighed by the public benefits of delivering new residential accommodation, including affordable residential accommodation, it would be contrary to Policy DMD25 of the Enfield Development Management Document (2014).
- 3 The proposed development by reason of its high density, together with its unsympathetic architectural approach, bulk, scale, mass and design, would result in the introduction of an overly intensive building that would constitute the gross overdevelopment of the site. The building would bear no relation to the scale, character and appearance of the locality and would fail to integrate satisfactorily with its surroundings. As such, and having regard to housing

need, the presumption in favour of approving sustainable development and the tilted balance, this would not be outweighed by the public benefits of delivering new residential accommodation, including affordable residential accommodation, it would be contrary to Policies D3 and D4 of the London Plan (2021), CP4 and CP30 of the Enfield Core Strategy (2010) and DMD6, DMD8, DMD10, DMD37 and DMD38 of the Enfield Development Management Document (2014).

- 4 The proposed building, by reason of its excessive height, mass and bulk constitutes an excessively tall and inelegant building that has not been justified in this locational context in its visual, functional, environmental and cumulative impacts. As such, and having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, this would not be outweighed by the public benefits of delivering new residential accommodation, including affordable residential accommodation, it would be contrary to Policies D3, D4 and D6 of the London Plan (2021), CP4 and CP30 of the Enfield Core Strategy (2010) and DMD6, DMD8, DMD10, DMD37 and DMD38 of the Enfield Development Management Document(2014).

- 5 The proposed development, due to the design of the car park and servicing areas, including the under provision of parking spaces, some parking spaces being inaccessible and the dependence upon a car lift for basement access, together with the intensity and combination of uses, would result in the generation of significant additional traffic and parking pressures on the local and strategic road network such as access points conflicting with vehicles queueing in Green Street and vehicle conflicts in the servicing area with potentially high numbers of delivery vehicles, in an area without a controlled parking zone, adding to existing traffic and parking capacity issues without adequate proposals for mitigation. As such, and having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, this would not be outweighed by the public benefits of delivering new residential accommodation, including affordable residential accommodation, it would be contrary to Policy T6 of the London Plan (2021) Policy CP23, CP24 and CP30 of the Enfield Core Strategy (2010) and Policy DMD45, DMD47 and DMD48 of the Enfield Development Management Document (2014).

- 6 The proposed development, due to the close proximity of the first floor amenity space and habitable room windows on its south eastern side to the neighbouring 3 storey residential block at Langley Court, 243 Green Street, would establish high levels of inter-visibility between the new block and existing neighbouring residents, giving rise to unacceptable levels of overlooking and loss of privacy. As such, and having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, this would not be outweighed by the public benefits of delivering new residential accommodation, including affordable residential accommodation, it would be contrary to Policies D4 and D6 of the London Plan (2021), Policies CP4 and CP30 of the Enfield Core Strategy (2010) and Policies DMD8, DMD10, and DMD43 of the Enfield Development Management Document (2014).

- 7 The proposed development due to the inadequate design of the communal amenity spaces on floors 1, 6 and 11 would give rise to high levels of inter-visibility, and potentially access between users of that amenity space and the residents with flats that abut those spaces, resulting in poor security, a lack of privacy and a poor quality living environment for future residents. As such, and having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, this would not be outweighed by the public benefits of delivering new residential accommodation, including affordable residential accommodation, it would be contrary to Policy D6 of the London Plan (2021), Policy CP30 of the Core Strategy (2010), 3.5, 3.6 of the London Plan (2015), the London Housing SPG and Policy DMD 8 and DMD 9 of the Enfield Development Management Document (2014).

- 8 The proposed development is not accompanied by an adequately comprehensive sustainable drainage strategy that would clarify how the development shall meet Greenfield Runoff rates for 1 in 1 year and 1 in 100 year (plus climate change) events and utilise Sustainable Urban Drainage Systems(SuDS) in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management. As such the proposal fails to accord with Policies SI12 and SI13 of the London Plan (2021), Policy CP21 and CP28 of the Enfield Core Strategy (2010) and Policy DMD61 of the Enfield Development Management Document (2014).

- 9 In the absence of a legal agreement to secure policy compliant financial and nonfinancial contributions including for affordable housing, health care, employment, skills, training and enterprise, transport matters, public realm

improvements and carbon offsetting contribution, the development fails to mitigate its impact on local services, amenities, infrastructure and environment. This is contrary to the requirement of policy DF1 of the London Plan, Policy CP46 of the Enfield Core Strategy (2010) and the Enfield Section 106 Supplementary Planning Document (2016)

- 9 In the absence of a Fires Strategy the application is contrary to Policy D12 of the London Plan (2021)
- 10 In the absence of an inclusive design statement that demonstrates how the proposals will deliver an inclusive environment, the application is contrary Policy D3 of London Plan (2021), Policy DMD37 and DMD39 of the Enfield Development Management Document (2014) and the Accessible London SPG.
- 11 The proposal is deficient in the provision of on-site children's play space required for the likely child yield of the development contrary to s not compliant with Policy S4 of the London Plan (2021)

3. Executive Summary

- 3.1 This report provides an assessment of the planning application for the redevelopment of this public house site to provide a mixed use residential-led development involving erection of a 21 storey building with double basement, and comprising 100 self-contained flats incorporating some underground parking.
- 3.2 The site is considered brownfield and a sustainable location and, notwithstanding the in-principle issue relating to the loss of a public house on the site, has the potential to accommodate an appropriately scaled mixed use development that could significantly intensify the usage of this site adjacent to one of the boroughs transport nodes.
- 3.3 The application was received following a preapplication process in 2019/2021 that presented a 24 storey tall building that contained 148 flats which was considered to be far too intensive a proposal for this restricted site. The pre-application scheme presented a very high residential density of 3277 habitable rooms per hectare, more than 7 times greater than the end of the range of 450 habitable rooms per hectare anticipated by the previous London Plan in a PTAL2/3 urban location.
- 3.4 The application currently before Members, at 2,391 habitable rooms per hectare and 21 storeys, is also considered to be unacceptably dense, exhibiting tell tale symptoms

of overdevelopment such as excessive height, insufficient amenity space, poor design, inadequate parking and poor servicing arrangements as described in the report.

- 3.5 Whilst offering 40% affordable housing, and seeking to be considered under the GLA's fast track procedure, the applicant has not provided detailed information regarding the tenure of the affordable housing and is therefore not able to be considered under the London Plan's fast track process. However the applicant has not provided a viability assessment which is required to follow the London Plan's alternate viability tested route.
- 3.6 The transport officer has assessed the scheme and, taking into account that the site is not located within a controlled parking zone, and the high proportion of family units proposed, considers the parking provision not to be satisfactory for the number of units and mix of uses and the parking and circulation areas inadequately designed with some parking inaccessible. They also considered that there was potential for vehicle conflicts in the servicing areas with the access points potentially causing issues with vehicles queueing in Green Street and concern was expressed at the proposed reliance on a car lift for access to the parking in the event that the lift could break down at any point.
- 3.7 The many shortcomings of this application are considered to outweigh the public benefits of delivering new residential accommodation and despite having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, the application is not considered acceptable and accordingly is recommended for refusal.

4. Site and Surroundings:

- 4.1 The site in question forms an irregularly kite-shaped site that measures approximately 1355 square metres, located on the eastern side of Green Street, with its apex adjacent to the level crossing at Brimsdown Railway Station which offers access to rail services on the West Anglia main line. The site is bounded to the east by Brimsdown Station, beyond which lies a large swathe of land designated as Strategic Industrial Land.
- 4.2 To the west of the site, across Green Street lies a row of 2 storey semi detached houses which continue into the west side of Brimsdown Avenue that starts directly

opposite the site. Beyond this to the north and west lies large areas of similarly scaled 2 storey houses.

- 4.3 To the north of the site, at the junction of Green Street and Brimsdown Avenue lies a distinctive 4 storey block of flats with a dodecagon shaped footprint.
- 4.4 To the south east, the site is bound by small 3 storey residential block (that also backs onto the railway) and to the immediate south west lies a 2-storey block comprising of commercial floorspace with residential accommodation above that fronts Green Street. This is the heart of the designated Brimsdown Local Shopping Parade of which the application site forms its northernmost extent. Beyond this to the south and south west the area is generally characterised by 3-4 storey flatted developments of late 20th Century construction with off street parking set to the sides and/or rear.
- .5 The site contains a vacant 2 storey former public house that was last operated as The Station Tavern. The site also has a car park to the rear/south of the main building. There are 2 single storey structures located on the eastern boundary.
- 4.6 All of the housing in the locality, and indeed the subject site also, is characterised by the existing buildings having generous setbacks from the back edge of pavement.
- 4.7 The majority of the site lies within Flood Zone 2 and together with the shops to its south forms the Brimsdown Local Centre. There are no conservation areas nor any statutorily or locally listed buildings on or near the site.

5. Proposal:

- 5.1 Application is made to redevelop site involving demolition of all existing buildings to facilitate the erection of a mixed-use building providing a total of 100 flats (32 x 1 bed 2 person, 12 x 2 bed 4 person , 56 x 3 bed 5/6 person), together with 8 offices, 3 retail units and 2 restaurants all located within a single tower of 21 storeys.
- 5.2 The proposal seeks to accommodate:
- Vehicular and cycle parking:
Basement 1 – 19 vehicular parking and 150 cycle storage spaces.
Basement 2 – 19 vehicular parking and 150 cycle storage spaces.
Ground floor – 4 exterior vehicular parking.
 - Servicing/refuse at ground floor level.
 - Retail at ground/mezzanine level (up to 3 units/973 sq metres);

- Residential:
Floors 1st to 14th – 88 flats/6,979.6 sq metres)
Floors 17th to 18th - penthouses - 12 flats/913.6 sq metres)
 - Office use:
Floor 15th - 8 offices/start-ups (362.2 sq metres)
 - Restaurants use:
Floor 16th – 2 restaurants (598 sq metres)
 - External communal amenity:
First floor 175+40 m² green roof.
Fifth floor 56 m².
Tenth floor 56 m².
Roof floor 535 m².
- 5.3 The proposed 88 flats on floors 1 to 14 would be equally divided into 56 x 3 bedroom flats and 32 x 1 bedroom flats. The 12 penthouse flats on floors 17th and 18th would be 12 x 2 bedroom flats.
- 5.4 In residential terms, the tower would be internally divided equally into Block A and Block B with each block having independent vertical circulation and separate lobbies.
- 6.0 Relevant History:**
- Planning History
- 6.1 Whilst there have been a few planning related applications for minor external alterations to the building over the past 60 years, there are none that are relevant to the context of this application to redevelop the site. The pub appears to have been vacant for many years.
- Pre-application
- 6.2 19/03610/PREAPP – Preapplication proposal for the redevelopment of site to provide a 24 storey mixed-use tower with 148 flats, 12, offices, 4 retail units, 2 restaurants and a gym.
- 6.3 Councils pre-application comments (conclusion)

- *The Council would be supportive of a housing led mixed use redevelopment of the site. The proposals in development suggest significant regenerative benefits that would spring from the optimisation of the usage of this important urban site including the renewal of the urban fabric, delivery of much needed affordable housing and new street facing commercial activity.*
- *The Council needs to balance these potential benefits against the unfeasibly high residential densities proposed and the proposed scale, bulk and mass which, at 24 storeys is wholly at odds with the scale of the existing surroundings.*
- *Whilst the redevelopment of this site has the potential to be a catalyst for development nearby, the proposed scale has significant difficulties in its relationship with the smaller residential and mixed use buildings in the immediate vicinity. Accordingly, the scale of the proposals may need to be reconsidered in the context of their present surroundings.*
- *There remain significant highways related matters that would need to be resolved before any application is made.*

7.0 Consultation: 23 object, 18 support, 1 neutral

Public Response

- 7.1 The Council notified some 768 local addresses in respect of the planning application by letter dated 3 June 2021 and a site notice displayed near the site on Green Street on 7 June 2021. The development was also advertised in the Enfield Independent on the 9 June 2021.
- 7.2 At the time of writing the report the application had received 24 objections. The application also received 18 letters of support. One letter was recorded as neutral. The objectors concerns are summarised below:
- Close to adjoining properties
 - Conflict with local plan
 - Development too high
 - Inadequate parking provision

- Increase in traffic
- Increase of pollution
- Loss of light
- Loss of parking
- Loss of privacy
- More open space needed on development
- Noise nuisance
- Not enough info given on application
- Out of keeping with character of area
- Over development
- Inadequate consultation.
- Construction issues/impact from construction.
- Insufficient play-space.
- Inadequate dwelling mix.
- Health & Safety associated to high rise buildings.
- Depression associated to high rise.
- Change of use application.
- Not environmentally friendly.
- High rise promotes Covid transmission.
- No demand for two-bedroom units.
- Affects local ecology.
- Impact on local facilities.

7.3 Comments from the letters of support are summarised below:

- This is a great development project for this area we need to rejuvenate Brimsdown just like the surrounding areas that are currently being developed and improved
- Currently its a run down pub would love to see a new building with new local businesses
- I think new office space will be excellent bring in new jobs and hopefully established businesses into Brimsdown and Enfield
- Currently the site is a run down pub which isn't good for the environment / people. Having a brand new building that provides employment as well as residential opportunities will be much more beneficial for the local area. As this will create new jobs for people which will essentially help the current low employment rate especially with the current pandemic and also low income families to have a home.

- The property location is also great, it's right next to Brimsdown station which has quick access links to key area such as central London, Stratford, Stanstead airport and also other rural areas such as Cambridgeshire, Bishops Stortford & Hertford East.
- I always use the train station in Brimsdown I would love to see new shops opening in that premises as currently its very restricted of what i can purchase from the local shops

Officer response to comments

- 7.4 *The material planning concerns within the letters of response have been taken into account by officers during the consideration of the planning application. Officers also visited the site several times to make assessment of the highlighted concerns. Matters relating to the many impacts of the excessive scale, height and mass of the proposal have been of grave concern for officers.*
- 7.5 *Transport concerns have been raised by many objectors during the consultation period. The transport section of the report provides the position with regard to on-site parking and wider transport implications against adopted policy.*
- 7.6 *It is acknowledged that the site has the potential to accommodate a significant redevelopment that could provide much needed housing, including affordable housing. Regrettably, despite this potential, the proposed affordable housing has not been tenure specified nor viability tested as required under the London Plan policy.*
- 7.7 *The many shortcomings of this application are considered to outweigh the public benefits of delivering new residential accommodation and despite having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, the application is not considered acceptable and accordingly is recommended for refusal*

Statutory and Non-Statutory Consultees:

- 7.8 Internal Consultations:
- 7.8.1 Traffic & Transportation – Serious concerns regarding several aspects of the proposal. Comments are incorporated in the main body of the report, but in brief summary:

- -Parking provision insufficient for the unit and use class mix.
- -Parking layout only suitable for one-way vehicle movement, and concern over use of the car lift.
- -Short stay parking not accessible.
- -Servicing area could be compromised with vehicle conflicts and potentially high numbers of delivery vehicles.
- -Access points may cause issues with vehicles queuing on Green Street

7.8.2 Sustainable Drainage – Objects to the development as the Flood Risk Assessment does not demonstrate that the development is safe from flooding and will not increase flood risk elsewhere and the proposed SuDS strategy does not meet the requirements of policy DMD61. Further comments are incorporated in the main body of the report.

7.8.3 Planning Policy – Object to the proposal, due to the loss of the C4 use, excessive height of a tall building in this location, inappropriate location of office use and inadequate affordable housing/dwelling mix. Comments are incorporated in the main body of the report.

7.8.4 Environmental Health – No objection subject to planning conditions.

7.8.8 Refuse/Waste – no objection subject to conditions.

7.8.9 Energy – Our operational Decentralised Energy Network (DEN) in the area is only 1.7 km away and with other developments arising in the area, we would be keen to extend to this area.

Their proposal seems to use air source heat pumps with a communal heating system to the residential elements. For the offices they seem to be using electric point of use hot water units and reverse cycle air conditioning units for cooling and heating. It is not clear whether they are using gas boilers or air source heat pumps for the roof mounted Air Handling Units (AHUs) supplying fresh air to the offices. Please request clarification.

They would reduce carbon emissions and ongoing energy costs to customers if they:

1. Connected the development to the DEN instead of using heat pumps
2. Connected the commercial part of the development hot water to the DEN instead of electric point of use hot water units
3. Connect the fresh air AHUs to the DEN instead of either heat pumps or gas boilers.

Even if they cannot be persuaded to connect to the DEN the communal heating system should be designed to the Council's SPD for Technical Specification for Distributed Energy Networks so that it is both efficient and compatible with a DEN connection in the future.

7.9 External Consultees

- 7.9.1 No objection subject to more information regarding drainage proposals and conditions to protect groundwater and water infrastructure
- 7.9.2 Met Police – If the Council is 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.
- 7.9.3 Network Rail – the development is likely to have an impact on the adjoining busy level crossing and therefore recommend that:
- 1 construction traffic does not use the crossing; and,
 - 2 implore that the developer contacts Network Rail to discuss measures to mitigate risk to the level crossing as a result of the development.
- 7.9.4 NHS – Request a primary healthcare s106 financial contribution of £63,700.
- 7.9.5 Environment Agency - We have no objection to the development but remind the Local Planning Authority of the need for a Flood Risk Sequential Test, Flood Risk Standing Advice, and obligations to prevent contamination of groundwater.
- 7.9.6 GLA – The scheme is of a height that is required to be referred to the GLA. The following is a summary of the advice provided by the GLA in respect of the proposal:

London Plan (2021) policies on protecting public houses, opportunity areas, housing, design and residential quality, fire safety, play space, inclusive design, sustainable development, and transport are relevant to this application. Whilst the principle of residential led mixed-use development is supported, a number of strategic concerns are raised, and consequently the application does not accord with London Plan policy. The following could address these deficiencies:

Land use principles: *The site is currently occupied by a public house and further justification is required in relation to the loss of this land use in compliance with London Plan (2021) Policy HC7, before principle of a residential led mixed-use*

development of the site can be confirmed as acceptable. Should an acceptable case be presented for the loss of the public house, the land use proposals for the site can be supported by London Plan (2021) and Enfield Council planning policies.

Affordable housing: *The applicant is currently proposing 40% affordable housing which could be eligible for the Fast Track Route as it exceeds the 35% threshold for this site. However, no details have been provided regarding the tenure of affordable housing and as such the application cannot follow the Fast Track Route until this is confirmed to be in compliance with the London Plan. If this information is not provided the application will be required to follow the viability tested route.*

Design and residential quality: *Significant concerns are raised regarding the height, massing, layout, architectural design and appearance of the building. Whilst emerging development plan policy suggests that a taller building could be appropriate on this site, a building of such significant height appears at odds with local character and requires detailed townscape justification. The overall approach to the building height, massing, layout and elevation treatments is not supported, and require further review and improvement.*

Fire Safety: *A fire statement prepared by suitably qualified personnel has not been submitted with the application, contrary to Policy D12 of the London Plan. This is unacceptable and should be provided before stage 2 submission. Fire evacuation lifts must be provided in accordance with Policy D5. The final approved fire safety strategy should be secured by condition.*

Children's play space: *The applicant has not calculated the child yield and play space requirement for the development or set out a play strategy. This aspect of the application is not compliant with Policy S4 of the London Plan and this required information should be provided before stage 2.*

Inclusive design: *The applicant has not provided an inclusive design statement which demonstrates how the proposals will deliver an inclusive environment that can be safely and easily navigated with dignity by in accordance with Policy D3 of London Plan (2021) and the Accessible London SPG. This aspect of the application is therefore not compliant with the London Plan and the required information should be provided before stage 2.*

Sustainable development: *Further work is required on the energy strategy, green infrastructure, flood risk and surface water mitigation to confirm compliance with London Plan policy. The applicant should provide a whole life carbon assessment*

and Circular Economy statement in accordance with Policy SI 7 of the London Plan (2021).

Transport: Further work is required in relation to healthy streets, cycle and car parking, access and servicing arrangements and agent of change. The construction logistics, delivery and servicing and travel plans should be secured by condition.

7.10 Design Review

7.10.1 The application was presented to and considered by the Enfield Design Review Panel. A full copy of their comments are appended to this report, however they provided the following summary:

The panel expressed serious concerns with a number of aspects of the proposal. In summary:

- *The quantum of accommodation being proposed is too high.*
- *The height of the building is excessive and the bulk is too great for the context, also leading to concerns over microclimate (in particular wind and overshadowing of neighbours and the public realm).*
- *It is doubtful that the proposed uses and their arrangement within the building will be appealing to the market in this location (in particular the high-level restaurant).*
- *There is a poor relationship between the ground floor and public realm (in terms of active frontage, building access locations etc). An accessible ground floor community offer should be considered instead of commercial space at upper floors.*
- *The shared residential and commercial circulation is not supported and will be difficult to manage, as well as introducing issues for resident's quality of life.*
- *The arrangement and location of cycle parking in the basement is inconvenient and likely to discourage use. Provision at ground floor is acceptable and the applicant is encouraged to consider vertical distribution throughout the building.*
- *Single aspect units should be avoided wherever possible. While efforts have been made to introduce dual aspect units, the nature of the solution is unlikely to result in cross-ventilation, which is a primary aim of dual aspect.*
- *The proposed materials are inappropriate, being too many and without a clear justification based on contextual references.*
- *The landscape elements of the proposal should be reviewed to address concerns regarding the accessibility, functionality and distribution of the spaces, ensuring that biodiversity and microclimate are fully considered.*

- *The applicant is advised to revisit the design strategy, starting from the context, identifying opportunities and constraints and delivering a proposal which clearly responds to these.*

8.0 Relevant Policies:

NPPF (Adopted February 2021)

- 8.1 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, 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.”
- 8.2 the related footnote(8) advises that “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 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.”
- 8.3 The Council’s recent housing delivery has been below its increasing housing targets. This translated into the Council being required to prepare a Housing Action Plan in 2019 and more recently being placed in the “presumption in favour of sustainable development” category by the Government through its Housing Delivery Test.
- 8.4 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.

- 8.5 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.
- 8.6 In 2018, Enfield met 85% of its housing targets delivering 2,003 homes against a target of 2,355 homes over the preceding three years (2015/16, 2016/17, 2017/18). In 2019 Enfield met 77% of the 2,394 homes target for the three-year period delivering 1,839 homes. In 2020 Enfield delivered 56% of the 2,328 homes target. In 2021, Enfield delivered 1777 of the 2650 homes required, a rate of 67%. The consequence of this is that Enfield is within the “presumption in favour of sustainable development” category.
- 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’.
- 8.8 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 200 requires, in accordance with the development plan unless material considerations indicate otherwise.
- 8.9 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

London Plan (2021)

8.10 The London Plan (2021) was agreed by the Secretary of State, Published and adopted on the 2nd of March 2021. The London Plan (2021) forms part of the development plan, and is the most up to date part of the development plan. As such it is given significant weight in the determination of planning applications. Pertinent policies in the London Plan (2021) are outlined below:

- 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
- D4: Delivering good design
- D5: Inclusive design
- D6: Housing Quality and Standards
- D7: Accessible Housing
- D9: Tall buildings
- D11: Safety, Security and Resilience to Emergency
- D12: Fire Safety
- D14: Noise
- H1: Increasing Housing Supply:
- H4: Delivering Affordable Housing
- H5: Threshold Approach to Applications
- H6: Affordable Housing Tenure
- H10: Housing Size Mix
- H12: Supported and specialised accommodation
- H13: Specialist older persons housing
- S2: Health and social care facilities
- 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

Local Plan – Overview

8.11 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.

8.12 Core Strategy (2010)

- 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

8.13 Development Management Document (2014)

- 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
- DMD15: Specialist Housing Needs
- 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
- 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
- DMD83: Development Adjacent to the Green Belt
- DMD Appendix 9 - Road classifications

- 8.14 Other material Policy documents
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)
North East Area Action Plan
Enfield Climate Action Plan (2020)
Enfield Housing and Growth Strategy (2020)
Enfield Intermediate Housing Policy (2020)
Enfield Biodiversity Action Plan
Enfield Characterisation Study (2011)
Enfield Local Heritage List (May 2018)
Enfield S106 SPD (2016)
Enfield Decentralised Energy Network Technical Specification SPD (2015)
Making Enfield: Enfield Heritage Strategy 2019-2024 SPD (2019)
London Councils: Air Quality and Planning Guidance (2007)
TfL London Cycle Design Standards (2014)
GLA: Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)
GLA: Shaping Neighbourhoods: Character and Context SPG (2014)
GLA: London Sustainable Design and Construction SPG (2014)
GLA: Accessible London: Achieving an Inclusive Environment SPG (2014)
GLA: Social Infrastructure SPG (2015)
GLA: Housing SPG (2016)
GLA: Homes for Londoners: Affordable Housing and Viability SPG (2017)
Mayor's Transport Strategy (2018)
Healthy Streets for London (2017)
Manual for Streets 1 & 2, Inclusive Mobility (2005)
National Design Guide (2019)

Draft Enfield Local Plan (Reg 18) 2021

- 8.15 Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on E9th 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.
- 8.16 Except where its policies are superseded by the London Plan (2021) or are in conflict with the NPPF (2021), the Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted. As such applications should still continue to be determined in accordance with the Local Plan. Little weight shall be afforded to the Draft Enfield Local Plan (Reg 18), as per NPPF paragraph 48, however where applicable draft policies shall be addressed.

9.0 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) states that development proposals that accord with an up to date development plan should be approved without delay.....unless.....any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 9.2 This report sets out the analysis of the issues that arise from the proposed development assessed against National, Regional and adopted strategic and Local planning policies.
- 9.3 The Main considerations of the development are the following:-
- Land use - Principle of proposed uses
 - Development design and character
 - Housing need and tenure mix
 - Standard of accommodation
 - Impact on neighbouring amenity
 - Highway and transport implications
 - Sustainable drainage and water infrastructure
 - Landscaping & Biodiversity impacts
 - Sustainability and Climate Change
 - S106 contributions
 - Community infrastructure Levy
 - Other Matters

Principle of development:

Loss of a public house

- 9.4 London Plan (2021) Policy HC7 “Protecting public houses” aims to protect pubs that have a heritage, economic, social or cultural value to local communities, or where they contribute to wider policy objectives for town centres, night-time economy

areas, Cultural Quarters and Creative Enterprise Zones. The following text provides a guide for assessing the value of the pub.

“When **assessing whether a pub has heritage, cultural, economic or social value**, boroughs should take into consideration a broad range of characteristics, including whether the pub:

- a. is in a Conservation Area
- b. is a locally- or statutorily-listed building
- c. has a licence for entertainment, events, film, performances, music or sport
- d. operates or is closely associated with a sports club or team
- e. has rooms or areas for hire
- f. is making a positive contribution to the night-time economy
- g. is making a positive contribution to the local community
- h. is catering for one or more specific group or community.”

- 9.5 Para 7.7.7 of the London Plan (2021) also suggests 24 months marketing evidence needs to be provided in order to rule out demand for its existing use or any alternative community use.
- 9.6 Policy DMD17 in the adopted Enfield Development Management Document states that the Council will protect existing community facilities in the borough unless a suitable replacement is provided or there is no demand for the existing use or any alternative community use.
- 9.7 Whilst limited weight is given to the emerging Draft Enfield Local Plan, the Draft Plan approach seeks to resist the loss of public houses. Policy CL6 and SC2 of the Draft Enfield are relevant to the loss of a public house where policy SC2 seeks to protect community facilities (including pubs) by resisting their loss unless the criteria set out in part 1 of the policy have been met. Policy CL6 focuses specifically on public houses and resists their loss unless robust evidence is provided as set out in part 1 of the policy.
- 9.8 Policy CL1 (Promoting culture and creativity) of the Draft Plan takes a similar approach and aims to protect pubs unless they are:
 - 1 surplus to requirements and unviable;
 - 2 alternative provision has been made in the vicinity; and,
 - 3 appropriate marketing for continuous period of at least 18 months has taken place.

- 9.9 In this case the applicant has not submitted any information to justify the loss of the existing public house use, no suitable replacement is proposed and it has not been demonstrated that there is no demand for the existing use or any alternative community use of the premises in the area. In this instance and in the absence of this information, the loss of the existing community use is considered unacceptable and contrary to the above-mentioned policies and presents an in principle objection to the redevelopment of the site. The redevelopment of the site to provide residential accommodation can only be considered by setting aside the in principle objection to the loss of the public house.

Office (B1 use) Development

- 9.10 With respect to office development in this location Policy DMD25 of the adopted Development Management Policies (2014) permits major development being permitted in Enfield Town and the district centres, otherwise the sequential test is applied. This policy position is followed through in Draft Strategic Policy TC2 which also requires application of the sequential test or new offices outside of the preferred areas. As the applicant as not applied the sequential test, the provision of office floorspace within the development has not been justified and would attract a recommendation for refusal on this basis.

Residential use

- 9.11 As brownfield land, the principle of new residential-led redevelopment of the site would contribute towards meeting the strategic housing needs of Greater London and increase the housing stock of Enfield in accordance with the National Planning Policy Framework (NPPF), policy H1 of the London Plan (2021) and Policy CP5 of the Enfield Core Strategy (2010).
- 9.12 In addition, the provision of a mix of commercial uses on a presently unoccupied site to a greater intensity than the employment generating floorspace presently available at the site would also be generally considered acceptable and very positive for the locality.
- 9.13 Para 120 of Chapter 11 of NPPF (2021) Making efficient use of land expects councils to:
- “.....c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate

opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

- d) 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.”

9.14 London Plan (2021) Policy GG2 (Making the best use of land) builds on para 120 of the NPPF (2021) and seeks to create successful sustainable mixed-use places that make the best use of land. Development must:

- “.....a) enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites.....

- 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 “

9.15 The application site is currently unoccupied and has not been intensively optimised. The site offers a potential location for residential accommodation and the proposed 100 residential units could deliver much needed affordable and private housing stock to the borough on a designated brownfield site. Notwithstanding the in-principle objection to the loss of the public house, the residential-led redevelopment of the site could potentially be supported.

9.16 However, the development must also be judged on its full merits, including assessment in relation to material considerations including the loss of the existing public house, the impact of the proposal on the character and appearance of the area and the attainment of appropriate scale, design, amenity and play space, parking provision, residential amenity and privacy, in order to achieve a development that integrates appropriately into its surroundings.

Housing Need and Tenure mix:

Affordable housing provision

- 9.17 Policy H4 (Delivering Affordable Housing) and H5 (Threshold Approach to Applications) of the London Plan (2021) expect provision of on-site affordable housing on all major development. Policy H4 states that:
- “All major development of 10 or more units triggers an affordable housing requirement.....”
- 9.18 Policy H5 (Threshold Approach to Applications) permits a fast track approach subject to major development proposals meeting a minimum threshold level of affordable housing on gross residential development of 35 per cent. To use the fast track route, development must meet the following criteria in addition to the 35%.
- 1) meet or exceed the relevant threshold level of affordable housing on site without public subsidy
 - 2) be consistent with the relevant tenure split (**30% low-cost rent (London Affordable Rent or Social Rent), 30% intermediate products (including London Living Rent and London Shared Ownership), 40% low-cost rented homes or intermediate products determined by the borough based on identified need**)
 - 3) meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor where relevant
- 9.19 The development scheme would provide 40 affordable units representing 40% of the total and although meeting the minimum 35% London Plan (2021) threshold for fast track, **no details have been provided with regard to the tenure mix** and the absence of this information means that the scheme could not follow the GLA’s “fast track” route that allows housing schemes that are referable to the GLA to proceed without viability testing. This position has also been confirmed by the GLA.
- 9.20 Without being eligible for the fast track route the applicant needs to provide a full viability assessment in order to establish whether the proposal is policy compliant. No viability assessment has been provided with the application. In the absence of this information, the proposal is not in compliance with the London Plan (2021) policies and therefore cannot be supported on these terms.
- 9.21 The following table illustrates the proposed mix of residential units with a split of 60 (private) and 40 (affordable housing), which in principle meets the requirements of Policy DMD1.

| Private | | | Social | | |
|-----------|-----------|-------------|-----------|-----------|-------------|
| 1bed 2per | 2bed 4per | 3bed 5/6per | 1bed 2per | 2bed 4per | 3bed 5/6per |
| 17(28%) | 12(20%) | 31(52%) | 15(37.5%) | | 25(62.5%) |

- 9.22 Enfield policies CP3 and DMD1 (Affordable Housing/ Affordable Housing on sites capable of providing 10 units or more) seek a borough wide affordable housing target of 40% and a split of 70% social rent and affordable rent and 30% intermediate. While limited weight is given to the emerging Draft Enfield Strategic Policy H2: Affordable Housing, the policy seeks future development under part 3 (d), to provide 35% affordable housing on all major housing development. As the tenure mix of the proposed affordable housing on site is presently unspecified the scheme cannot be supported.

Dwelling Mix

- 9.23 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 56% family size accommodation reflecting targets in the SHMA and providing, overall, an acceptable mix of dwellings.

| Dwelling size | Number of units | Percentage |
|---------------|-----------------|-------------|
| 1b2p | 32 | 32 |
| 2b4p | 12 | 12 |
| 3b6p | 56 | 56 |
| Total | 100 | 100% |

Development design and character:

- 9.24 According to Section 12 of the NPPF (2021) the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development. Paragraph 126 confirms that “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve” and that “Good design is a key aspect of

sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

- 9.25 Paragraph 130 of the NPPF states that “Planning policies and decisions should ensure that developments are, c) visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 9.26 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”.
- 9.27 According to Policy DMD37 (Achieving High Quality and Design-Led Development) of the Enfield Development Management Policies (2014), locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place’s identity should be reinforced.
- 9.28 The report of the Building Better, Building Beautiful Commission (January 2020) states that planners should be demanding beauty and refusing ugliness. Furthermore, the latest amendments to the NPPF give more and more importance to good quality design, stating that ‘the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’.
- 9.29 The proposed building would adjoin the railway tracks of Brimsdown Station, it would be located opposite traditional two-storey semi detached houses and adjacent to a mixed use two storey commercial parade and although there are some purpose-built blocks of flats in the close vicinity, the maximum height in the area is currently is no more than four storeys, none of which are adjoining the site.
- 9.30 Although some significant height may be feasible in the redevelopment of the current application site; given the site context on a highly visible corner and next to and surrounded by much lower buildings, the scale, bulk and mass of the current proposal needs to be considered against the policies related to tall buildings.

Scale (Height and Massing)

- 9.31 Paragraph 130 of the NPPF states that
- “Planning policies and decisions should ensure that developments.....
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting...; and
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...”
- 9.32 Policy DMD8 (General standards for new residential development) states that development should:
- a) 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,
 - b) be of an appropriate scale, bulk and massing.
- 9.33 Paragraph A of London Plan policy D9 “**Tall buildings**” defines a tall building as one that is at least 6 storeys or 18 metres tall. Paragraph B states that tall buildings should only be developed in locations that are identified as suitable in Development Plans.
- 9.34 While limited weight is given to the emerging Draft Enfield Local Plan, the Tall Buildings map contained within the Draft (Figure 7.4) illustrates the ‘Transformative Areas’ where tall buildings might be acceptable. The map indicates that tall buildings to mark the station at Brimsdown would be considered potentially appropriate. Whilst the detailed siting and height should be determined on a case by case basis during discussion with planning and design officers, the maximum height considered appropriate at Brimsdown is 15 storeys. This is based on a rigorous assessment of townscape, character and sustainability of the location for higher density development.
- 9.35 Additionally Brimsdown is located in the designated Upper Lea Valley Opportunity Area which has been earmarked in the London Plan for significant growth.
- 9.36 Paragraph C of London Plan policy D9 details how the Visual Impacts; Functional Impacts; and Environmental Impacts of a proposed tall building all need to be considered in detail and that mitigation measures to counter environmental impacts should be identified and designed into the building as integral features from the outset. Finally it states that the cumulative impacts of proposed,

consented and planned tall buildings in an area must be considered when assessing tall building proposals.



- 9.37 Local Plan Policy DMD 43 is a criteria-based policy for considering tall buildings, which justifying text (para. 6.4.1) defines as those “that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor.”
- 9.38 Given the low-rise nature of the immediately surrounding area and the definition in the Local Plan, at 21 storeys, the proposed building can be considered as ‘tall’.
- 9.39 Part 3 of Policy DMD 43 states that in the majority of cases sites meeting more than one of the criteria can be considered an appropriate location for a tall building. Part 4 of DMD 43 then goes on to list 8 essential criteria that tall buildings must meet. Development must:
- A. Provide a landmark signifying a civic function or location/area of importance and interest and/or add to the legibility of the area;
 - B. Provide adequate amenity space for all residential units;

- C. Not have a negative impact on existing important and highly visible structures (including other tall buildings);
- D. Take account of the cumulative impact of tall buildings (including consideration of extant permissions);
- E. Exhibit high standards of sustainable design and construction and architectural quality, the latter to include consideration of scale, form, massing, proportion and silhouette, facing materials, night-time appearance and relationship to other structures with particular attention to the design of the base and top of the building;
- F. Contribute to the physical and visual permeability of the site and wider area, aiding legibility and movement;
- G. Contribute positively to the public realm through the relationship to the surrounding environment and, where appropriate, through the provision of high quality public space;
- H. Not harm the amenity of properties in the vicinity through shadowing and overlooking.

9.40 Of these essential criteria it is considered that the proposal does not meet criteria B, C, D, E, F, G or H.

9.41 With regard to the failure related to criteria B, whilst the proposal would create generous private amenity space for all of its residents there are concerns with regard to the juxtaposition of the communal amenity space with the adjacent residential units on floors how useable some of the communal amenity space will be given its location, and how it abuts with some of the residential units. In addition, the proposed scheme is deficient in child play space and the roof level amenity space appears to be accessible from only one of the proposed 4 lifts.

9.42 With regard to the failure related to criteria C and D the cumulative impacts of tall buildings in this locality has not been robustly assessed by the applicant. The NPPF advises the effect of an application on the significance of non-designated heritage assets should be taken into account in determining applications. The NPPF further advises, in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The NPPF provides that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 9.43 In this case, whilst there are no significant heritage assets in close proximity to the site, the application is not supported by a detailed Visual Impact Assessment of the impact of the proposed building on short, medium and long range views and on the setting of heritage assets and therefore careful consideration of possible harm to these views has not been undertaken.
- 9.44 The applicant has sought to justify its 21 storeys simply with reference to a recent approval at the nearby site at 241 Green Street (regd no 20/01526/FUL) for a new residential development of up to 16 storeys in height.
- 9.45 Although this nearby development, which has not yet been constructed, would be considerably higher than any surrounding buildings, it is noted that the site context is considerably different. Indeed the 241 Green Street development was a design-led scheme that benefitted from two pre-application stages, plus a progressive design review process. This led to an approved scheme that presents buildings of different heights that step up as they move away from the site's front boundary in order to break up the scale and massing of the buildings, whilst adding articulation with neighbouring lower buildings at the pavement edge.
- 9.46 With regard to the failure related to criteria E the design review process has concluded that the proposed scheme is deficient in many areas on a building that would stand out as a significant landmark, including:
- *The poor relationship between the ground floor and public realm (in terms of active frontage, building access locations etc).*
 - *The management of the shared residential and commercial circulation.*
 - *The arrangement and location of cycle parking in the basement.*
 - *The proposed materials are inappropriate, being too many and without a clear justification based on contextual references.*
- 9.47 With regard to the failure related to criteria F and G, as the proposal envisages virtually total site coverage with buildings, there is little space to enable a coherent functioning public realm that relates beneficially to the site's considerable public facing boundaries. The proposed main building entrance is positioned adjacent to the 'semi-open service yard', with a large vehicle entrance fronting on to the street, leading to unwelcome inactive frontage on the primary frontage of the building and potential for conflict with pedestrians and building users. This is confirmed by the design review process which concluded that:

- *There is a poor relationship between the ground floor and public realm (in terms of active frontage, building access locations etc).*

- 9.48 With regard to the failure related to criteria H, whilst the proposed does not appear to give rise to any significant concern in respect of overshadowing, there are significant concerns with regard to inter-visibility/overlooking and loss of privacy between bedroom windows on the south east side of the proposed block and the neighbouring flats at Langley Court, 243 Green Street.
- 9.49 Although some significant height may be feasible in the redevelopment of the current application site; given the site context on a highly visible corner and next to and surrounded by much lower buildings, the scale, bulk and mass of the current proposal is considered to be excessive and inappropriate in this context and by its design would be overbearing upon its immediate neighbours.
- 9.50 It is considered that the proposed tower has been designed to maximise the development of the site without due consideration to surrounding properties. There is generally no recognisable transition or positive relationship between the scale of the proposed building and that of the more modest neighbouring buildings in its surroundings.
- 9.51 The applicant has not sought to justify the placement of this tall building in this locational context by the use of massing studies or townscape/verified view assessment. As such, the scale, bulk and mass demonstrated in this proposal bears no relation to the surrounding context that will have a dramatic visual impact that would be detrimental to the neighbouring properties and general wider locality. The proposal represents a gross overdevelopment of the site and cannot be supported.
- 9.52 Whilst a contemporary design approach is supported in principle, the design of the proposed building does not acknowledge the design of surrounding buildings, resulting in an out of context and poorly designed scheme. Furthermore, the choice of materials bears no resemblance to the surrounding character and should relate better to the buildings established on Green Street, rather than the industrial area.
- 9.53 The number of different uses being proposed on the site is commendable, but this proposal appears to be trying to achieve too much. With the number of different uses being proposed on a site of this size and established in this location, at a junction with the train crossing, demonstrates how hard the building will have to work to be successful.

Quality of accommodation

Internal Space Standards

- 9.41 London Policy D6 sets out the London Plan criteria to ensure the delivery of new housing of an adequate standard. Despite the adoption of the London Plan (2021), the Housing Supplementary Planning Guidance Document (2016) remains an adopted document and a material consideration in decision making. The DMD contains several policies which also aim to ensure the delivery of new housing of an adequate quality, namely Policy DMD8 (General Standards for New Residential Development), DMD9 (Amenity Space) and DMD10 (Distancing)
- 9.42 Policy D6 of the London Plan (2021) and policy DMD8 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 Plan Housing SPG adopted in 2016 has been updated to reflect the Nationally Described Space Standards.
- 9.43 The table below illustrates the residential floorspace with the proposed flats. It confirms that the individual flat sizes would comply with the Nationally Described Space Standard.

| Unit Size | Floorspace range | Minimum required | Criteria met? |
|------------------|-------------------------------------|-------------------------|----------------------|
| 1 Bed 2 person | 50m ² – 59m ² | 50m ² | Yes |
| 2 Bed 4 person | 74m ² – 78m ² | 70m ² | Yes |
| 3 Bed 5 person | 89m ² – 97m ² | 86m ² | Yes |

- 9.44 All the proposed flatted units would have a generally well-designed flexible and functional layout with adequately sized rooms and have direct access to private amenity space.

Light, Outlook and Layout

- 9.45 Given that all the residential units are located above atrium level and the fact that the application site is a peninsula with considerable distance to neighbouring

properties, it is considered that the proposed residential units would have a pleasant outlook and open views to the surrounding area.

- 9.46 The development provides a considerable amount of single aspect units, half of which are North/West facing, while the remaining half are facing South/East. This would result in issues relating to lack of cross-ventilation, overheating for the south facing units and limited daylight/sunlight for the ones facing north.
- 9.47 The lack of natural light in the cores is a concern and does not provide positive arrival spaces for each apartment.
- 9.48 It is considered that the internal layout of the scheme would need to be reconsidered to address these points. The detailed internal arrangements of the block are not supported.

Privacy

- 9.49 Within the tower itself, the primary windows of all the habitable rooms of the proposed apartment block would enjoy a satisfactory level of privacy for all the upper levels. The oval footprint of the tower, with windows and private amenity looking outward at considerable distances to surrounding buildings would ensure high levels of privacy for future occupiers.
- 9.50 However it is considered that the privacy could be compromised for the residents of the 1st, 6th and 11th floors. This is because the residential units on these levels would abut the external communal amenity areas situated on these floors. Given that there would be no defensible space between the communal areas and the flats, this would compromise the quality of the amenity for the future residents of these flats.
- 9.52 The inclusion of privacy screens and obscure glazing could potentially reduce any overlooking, but potentially to the detriment of outlook from these flats and their internal levels of light. The security of the residential units on these levels would also be compromised by this conflict.
- 9.53 As such it is considered that the floors where residential units abut communal amenity space need to be completely redesigned. The impact of the poor design upon the security and privacy levels for the future occupiers of these flats would also constitute a reason for refusal.

Impact on neighbouring amenity:

- 9.67 London Plan Policy D6 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 avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- 9.68 Meanwhile Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. Lastly Enfield Policies DMD6 and DMD8 seek 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.
- 9.69 The application site is a kite shaped plot of land that adjoins public highway land and railway tracks in two of the sides and the flank elevation of the adjoining buildings. As such given its relationship with neighbouring properties it is not considered to have an acceptable impact in terms of privacy, overlooking and overbearing impact for neighbouring properties.
- 9.70 There is significant concern with regard to the impact of the proposed tower and its windows to habitable rooms on its south eastern side from the first floor upwards and their close proximity to habitable room windows at the norther end of the adjacent residential block called Langley Court at 243 Green Street. The levels of inter-visibility at a distance of less than 6 metres would give rise to unacceptable conditions of overlooking and loss of privacy. This distance is closer for the southern extent of 1st floor amenity space that is located on this adjacent boundary.
- 9.71 The applicant has sought to justify the impact of the proposed development in terms of light levels by their submitted Daylight and Sunlight report (Dated 6 November 2021 by Right of Light Consulting) which assesses the impact of the development on the light receivable by the neighbouring properties at 1 to 15 (odd) Brimsdown Avenue, 1, 1a, 7, 8, 20, 22, 25, 31, 40 Jute Lane, 2, 4, 6 Osborne Road, 22 Enstone Road, 241 to 257 (odd), 342 to 356 (even) Green Street, 29, 31, 38, 40, 42, 44 Goldsdown Close, 34, 35, 36, 37 to 44 Stonycroft Close and Brimsdown Station House, Green Street.

- 9.72 The submitted report confirms that a total of 1039 windows were tested, of which, 522 have a requirement for daylight. Of the 522 windows, 47 fall short of the Vertical Sky Component test which equates to a pass percentage of 91%.
- 9.73 The study also undertook a Daylight Distribution test. In this case, a total of 96 rooms were tested, of which 56 have a requirement for daylight. All rooms with a requirement for daylight pass the daylight distribution test with the exception of only 2 rooms, which equates to a pass percentage of 96.4%.
- 9.74 All windows which face within 90 degrees of due south were also tested for direct sunlight. All main habitable windows pass both the total annual sunlight hours test and the winter sunlight hours test, with the exception of 10 windows. **However, it appears that at least 4 of these windows appear to serve bedrooms and therefore would not be required to be tested under the BRE guidelines.**
- 9.75 Furthermore, the submitted Daylight & Sunlight report confirms that surrounding gardens and open spaces were tested and meet the BRE recommendations.
- 9.76 As such, on balance, it is considered that the proposed development would have an acceptable impact in respect of loss of light and overshadowing. However, it is concluded that the proposal would have an unacceptable impact on overlooking and privacy to neighbouring/nearby residents, and adversely affecting their living conditions.

External amenity space

- 9.77 Policy DMD9 provides the standards for the level of private amenity space provision for each unit and is primarily based upon the number of rooms and occupancy level. The standards represent the absolute minimum, although regard must also be given to the character of the area.
- 9.78 Policy DMD9 expects dwelling with access to communal amenity space to provide a minimum of 5m² of private amenity space for 1Bed 2Person flats. The requirements of minimum external amenity increase with the flat size, as shown in the following table.

Table 2.1

| | Dwelling Type | Average private amenity space (across the whole site) | Minimum private amenity space for individual dwellings |
|--|----------------------|--|---|
| A) Dwellings with access to communal amenity space | 1p | N/a | 4sqm |
| | 1b2p | N/a | 5sqm |
| | 2b3p | N/a | 6sqm |
| | 2b4p | N/a | 7sqm |
| | 3b4p | N/a | 7sqm |
| | 3b5p | N/a | 8sqm |
| | 3b6p | N/a | 9sqm |
| | 4b5p | N/a | 8sqm |
| | 4b6p | N/a | 9sqm |

- 9.79 All the proposed flats will benefit from private outdoor amenity spaces by way of Balconies in compliance with the table above, as well as a number of communal gardens, located at 1st, 6th, and 11th floors and at roof level.
- 9.80 There is a balance that often has to be met between the positives of passive and natural surveillance obtained through inter-visibility between communal and private spaces and the negatives of lack of privacy that can impact negatively on the quality of residential accommodation. This could possibly be improved with appropriate boundary treatments (i.e. screens/fences/planters, etc) which would need to be further discussed with officers and, should a solution be found, would need to be secured by a condition.
- 9.81 On balance, whilst it is considered that a reasonable quantity of communal amenity space is provided across the site, there are grave concerns that that which is provided at 1st, 6th, and 11th floors may require a significant re-design in order to ensure that the space would be adequately functional so as not to cause significant conflict due to loss of outlook and loss of privacy for the residential accommodation on these floors, contrary to policy DMD9.

On-site Playspace

- 9.82 Policy S4 (Play and informal recreation) of the London Plan (2021) expects on-site play space to be provided for all major developments and additional guidance is provided in the adopted shaping neighbourhoods: play and informal recreation SPG (2012). Policy S4 sets out core expectations of play space.
- 9.83 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
- 9.84 Using the GLA population yield calculator a forecast total of 89.1 children are envisaged to be residing within the development between the ages of 1-17. As such, 891 square metres of playspace is required on site meeting the criteria set out above.
- 9.85 In this case, although the applicant has stated that they are providing approximately 535m² of play space, this figure relates to the whole of the external communal external amenity space and not the area specifically designated as playground.
- 9.86 Looking at the submitted drawings only an area of approximately 25 m² has been designated as playground, representing a significant shortfall in the required on-site provision and insufficient to meet the demands of future occupiers.
- 9.87 Furthermore, the area identified as playground is situated on the roof of the proposed tower block and as a result of its location it would fail to comply with several of the requirements of the London Plan Policy S4, as it cannot be accessed safely from the street by children, would not form an integral part of the surrounding neighbourhood and would not be overlooked enabling passive surveillance. Therefore, the location of the playground is not only considered to be insufficient in terms of the quantum proposed but would also be considered to be of poor quality and as such contrary to Policy S4 (Play and informal recreation) of the London Plan (2021).

Accessible units

- 9.88 London Plan Policy D7 requires at least 10% of new dwellings to constitute Building Regulations M4(3) wheelchair user dwellings. No details have been provided with regard to this requirement, however, provided in principle this could be accommodated within the scheme such provision could be secured by conditioned in case of approval. In the circumstances it is not considered to be a reason to warrant refusal.

Sustainable Drainage:

- 9.89 Policy SI 12 of the London Plan (2021) outlines that 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.
- 9.90 Policy DMD61 (Managing Surface Water) of the Enfield Development management Policies (2014), state that a Drainage Strategy will be required for all developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and where possible, retrofit Sustainable Drainage Systems (SuDS) which meet the relevant requirements in terms of suitability, quantity, quality and functionality.
- 9.91 The applicant has submitted a Drainage Strategy Report (March 2021, prepared by McCloy Consulting) and a Flood Risk Assessment (March 2021) to justify the development against drainage policies. The Council's sustainable drainage officer has reviewed the details and has raised serious concerns in regards to the impact of the proposed development in terms of flooding and concerns with the proposed drainage strategy.
- 9.92 Sustainable drainage colleagues have confirmed that the submitted Flood risk Assessment does not demonstrate that the development is safe from flooding and that it will not increase flood risk elsewhere.
- 9.93 SuDS officers have also confirmed that the proposed SuDS strategy does not meet the requirements of policy DMD61 for the following reasons:

Suitability

- The London Plan Drainage Hierarchy has not been fully followed.
- Source control SuDS measures have not been utilised for all the hardstanding and roof runoff.

Quantity

- A 2L/s discharge rate is not greenfield runoff rate for 1 in 1 year and 1 in 100 year (plus climate change).
- A lower discharge rate can be utilised if source control SuDS measures are utilised extensively across the site.
- The information provided in the drainage strategy is conflicting.
- Information such as the depth of the sub-base for the permeable paving has not been included and therefore it is not clear how greenfield runoff rates will be achieved

Quality

- Source control SuDS measures must be used extensively for the hardstanding and roof areas.
- Only half the roof runoff will drain via a green roof. The developers should aim to provide source control for 100% of the roof and hardstanding areas

Functionality

- A detailed drainage plan including levels and drainage runs has not been provided.
- Cross sections, sizes and specifications of the proposed SuDS features must be provided
- Overland flow routes for exceedance events including spot levels must be submitted
- The Management Plan for future maintenance must be submitted (which includes any flood risk mitigation where necessary)

9.94 In lieu of the required information the applicant has failed to adequately provide a comprehensive sustainable drainage strategy to clarify how the development shall meet Greenfield Runoff rates for 1 in 1 year and 1 in 100 year (plus climate change) events and utilise Sustainable Urban Drainage Systems(SuDS) in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management. The proposal fails to accord with Policies SI12 and SI13 of the London Plan (2021),

Policy CP21 and CP28 of the Enfield Core Strategy (2010) and Policy DMD61 of the Enfield Development Management Document (2014).

Highway and transport implications:

- 9.95 London Plan (2021) Policy T1 sets a strategic target of 80% 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.
- 9.96 Policy DMD47 seeks new access, new roads and serving to be suitable for pedestrians, cyclists and appropriately sited vehicular access and serving configuration whereby there is no adverse impact on highway safety and the free flow of traffic. Policy DMD47 states that, “New development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic”.

Vehicle Parking

- 9.97 Policy DMD45 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.
- Car parking proposals will be considered against the standards set out in the London Plan and:*
- a. The scale and nature of the development*
 - b. The public transport accessibility (PTAL) of the site;*
 - c. Existing parking pressures in the locality;*
 - d. Accessibility to local amenities, and the needs of the future occupants of the developments.*
- 9.98 Policy T6 of the London Plan (2021) states “car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking (‘car-lite’). Car-free development has no general parking but should still provide disabled persons parking in line with Part E of this policy. The policy goes on to state “an absence of local on-street parking controls should not be a barrier to new development, and boroughs should look to

implement these controls wherever necessary to allow existing residents to maintain safe and efficient use of their streets”.

- 9.99 The site is located within an area with a 3 PTAL level in an Outer London designation and therefore car free would not be appropriate. The parking guidelines in Policy T6.1 table 10.3 of the London Plan (2021) supersede the Enfield car parking standards and are only maximum standards. As such an assessment based on the balance between less car derived transport and more sustainable methods, versus the transport needs of future occupiers.

Residential parking provision

- 9.100 Thirty-eight (38) car spaces are proposed for the 100 residential units. Considering the proposed dwelling mix and based on the London Plan Parking Standards, the site should be providing a maximum of 117 parking spaces (see table 1).

| TABLE 1: LONDON PLAN 2021 PARKING STANDARDS | | | | | | | |
|---|-----|--------------------|-----|-----------|-----|-----------|-------|
| | | PTAL DEPENDENT (3) | | TOTAL | | | |
| Unit type | No. | MAX | | MAX RANGE | | Provision | Ratio |
| 1xbed | 32 | 24 | 24 | 117 | 117 | 38 | 0.38 |
| 2xbed | 12 | 9 | 9 | | | | |
| 3xbed | 56 | 84 | 84 | | | | |
| 4xbed | 0 | 0 | 0 | | | | |
| TOTAL | 100 | 117 | 117 | | | | |

- 9.101 The provision of 38 parking spaces is well below the maximum standard of 117 and however it should be noted that the standard is a maximum and provision below this level is often still acceptable, notwithstanding the above, it is considered that the provision of only 38 spaces would not be acceptable, **taking into account the fact the site is not within a CPZ and the high number of 3 x bed units proposed (56).**
- 9.102 **Accordingly, the transport officer has assessed the scheme and considers the parking provision not to be satisfactory and confirmed that the proposed scheme would result in parking overspill and unacceptable on street parking pressures.**

Commercial parking provision

- 9.103 The proposed scheme also includes 907m² of retail space, 362m² of office space and 365m² of restaurant floorspace. The commercial units will also generate a parking demand, the estimated parking requirement for the proposed commercial uses (Class E) is (as shown in Table 2) 32 spaces.

| TABLE 2: Parking requirement for the Class E uses | | | | |
|---|-----------|------------|--|-----------------|
| Use | Use class | Area (sqm) | LP Parking max requirement (space/sqm) | Max Requirement |
| Commercial space (non-food) | Class E | 907 | 1/50 | 18 |
| Office | Class E | 362 | 1/100 | 7 |
| Restaurant | Class E | 335 | 1/50 | 7 |
| | | | | 32 |

- 9.104 As such it is considered that the parking provision of four spaces for the proposed commercial uses is insufficient. This was confirmed by the transport officer who also confirmed that this short fall is likely to result in parking overspill and unacceptable on street parking pressures.

Vehicle Parking Layout and access

- 9.105 The proposed vehicular parking spaces within the car park meets the minimum dimensions required by policy, including the disabled bays. Tracking has been provided to show the bays can be accessed and egressed independently.
- 9.106 The Council transport officer has expressed concerns that there is only space for one-way movement within the car park, and the lack of waiting bays could cause problems for vehicles accessing and exiting at the car park.

- 9.107 The provision of a car lift is also a concern; in that it could potentially break down and result in no alternative parking apart from on street parking. Car lifts are generally unsupported in development schemes in the borough in line with policy DMD45 which also requires that turntables and car stackers are designed out.
- 9.108 The proposal also includes 4 short-stay spaces at ground floor level, accessed through a new crossover next to the existing level crossing. Transport officers have concerns with regard to the access to those four spaces, as in this location, there could be issues with queues from the level crossing obstructing the access. These concerns were shared by Network Rail.

Servicing

- 9.109 The proposed development provides a service area off street, accessed from the shared access to the basement parking. The off-street service yard is welcomed, although there are some concerns that car park access isn't independent from the yard.
- 9.110 The shared access between the service yard and the access to the car park and car-lift is conflicting and could cause problems and potentially affect the traffic flow. The vehicle movement associated to the residential parking, conflicts with delivery/service vehicles. The total number of service and delivery vehicles could be problematic, as there are the Class E units plus the high number of car free units, therefore more deliveries, all competing for the space.
- 9.111 This arrangement is not acceptable and a reason for refusal due to the impact upon the safety of the public highway.

Cycle storage

- 9.112 The submitted Design & Access Statement confirms that a total of 324 cycle storage spaces, 162 on each basement level. Based on the London Plan standards a total 184 spaces would be required for the residential use and 18 for the commercial uses. As such the proposed 324 spaces would well exceed this requirement.
- 9.113 However, it is noted that none of the proposed cycle spaces are secure and as such do not comply with the policy requirement. Further, the basement location of the cycle storage is neither convenient for future occupiers/users, nor accessible and as such not considered to be acceptable.

Trees, Landscaping & Biodiversity:

Trees

- 9.114 Chapter 12 para 131 of the NPPF adds weight to the need for trees to be provided in visually enhancing locations such as streets. Para 131 states,

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that opportunities are taken to incorporate trees elsewhere in developments...”

- 9.115 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. Images of the site suggest there are a number of existing trees on the site, however an analysis of the trees on the site, all of which would be felled in order to facilitate the development, has not been provided as part of the application submission.

Landscape quality

- 9.116 Policy G5 of the London Plan (2021) outlines that major development proposals should contribute to the greening of London by incorporating measures such as high-quality landscaping, green roofs, green walls and nature based sustainable drainage. The policy also recommends an Urban Greening Factor (UGF) target score of 0.4 for developments that are predominantly residential.
- 9.117 The applicant has not provided an UGF calculation in respect of this proposal and the green infrastructure of the proposal has been insufficiently specified and consequently does not contribute to the greening of London as required by Policy G5 of the London Plan (2021). Accordingly this aspect of the proposal cannot be supported.

Ecology impacts

- 9.118 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 an Ecological Appraisal

that in recognition of the loss of all the trees on site recommends that they are felled outside of the bird breeding season. It also refers to some broad measures of ecological enhancements that could potentially be applied to the scheme, although this is not specific and does not attempt to quantify the Biodiversity Net Gain.

Energy & Carbon emissions:

- 9.119 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:
- 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.
- 9.120 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.
- 9.121 Should a scheme come forward that could be supported by officers, it is recommended that to optimise the reduction in carbon emissions in order the developer should connect the development to the Council's Decentralised Energy Network which is presently extends to less than 2 kilometres away from the site.

Fire Safety

- 9.122 No fire safety strategy, prepared by suitably qualified consultant, has been submitted with the application, contrary to Policy D12 of the London Plan. Were the planning

application and fire safety strategy considered acceptable, it would have been recommended that the strategy be secured by condition.

10. Community Infrastructure Levy

10.1 As of April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development, in order to enable the funding of a wide range of infrastructure that is needed as a result of development.

Mayoral CIL

10.2 The Mayor of London charges CIL in Enfield at the rate of £60 per sqm.

Enfield CIL

10.3 As of 1 April 2016 Enfield has been charging CIL at the rate of £60 per square metre (Lower Rate CIL Zone) index linked from April 2016.

10.4 In this instance the development would be Mayoral and Enfield CIL liable however, as the affordable housing provision (which benefits from CIL relief) has not been resolved it is not possible to calculate the expected liability.

11.0 Public Sector Equalities Duty

11.1 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.

11.2 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 of the planning application. Officers are unable to fully consider

the impacts of the proposal as an Inclusive Design statement has not been submitted with the application. However, it is not considered that the proposal to refuse planning permission for this development would disadvantage people who share any of the different nine protected characteristics compared to those who do not have those characteristics and therefore do not consider there would be a disproportionate equalities effect. Accordingly, the recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

12. Conclusion

Presumption in Favour of Sustainable Development

- 12.1 In the years up to and including 2020, Enfield delivered 56% of its 2,328 homes target. In the monitoring period from 1 April 2020 to 31 March 2021 Enfield delivered 70% of its 1,246 homes target. This means that Enfield has continued to fail to meet central government's Housing Delivery Test as set out in the National Planning Policy Framework 2021. As stated in paragraph 11(d) of the NPPF, the relevant development plan policies should, therefore, be considered out of date and planning permission should be granted unless:
- i the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or,
 - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 12.2 The assessment of this application has been made first against the development plan policies and then against the NPPF and other relevant material considerations in line with s.70(2) of the Town and Country planning Act 1990 (as amended) and s.38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) which require that applications for planning permission are made in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 12.3 The NPPF is a material consideration, not a part of the statutory development plan. As there are policies in the development plan that would otherwise not be out of date were it not for the borough's failure to meet the Housing Delivery Test, any assessment of this type of application requires some assessment of the proposal

against these development plan policies prior to the application of the presumption in favour of sustainable development.

- 12.4 The above assessment against the development plan policies has produced the following conclusion:

The proposed development would result in the gross overdevelopment of the site, the symptoms of which are:

- The proposed development would be excessively tall and bulky, would bear no relation to the scale, character and appearance of the locality and would fail to integrate satisfactorily with its surroundings and cause unacceptable harm to the townscape of this locality;
- The proposed development would provide inadequate amenity space that would compromise the privacy and outlook of future residents;
- The proposal would provide insufficient child play space, for the children of future residents;
- The proposal would give rise to unacceptable levels of overlooking and lack of privacy for existing nearby residents;
- The proposal would result in congestion on surrounding streets;

- 12.5 In addition, the proposal does not provide an adequately comprehensive drainage strategy or a Fire Strategy and does not justify the loss of, or make alternative provision for the replacement of, the existing public house.

- 12.6 Whilst it is clear that the provision of 100 new homes, together with potentially a significant proportion of affordable housing are positive merits of the proposal and would be of considerable public benefit, it is considered that the shortcomings of the scheme, described in detail in the report above would not be outweighed by these benefits.

- 12.7 For the reasons considered above whilst the Council merits of the proposal these have been assessed against the policies of the development plan and other material planning considerations. Officers consider that on balance the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

13.0 Recommendation

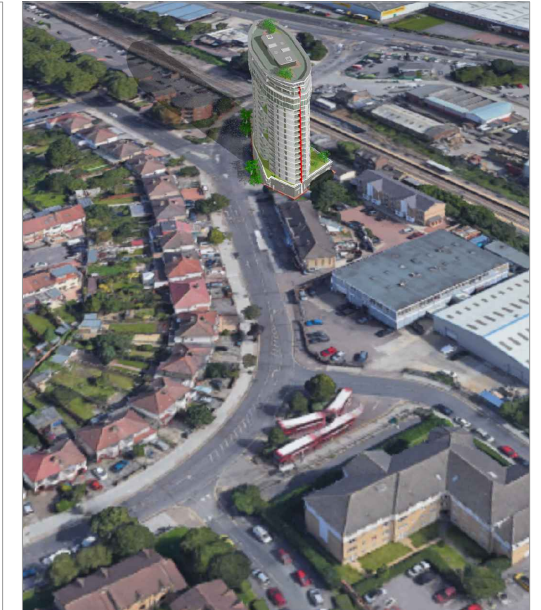
- 13.1 That, PLANNING PERMISSION BE **REFUSED** for the reasons stated in section 2 of this report.

Notes

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3D view - Montage

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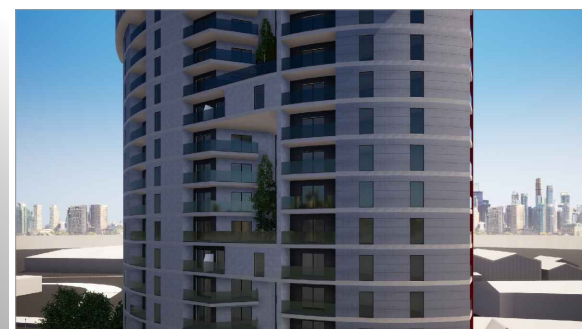
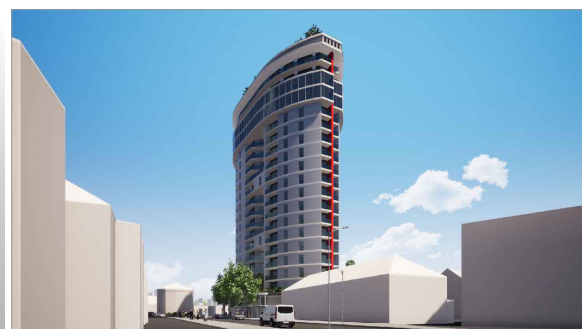
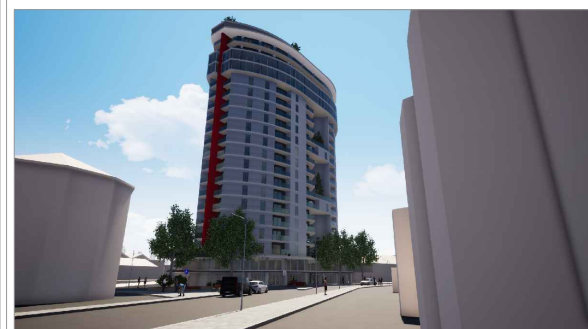
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project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
3D views Option D1

| | |
|-------------------|-----------|
| scale NTS @ A3 | dwn SD |
| date Jan 2021 | chk MA |

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| drg no. 427-1378-139 | rev |
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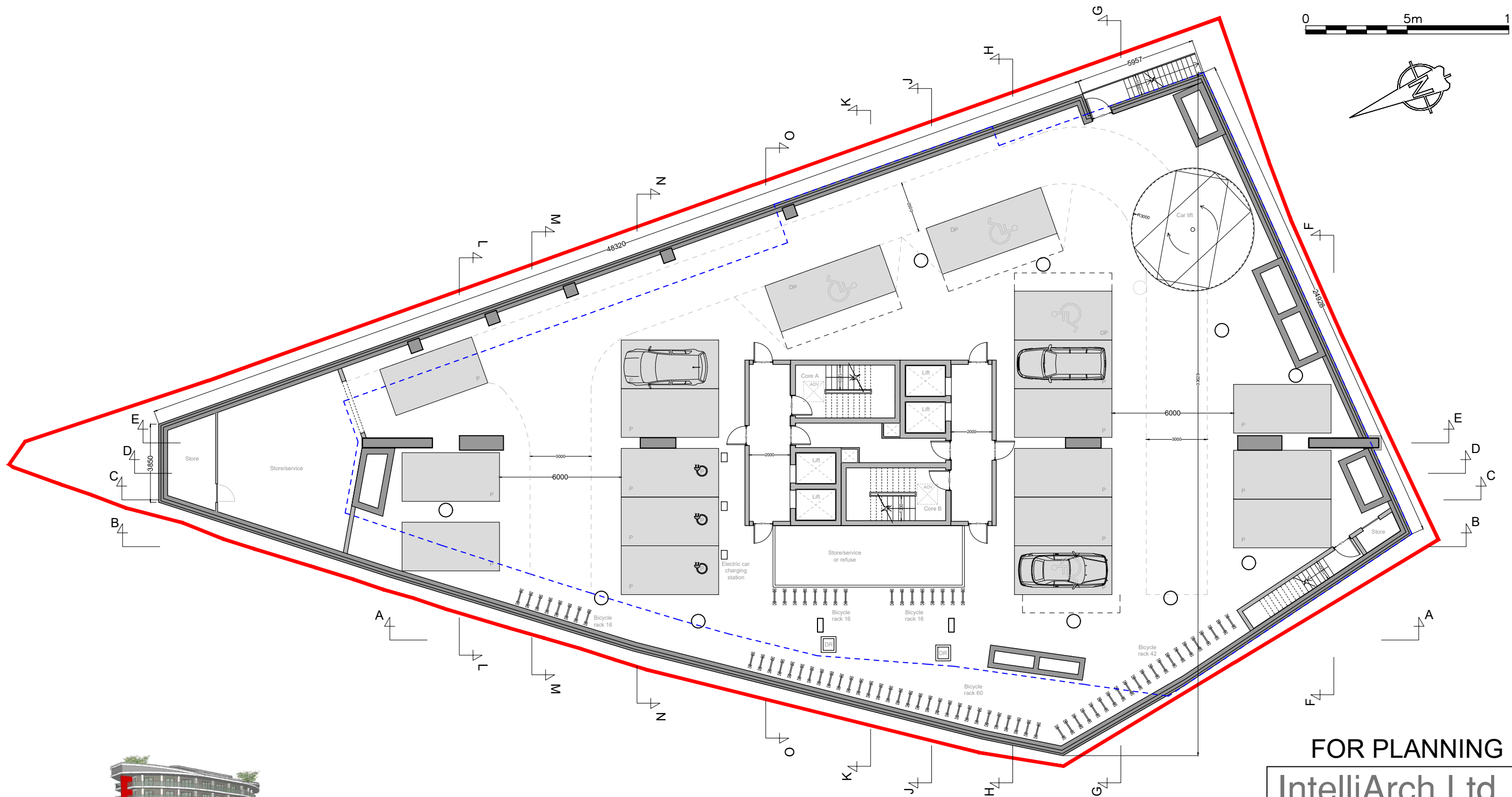
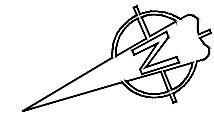
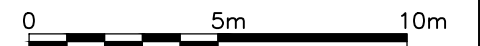
3D views - CGI

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Possibly two levels.
19 car parking spaces including
3 disable parking and
3 electric charging stations
150 secure cycle parking per floor

If necessary part of a basement floor can be used for services and plant

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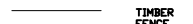












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| | | | |
|----------|--|-----|----|
| project | Tepe Tower (former Station Tavern), Green Street, Enfield Mr M Tepe, Yen of London | | |
| title | Basement floor plan (level -1 and level -2) Option D1 | | |
| scale | 1:200 @ A3 | dwn | SD |
| date | Jan 2021 | chk | MA |
| drwg no. | 427-1378-110 | rev | |

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-  BUILDING LINE
-  TIMBER FENCE LINE
-  STEEL FENCE LINE
-  ROAD EDGE LINE
-  ROAD CENTER LINE
-  SERVICE PIT
-  BOLLARD
-  LAMP POST
-  GULLY
-  MANHOLE
-  GAS
-  TREES
-  POST BOX
-  SURVEY NAILS

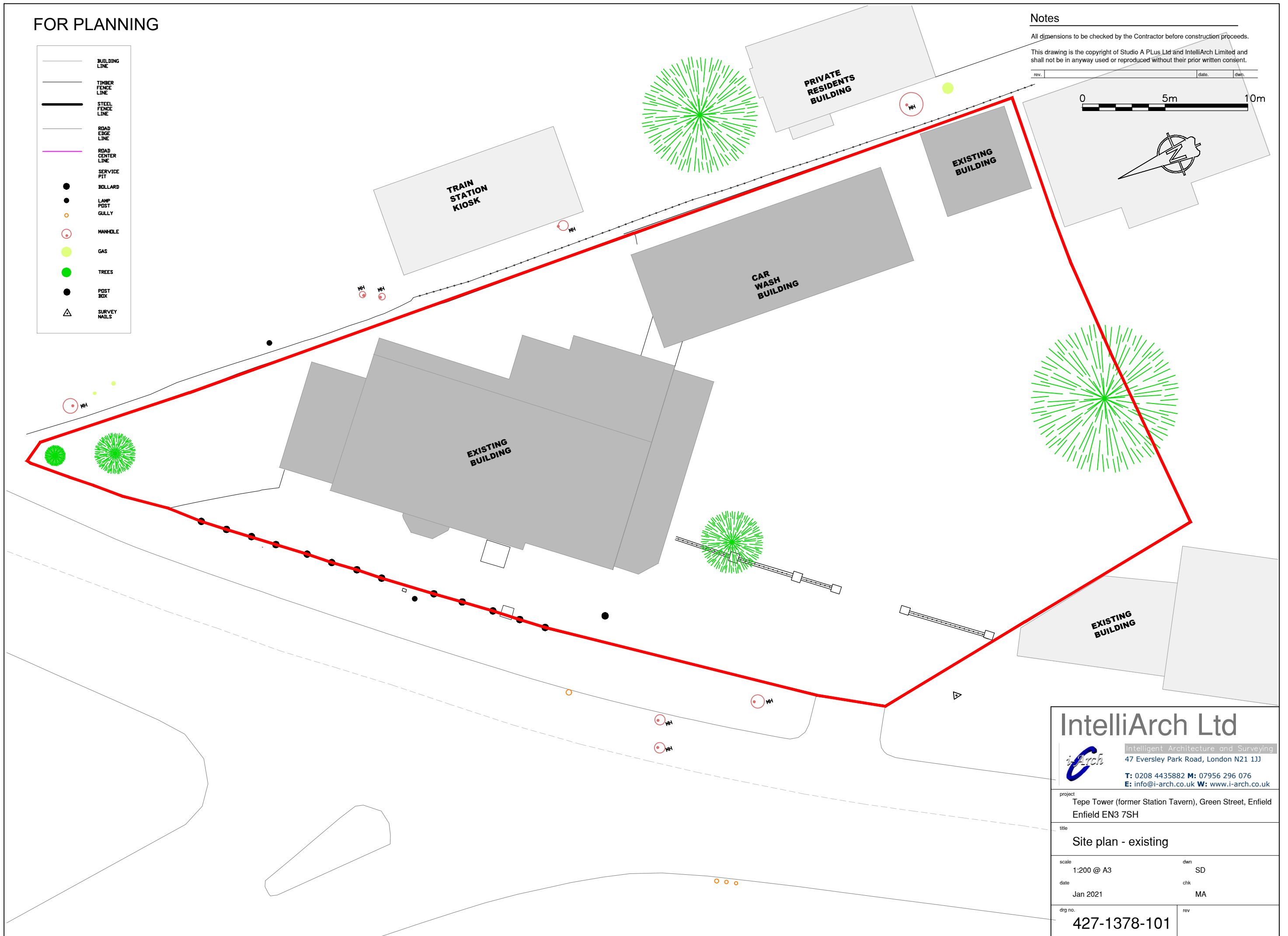
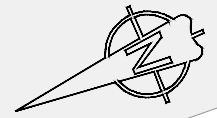
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0 5m 10m



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project
 Tepe Tower (former Station Tavern), Green Street, Enfield
 Enfield EN3 7SH

title
 Site plan - existing

| | | | |
|-------|------------|-----|----|
| scale | 1:200 @ A3 | dwn | SD |
| date | Jan 2021 | chk | MA |

| | | | |
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| drwg no. | 427-1378-101 | rev | |
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Site area = 1355 m²
 Building foot print (option A) = 1113 m²
 Building foot print (option D1) = 973 m²

72% used area ratio

- Site boundaries
- Current proposal (option D1) ground floor footprint
- Previous scheme (option A) ground floor footprint

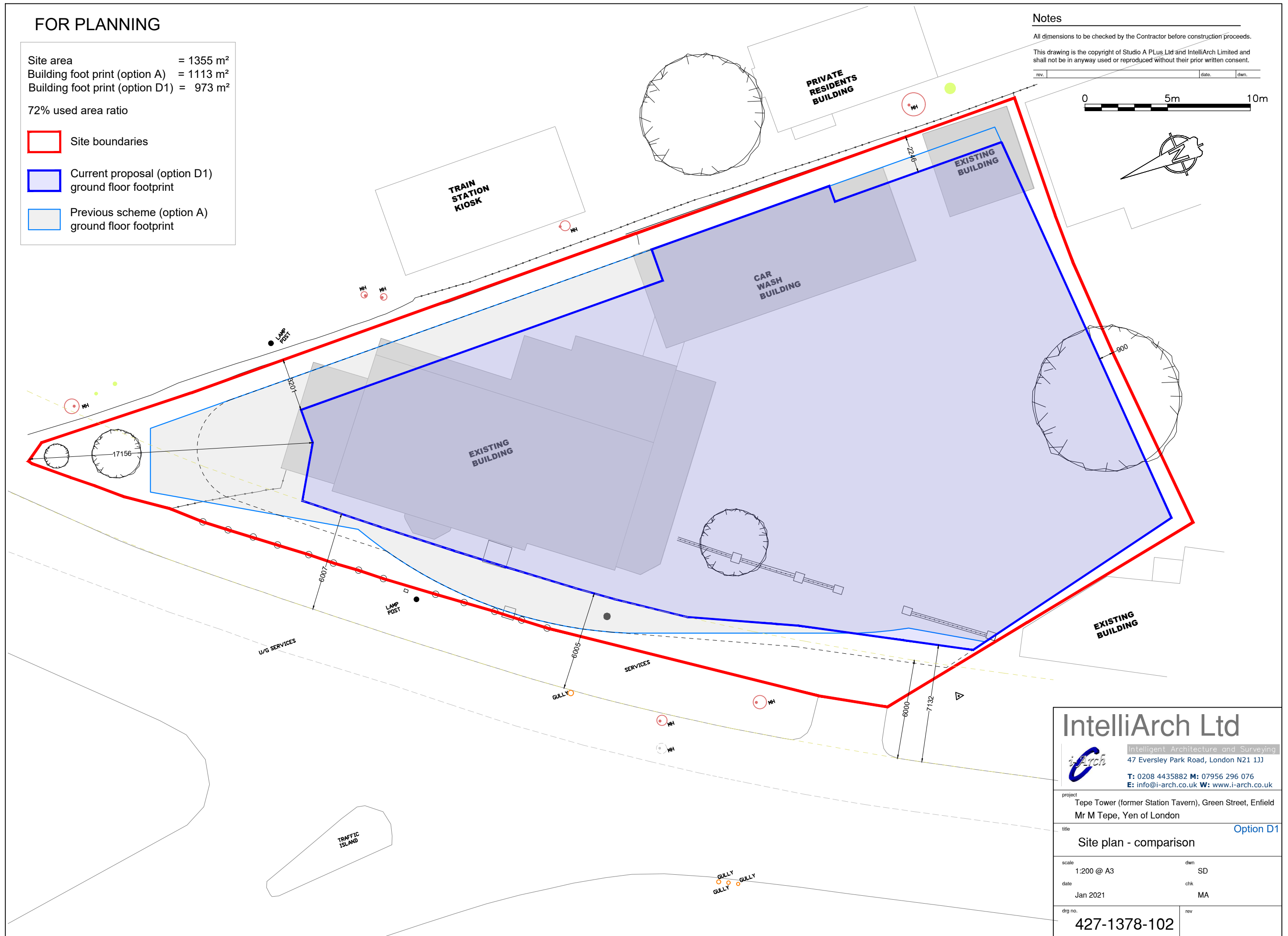
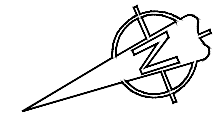
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project
 Tepe Tower (former Station Tavern), Green Street, Enfield
 Mr M Tepe, Yen of London

title
 Site plan - comparison Option D1

scale
 1:200 @ A3
 date
 Jan 2021

dwn SD
 chik MA

drwg no.
 427-1378-102

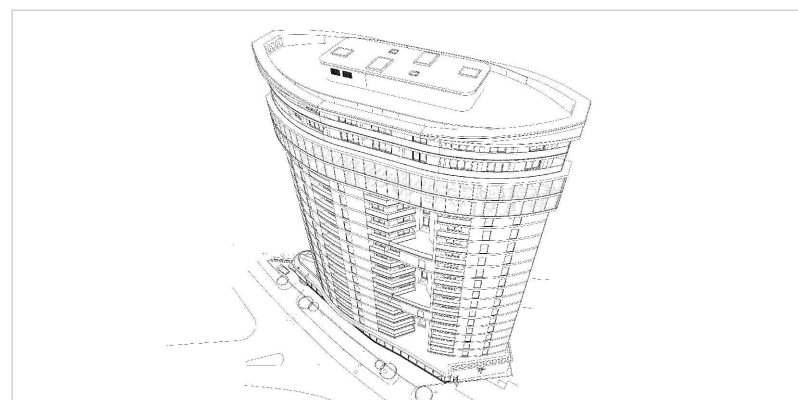
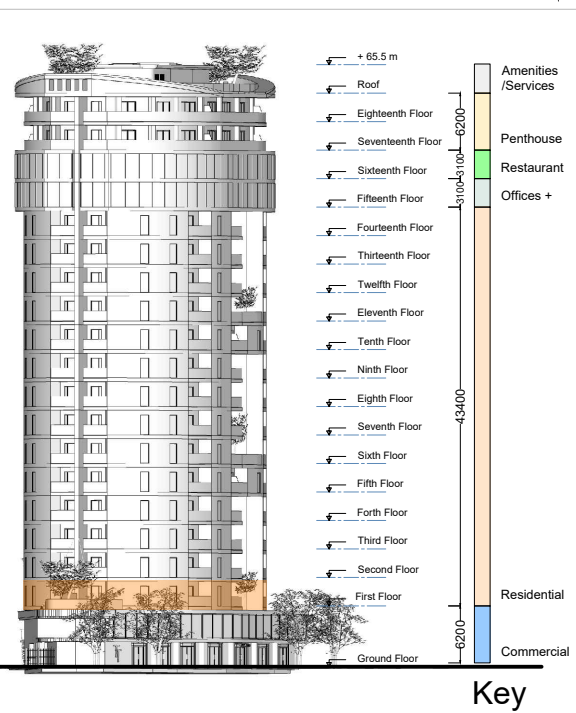
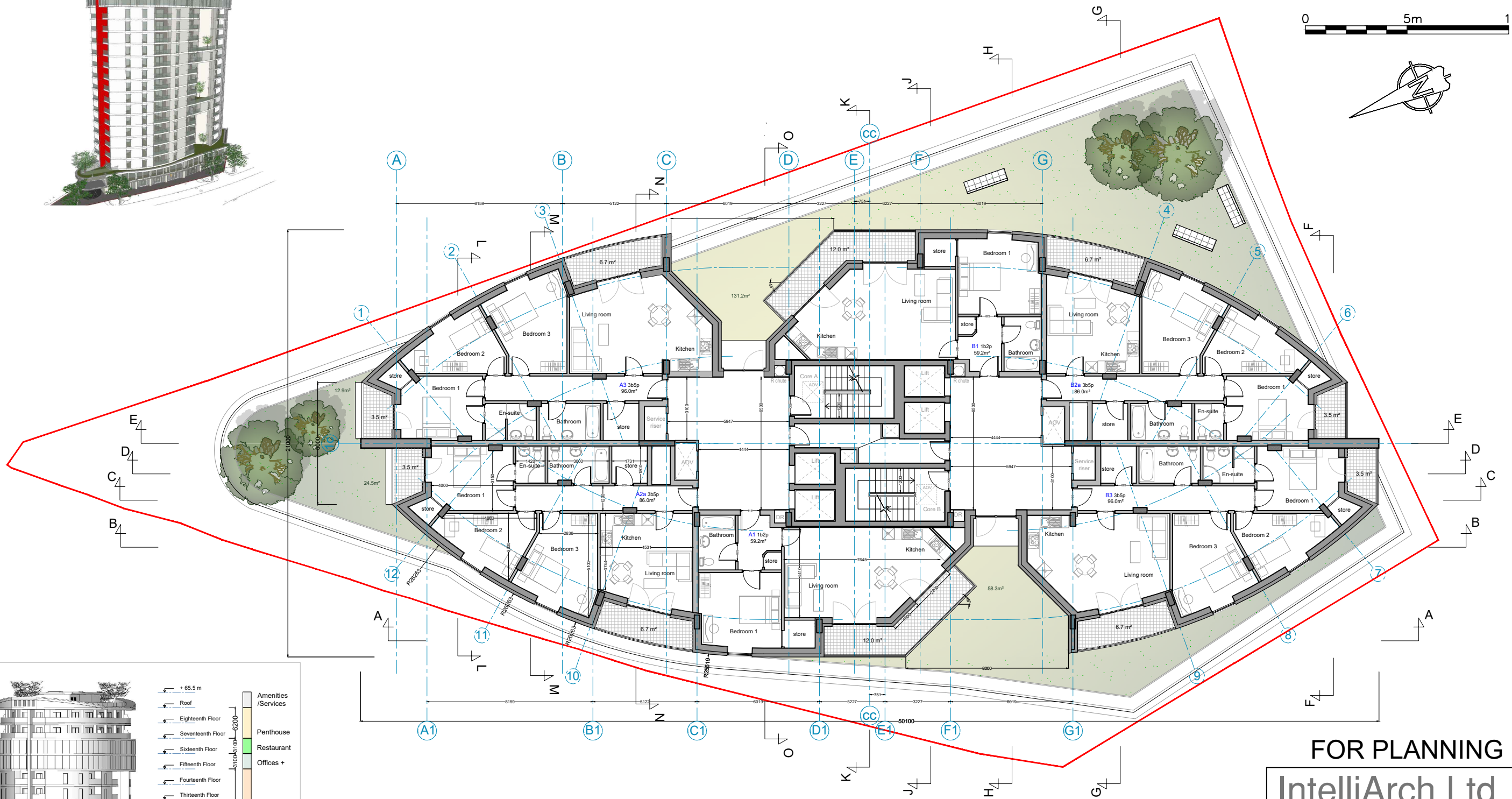
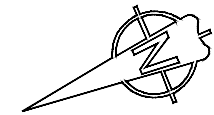
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project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Residential floor plan (1st floor) Option D1

scale
1:200 @ A3
date
Jan 2021

dwn
SD
chk
MA

drg no.
427-1378-113

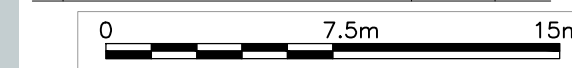
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FOR PLANNING
North-West Elevation

- ▽ + 62.4 m Roof
- ▽ + 59.3 m Eighteenth Floor
- ▽ + 56.2 m Seventeenth Floor
- ▽ + 53.1 m Sixteenth Floor
- ▽ + 50.0 m Fifteenth Floor
- ▽ + 46.9 m Fourteenth Floor
- ▽ + 43.8 m Thirteenth Floor
- ▽ + 40.7 m Twelfth Floor
- ▽ + 37.6 m Eleventh Floor
- ▽ + 34.5 m Tenth Floor
- ▽ + 31.4 m Ninth Floor
- ▽ + 28.3 m Eighth Floor
- ▽ + 25.2 m Seventh Floor
- ▽ + 22.1 m Sixth Floor
- ▽ + 19.0 m Fifth Floor
- ▽ + 15.9 m Forth Floor
- ▽ + 12.8 m Third Floor
- ▽ + 9.7 m Second Floor
- ▽ + 6.6 m First Floor
- ▽ ~15.6 m = 0.0 m

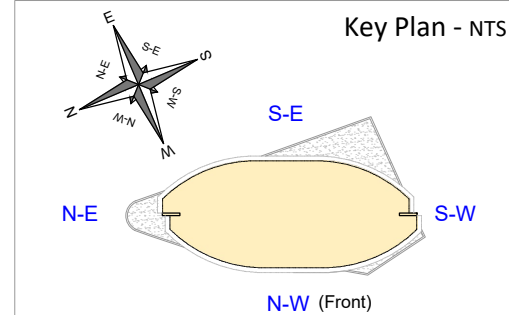


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Note:
All materials shown on the CGIs are for illustrative purpose only as the textures and colours could potentially differ from the real ones.
Please refer to the schedule of materials in the D&A appendix 1 for more details

- Aluminium cladding (varies shades)
- Glazing facade system
- Structural glass balustrades
- Metal-stone cladding
- Brick finish
- Stone finish



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project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Front elevation Option D1

scale
1:250 @ A3
date
Jan 2021
dwn
SD
chk

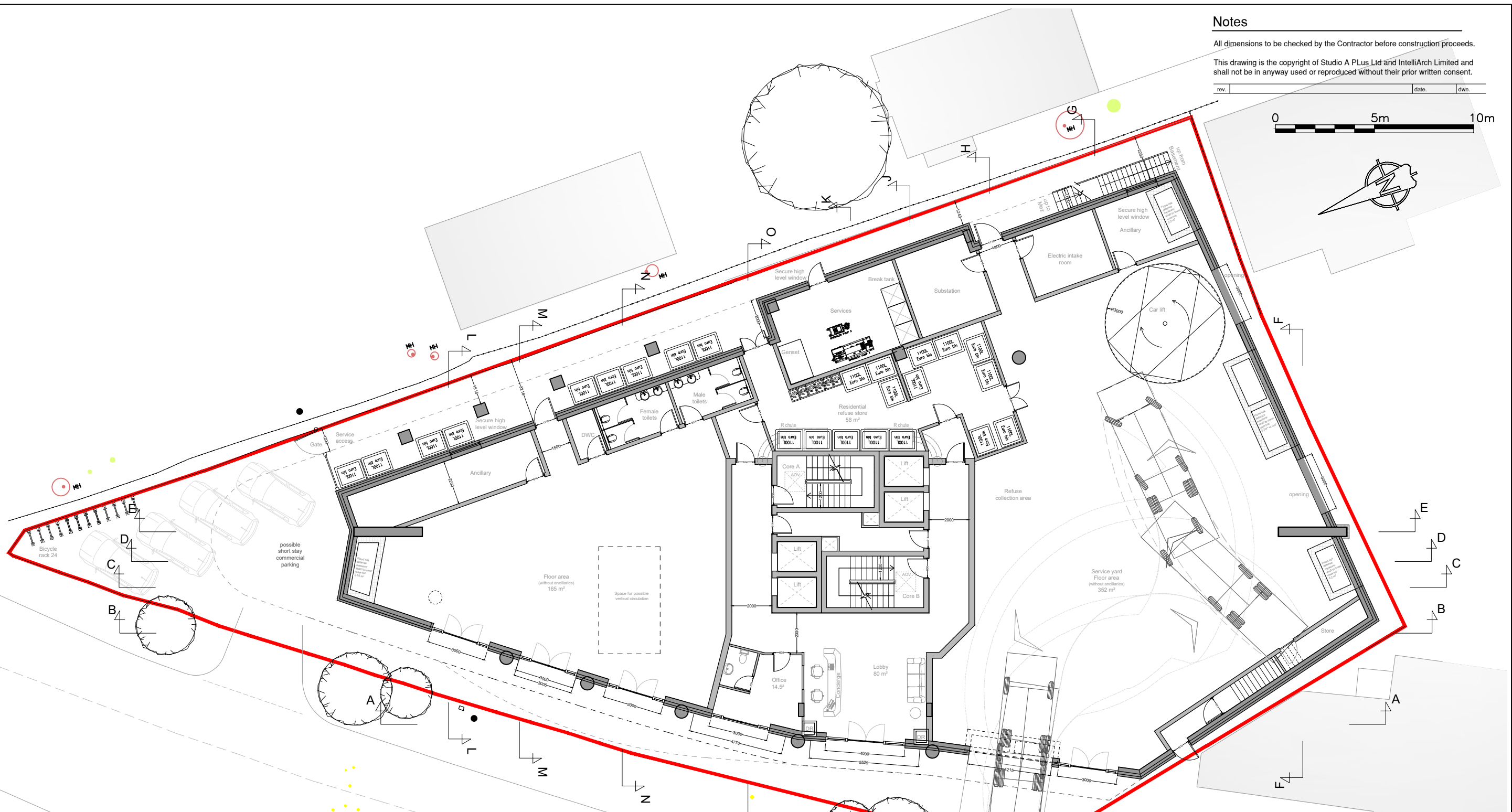
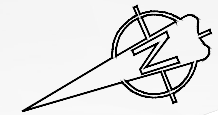
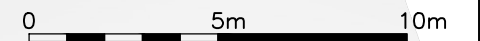
drg no.
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rev

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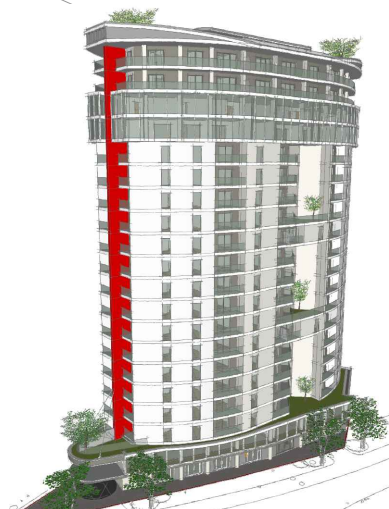
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project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Ground floor plan Option D1

| | |
|---------------------|-----------|
| scale 1:200 @ A3 | dwn SD |
| date Jan 2021 | chk MA |

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| drg no. 427-1378-111 | rev |
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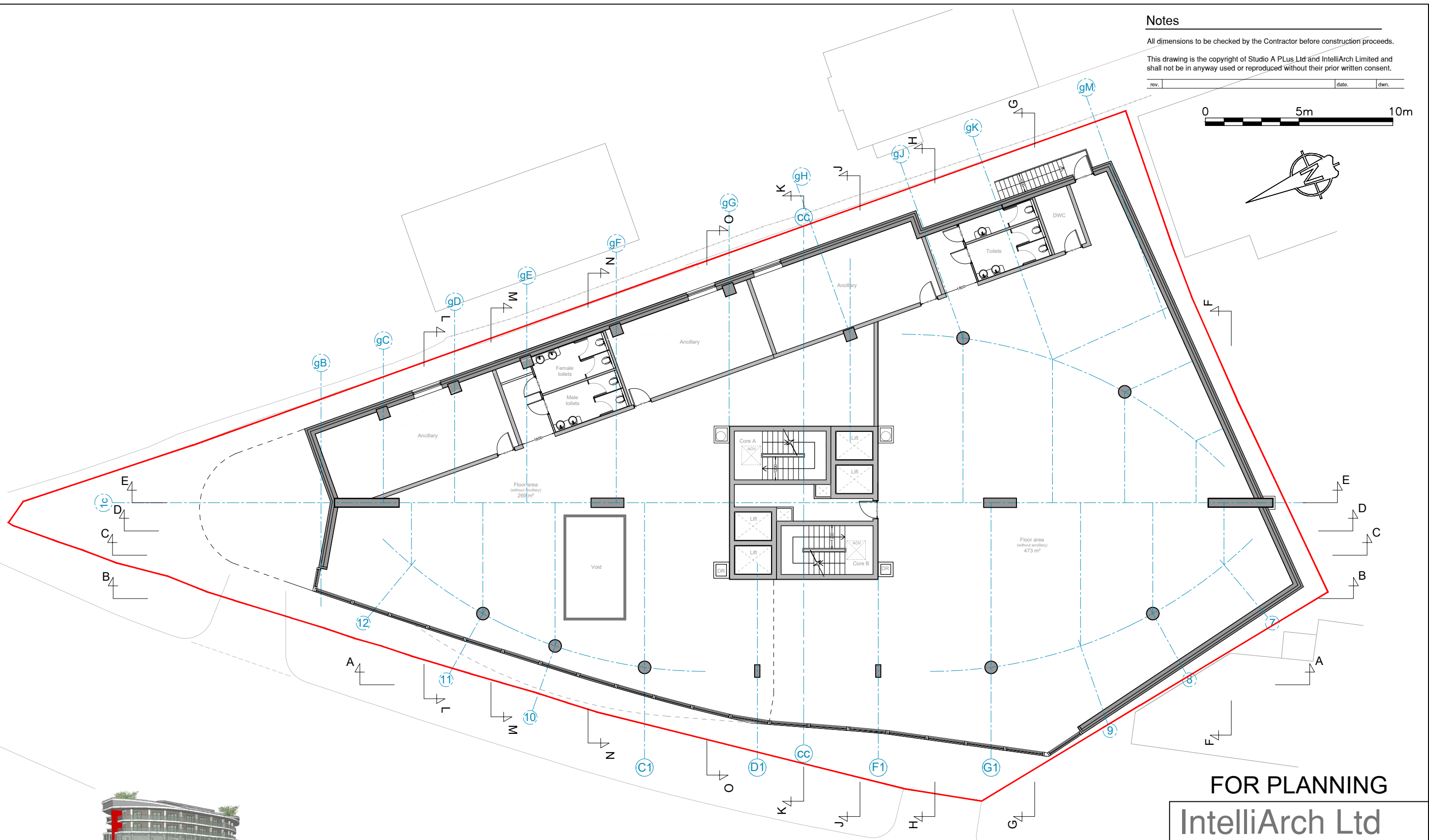
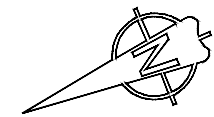


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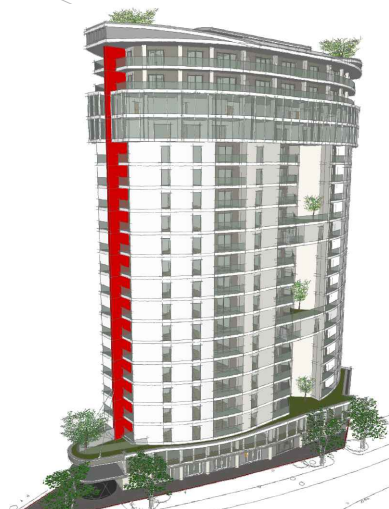
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project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Mezzanine floor plan Option D1

scale
1:200 @ A3
date
Jan 2021
dwn
SD
chk
MA

drg no.
427-1378-112
rev



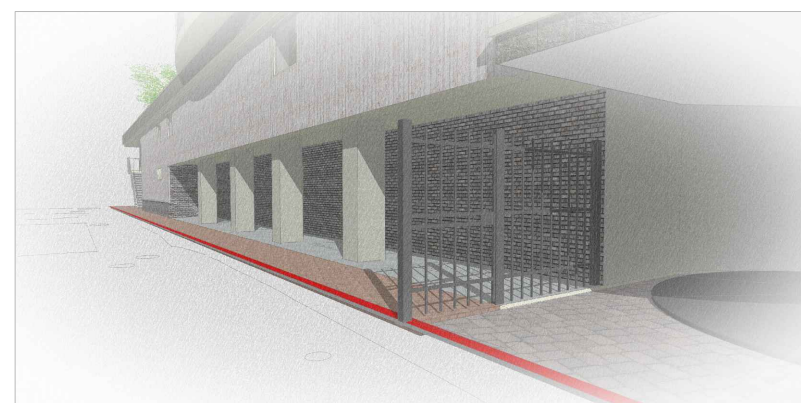
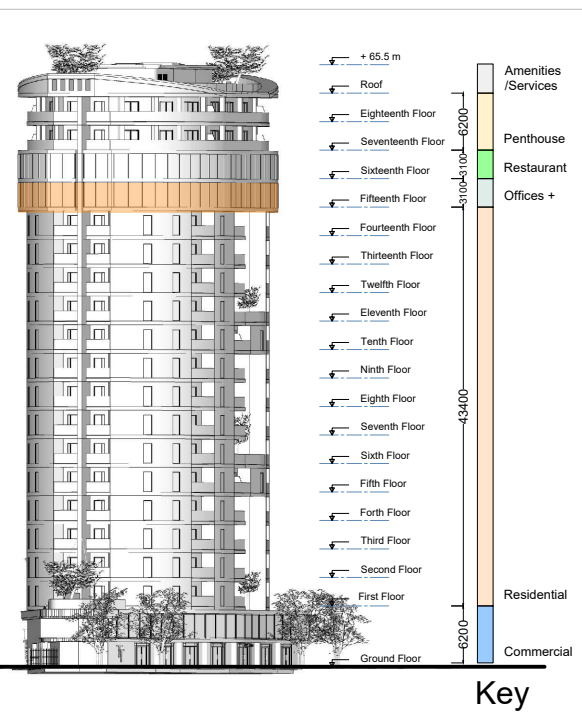
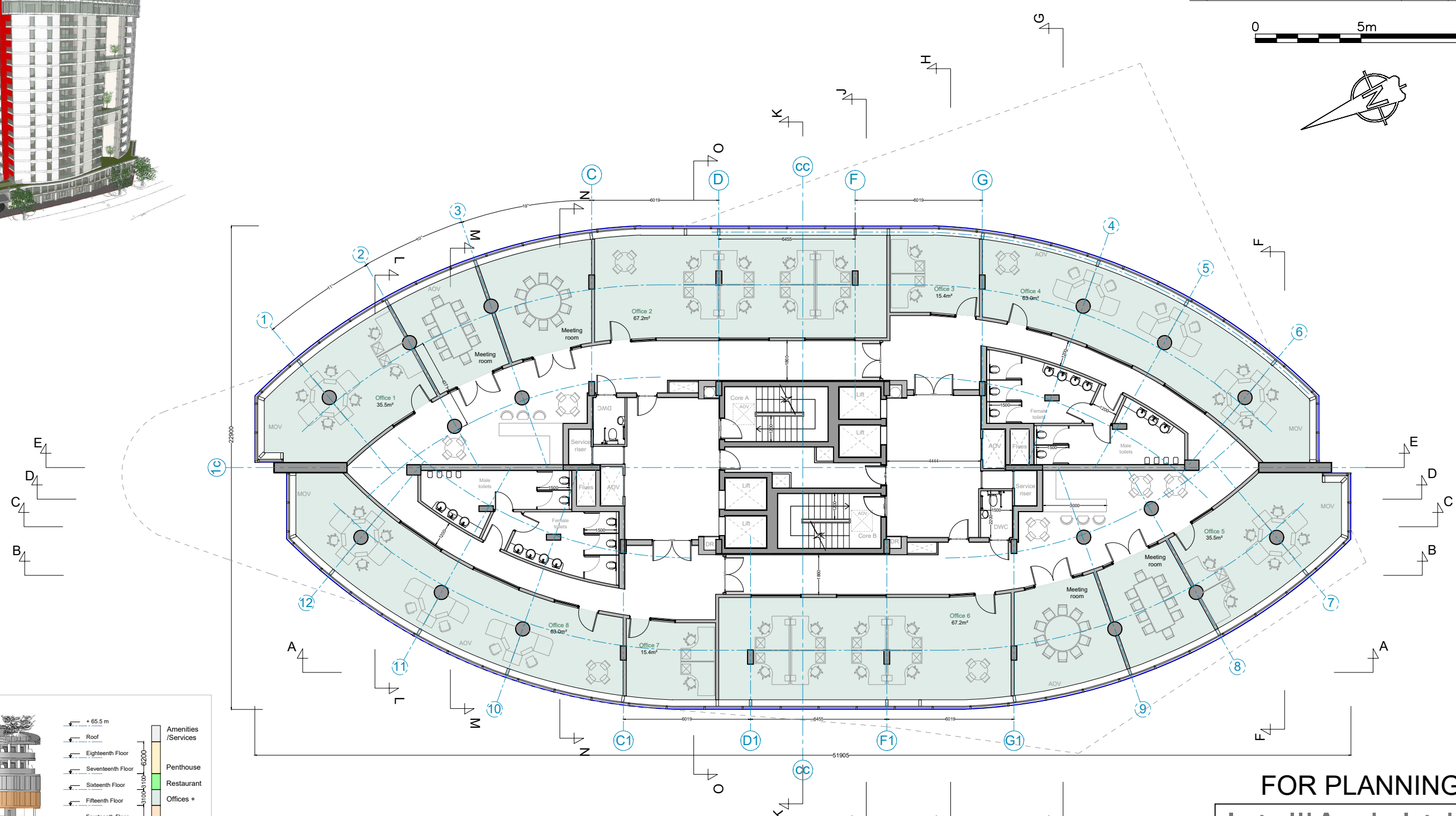
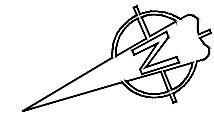
Conceptual 3d views

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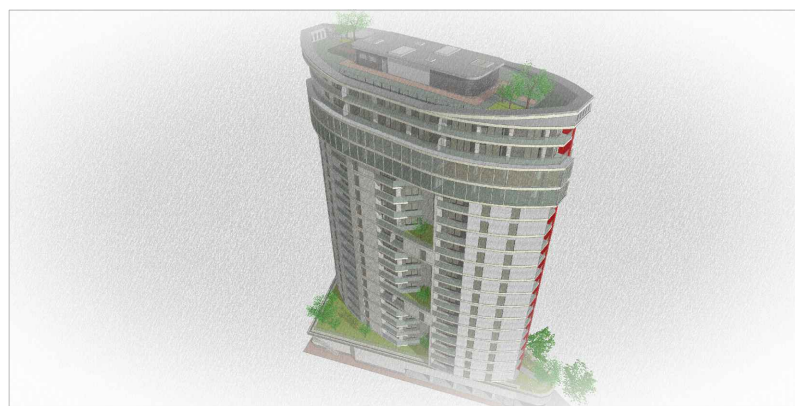
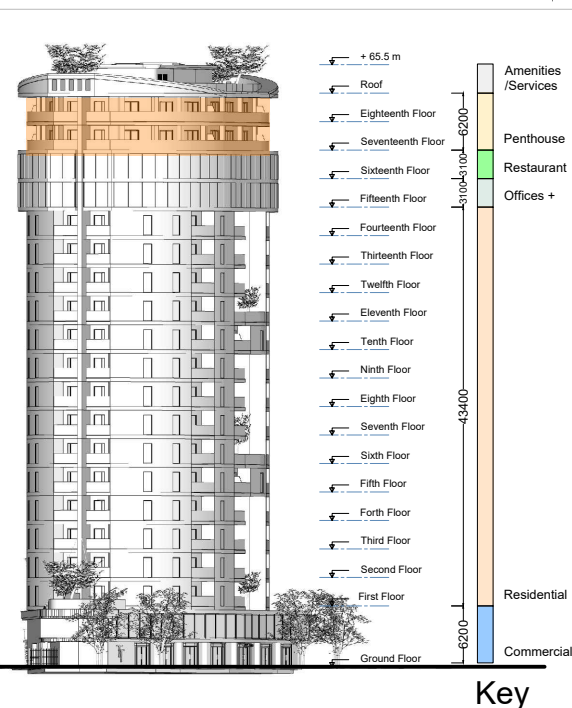
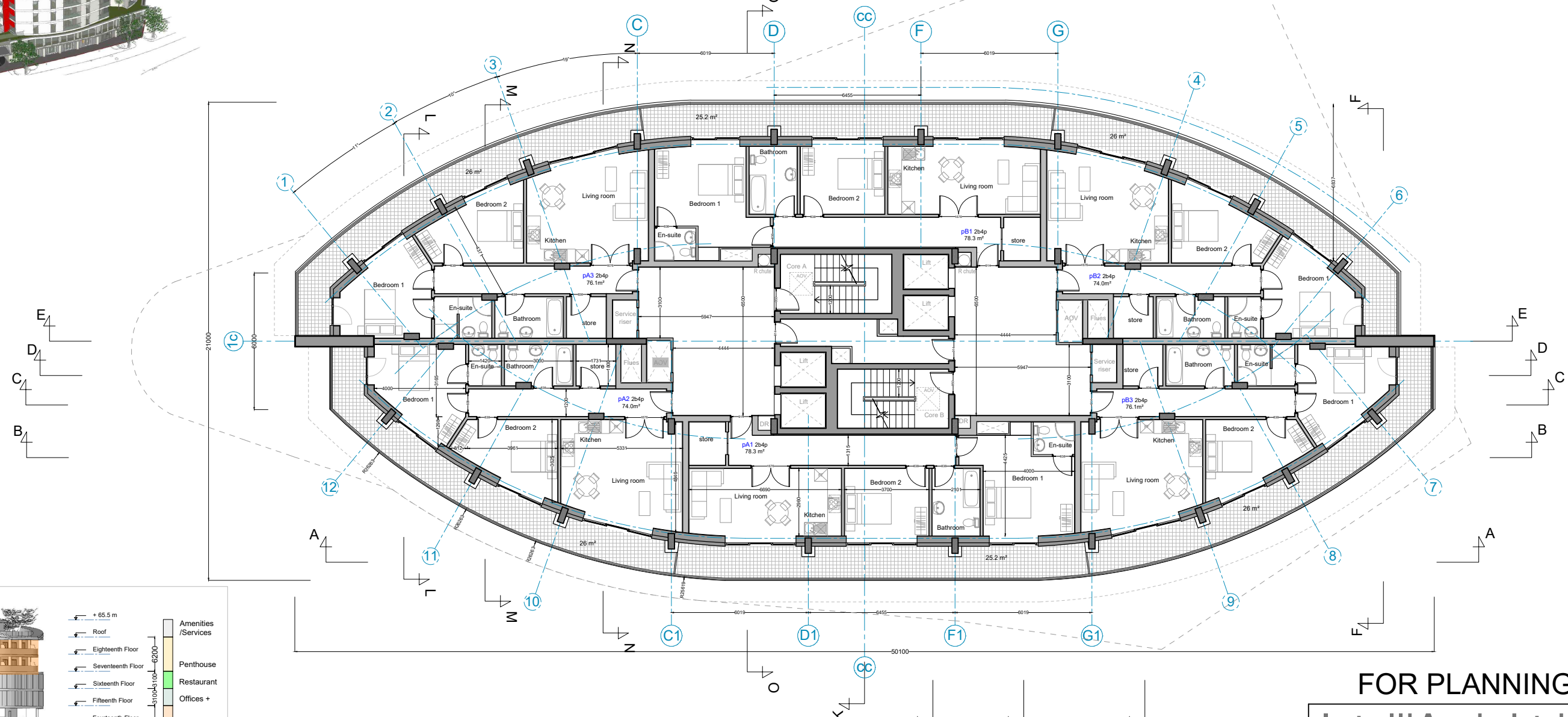
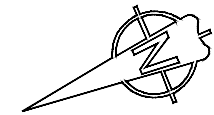
| | | |
|----------|---|-----------|
| project | Tepe Tower (former Station Tavern), Green Street, Enfield Mr M Tepe, Yen of London | |
| title | Office floor plan (15th) | Option D1 |
| scale | 1:200 @ A3 | dwn SD |
| date | Jan 2021 | chk MA |
| drwg no. | 427-1378-117 | rev |

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Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Penthouse floor plan (17th and 18th floor) Option D1

scale
1:200 @ A3
date
Jan 2021

dwn
SD
chk
MA

drg no.
427-1378-119

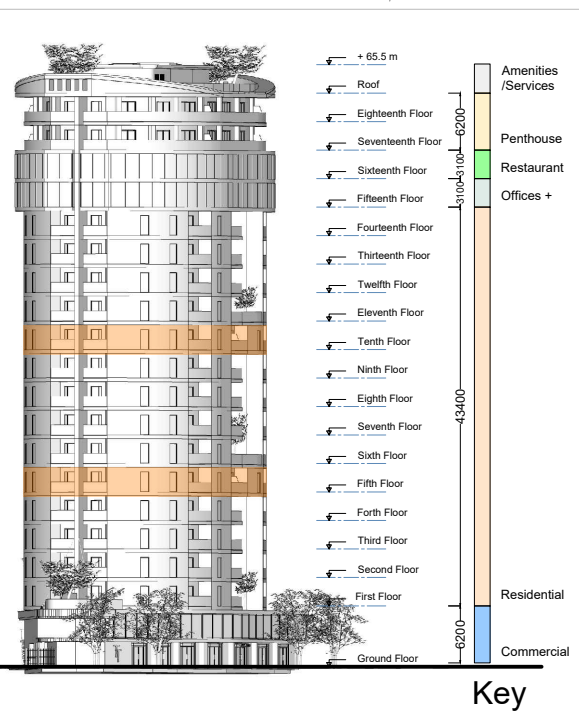
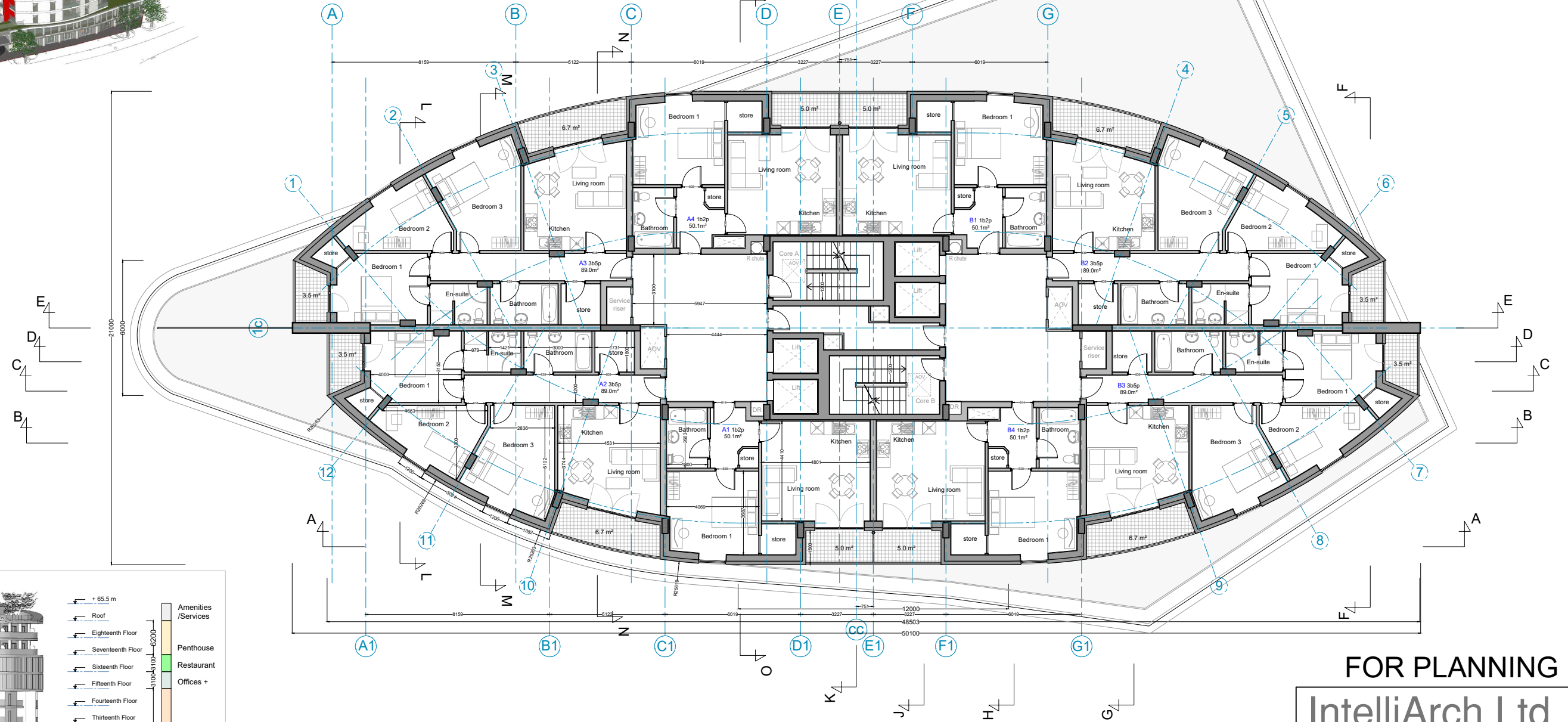
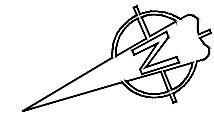
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T: 0208 4435882 M: 07956 296 076
E: info@i-arch.co.uk W: www.i-arch.co.uk

project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Residential floor plan (5th and 10th) Option D1

scale
1:200 @ A3
date
Jan 2021

dwn
SD
chik
MA

drg no.
427-1378-115

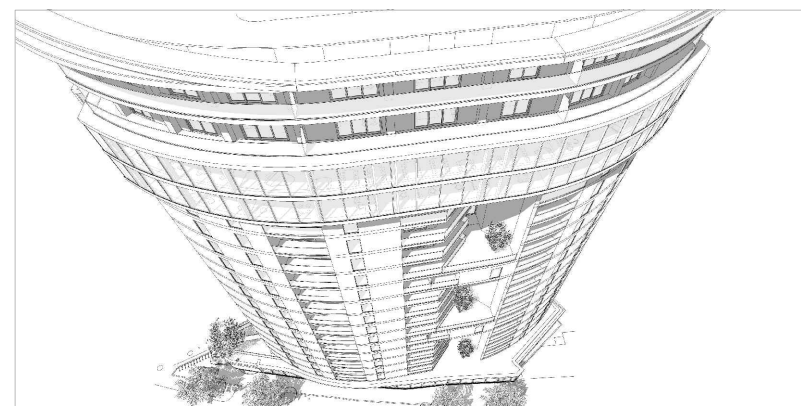
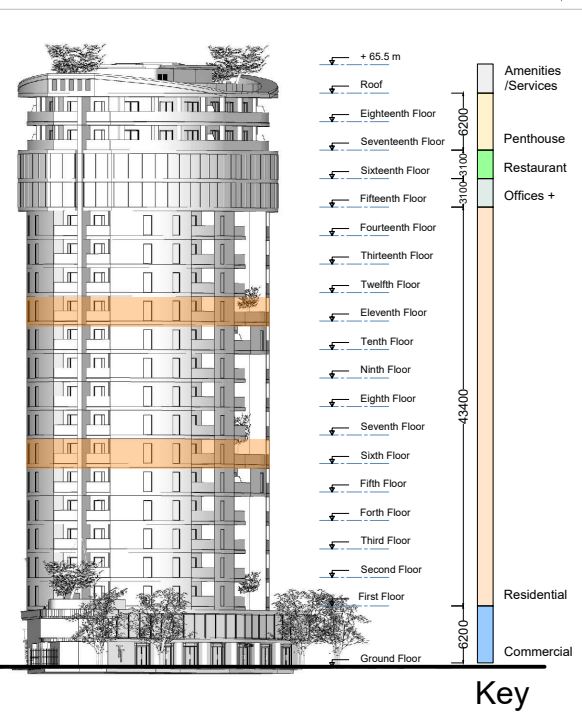
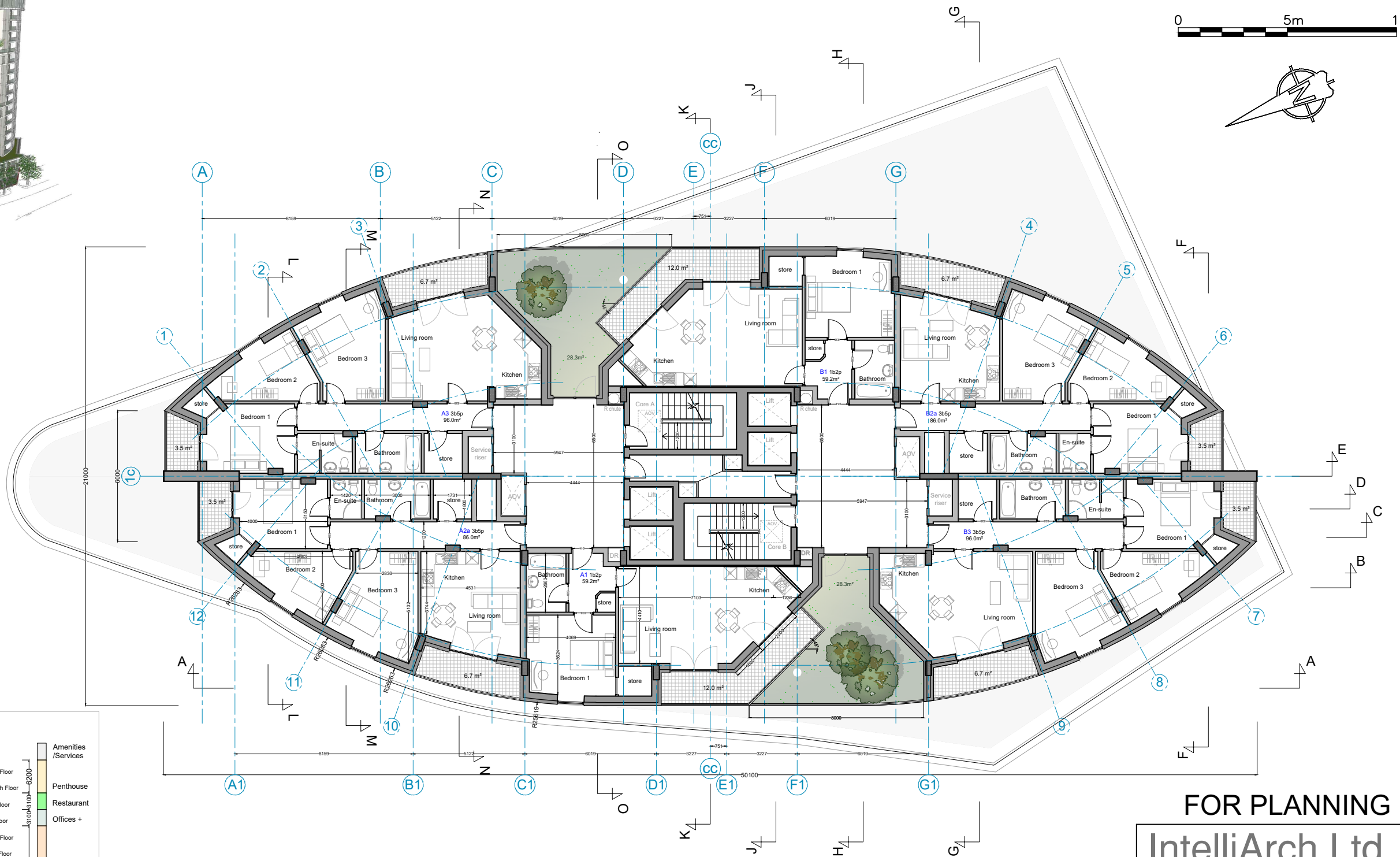
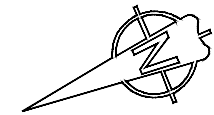
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47 Eversley Park Road, London N21 1JJ
T: 0208 4435882 M: 07956 296 076
E: info@i-arch.co.uk W: www.i-arch.co.uk

project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Residential floor plan (6th and 11th) Option D1

scale
1:200 @ A3
date
Jan 2021

dwn
SD
chk
MA

drg no.
427-1378-116

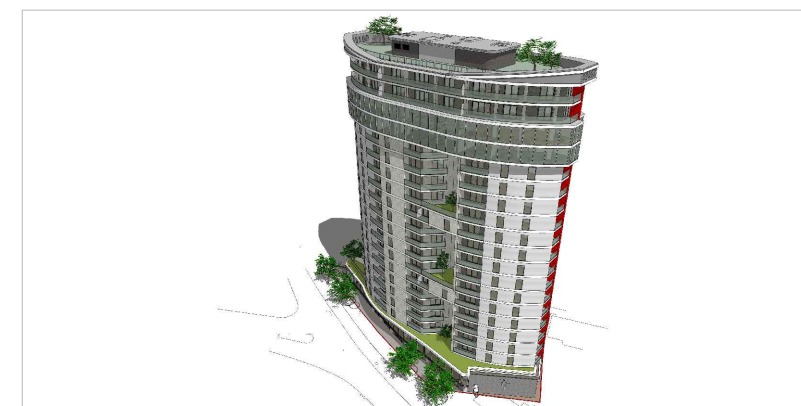
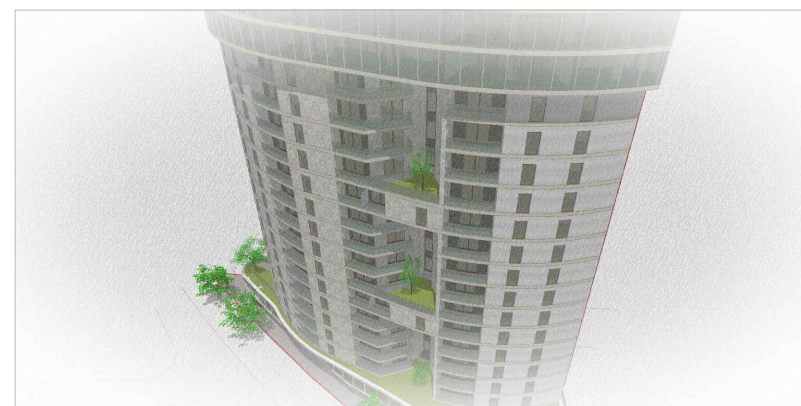
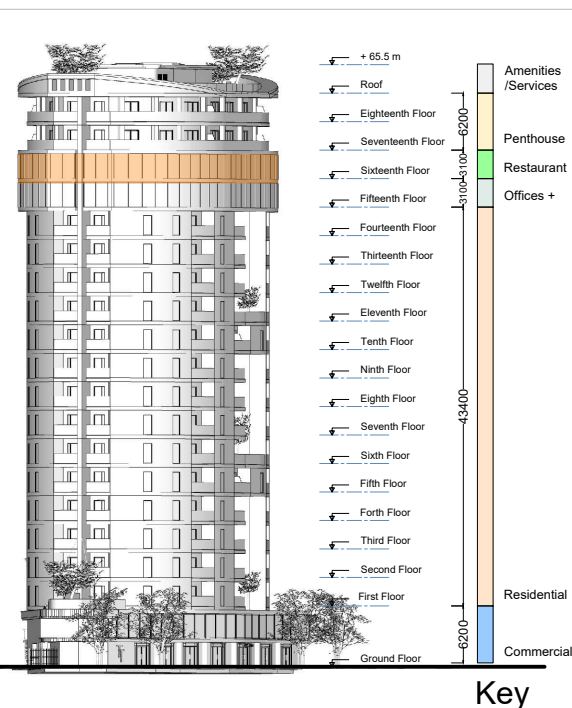
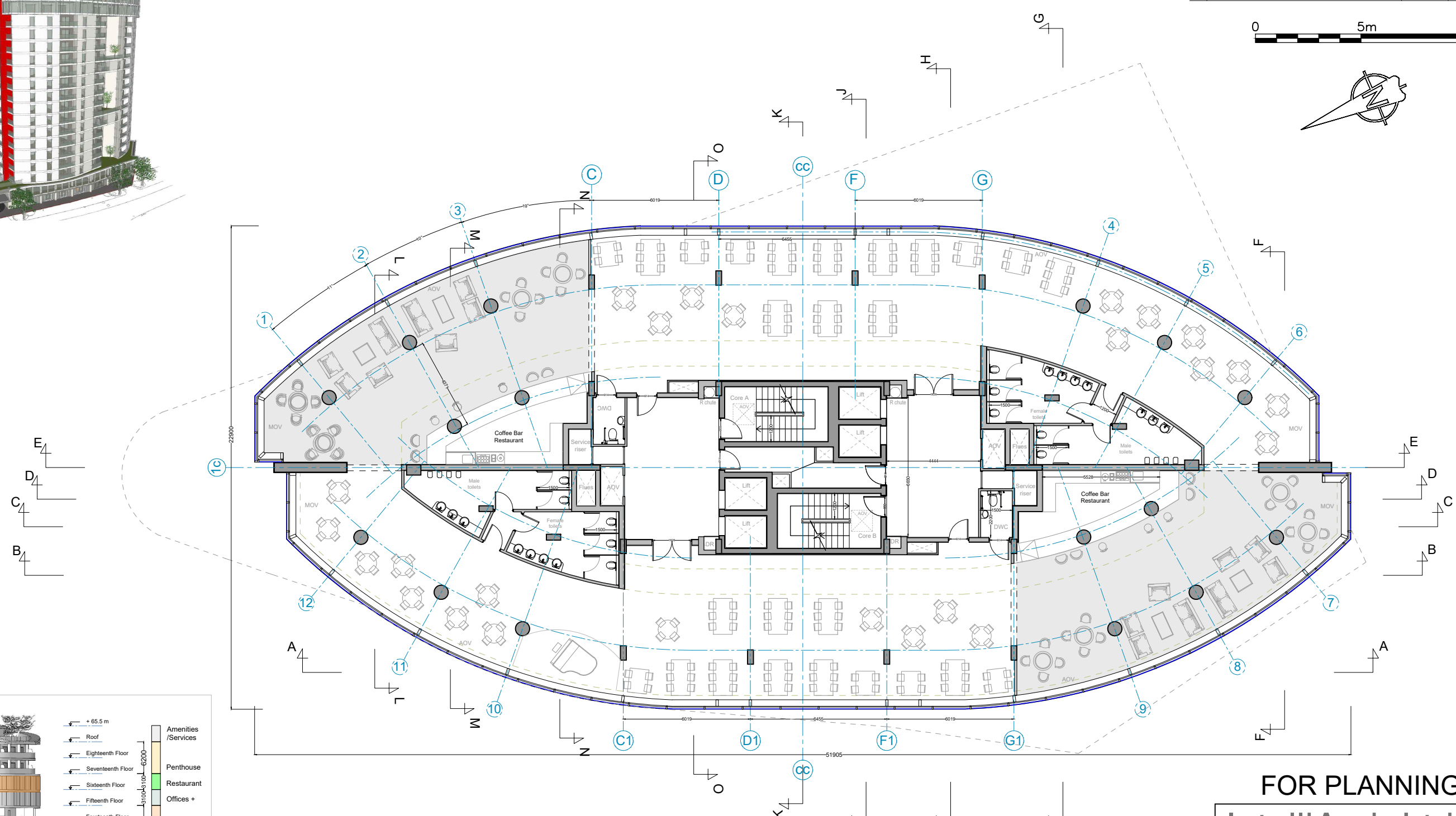
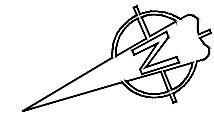
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project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Restaurant floor plan (16th floor) Option D1

| | |
|---------------------|-----------|
| scale 1:200 @ A3 | dwn SD |
| date Jan 2021 | chk MA |

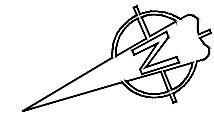
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| drg no. 427-1378-118 | rev |
|--------------------------------|-----|








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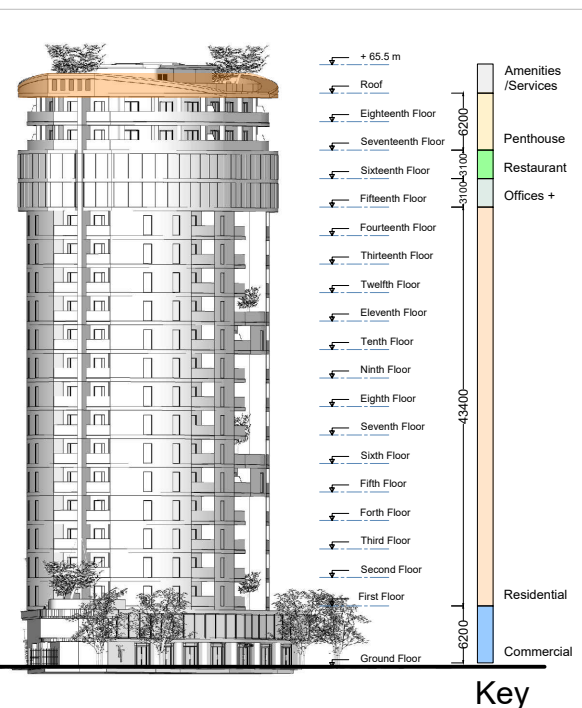
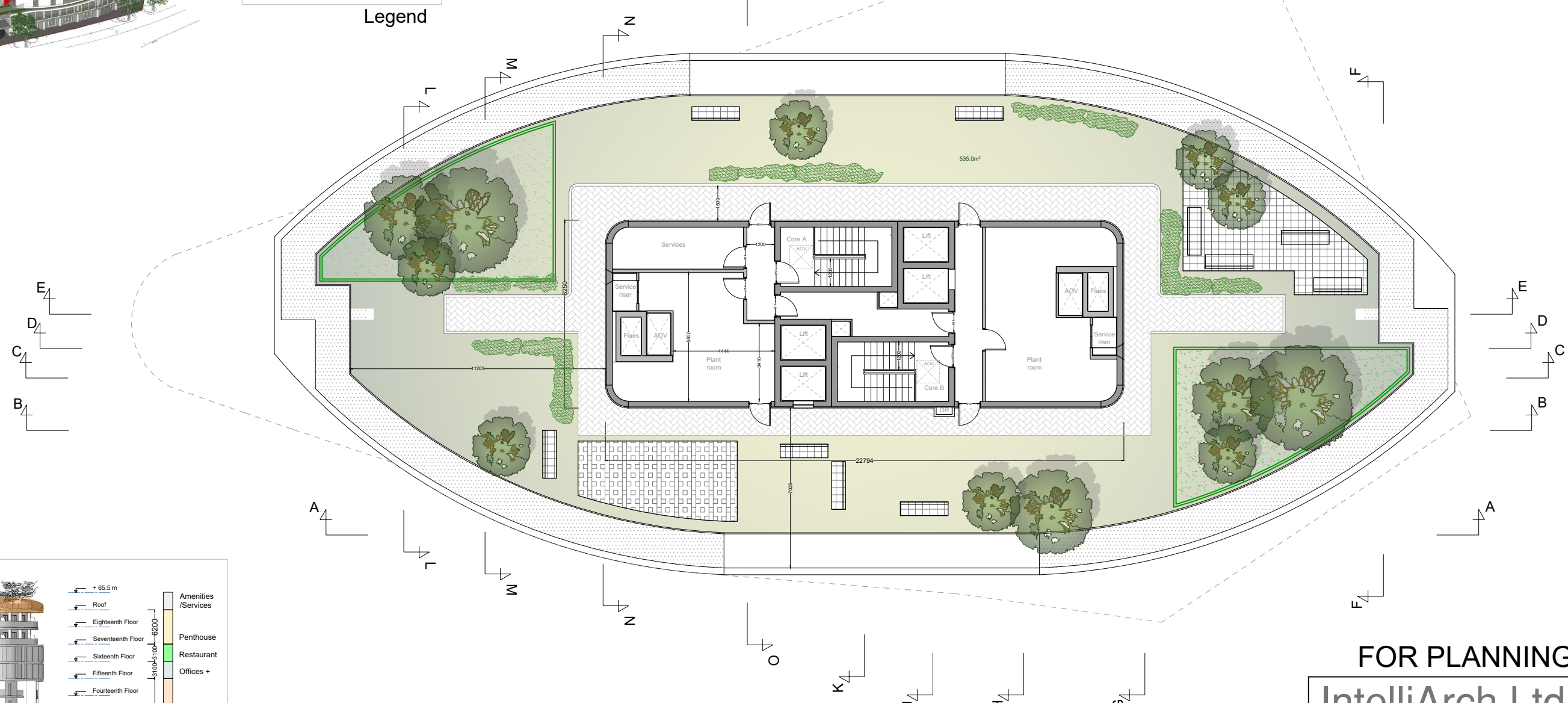
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-  Grass
-  Permeable paving
-  Flower beds
-  Trees and Shrubs
-  Playground area
-  Sitting area or benches
-  Edge with PV

Legend



Key



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| | | |
|---------|---|-----------|
| project | Tepe Tower (former Station Tavern), Green Street, Enfield Mr M Tepe, Yen of London | |
| title | Roof plan | Option D1 |
| scale | 1:200 @ A3 | dwn SD |
| date | Jan 2021 | chk MA |
| drg no. | 427-1378-120 | rev |

FOR PLANNING
North-East Elevation

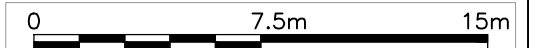


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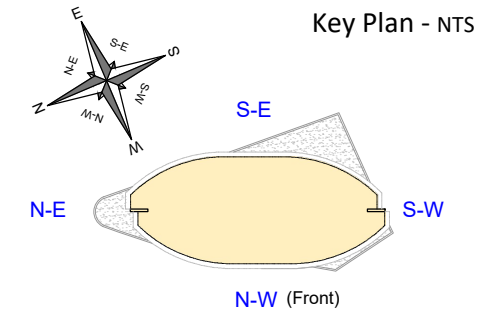
Note:

All materials shown on the CGIs are for illustrative purpose only as the textures and colours could potentially differ from the real ones. Please refer to the schedule of materials in the D&A appendix 1 for more details

- Aluminium cladding (varies shades)
- Glazing facade system
- Structural glass balustrades
- Metal-stone cladding
- Brick finish
- Stone finish



Key Plan - NTS



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project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Side elevation Option D1

scale
1:250 @ A3

dwn
SD

date
Jan 2021

chk

drg no.
427-1378-122

rev

FOR PLANNING

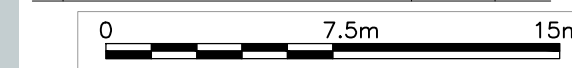
South-West Elevation



Notes

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

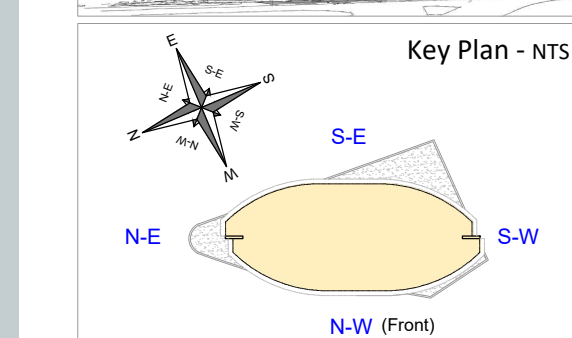
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Note:

All materials shown on the CGIs are for illustrative purpose only as the textures and colours could potentially differ from the real ones. Please refer to the schedule of materials in the D&A appendix 1 for more details

- Aluminium cladding (varies shades)
- Glazing facade system
- Structural glass balustrades
- Metal-stone cladding
- Brick finish
- Stone finish



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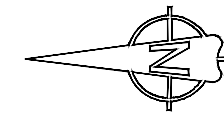
| | | | |
|---------|---|-----------|----|
| project | Tepe Tower (former Station Tavern), Green Street, Enfield Mr M Tepe, Yen of London | | |
| title | Side elevation | Option D1 | |
| scale | 1:250 @ A3 | dwn | SD |
| date | Jan 2021 | chk | |
| drg no. | 427-1378-124 | rev | |


Notes


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

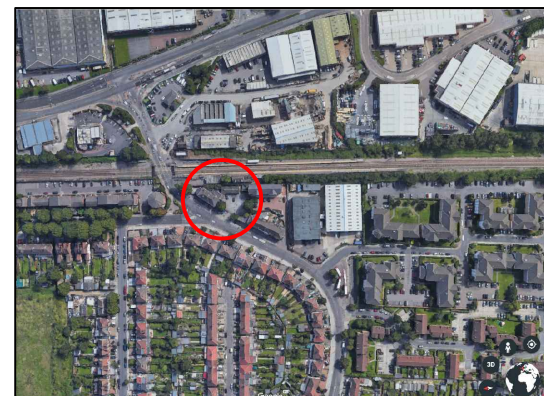
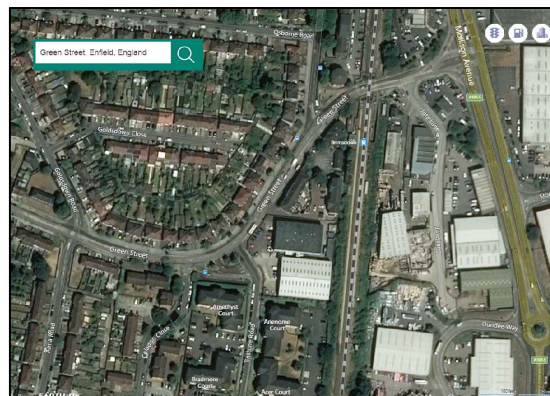
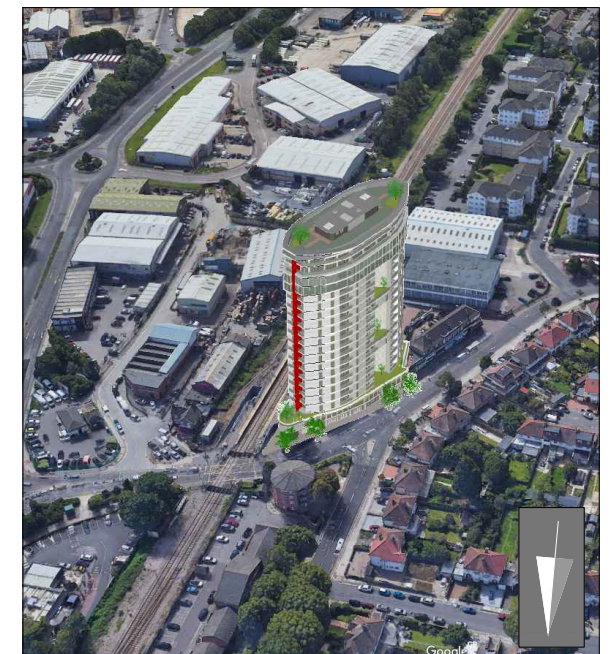
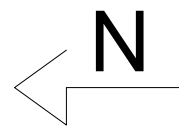
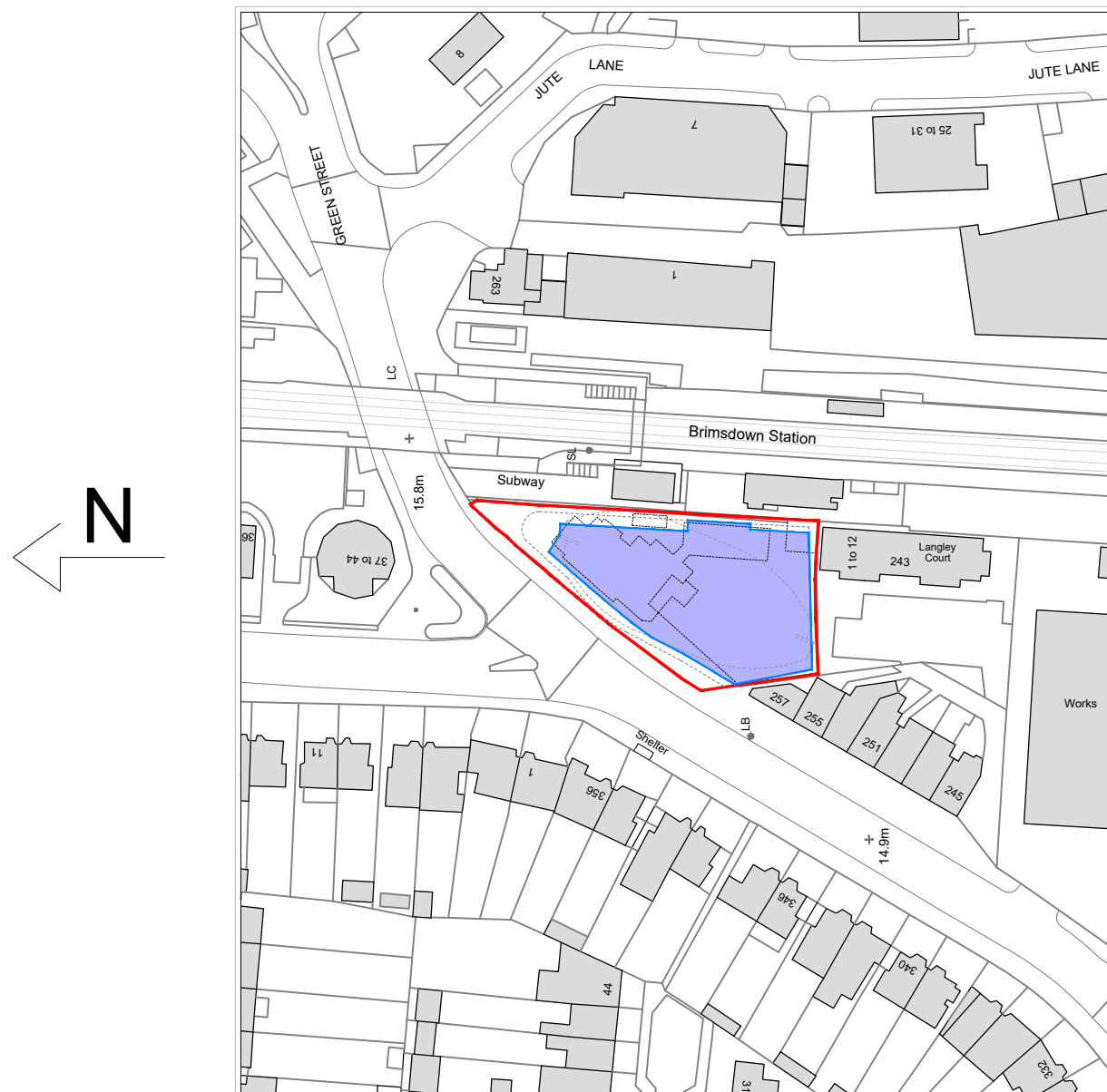
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 Site Boundaries

 Proposed Building footprint



Google aerial views

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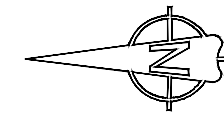
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|---------|---|-----|-----------|
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| title | Block plan with proposal | | Option D1 |
| scale | 1:1250 @ A3 | dwn | SD |
| date | Jan 2021 | chk | MA |
| drg no. | 427-1378-002 | | rev |


Notes


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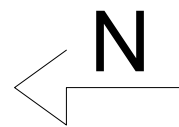
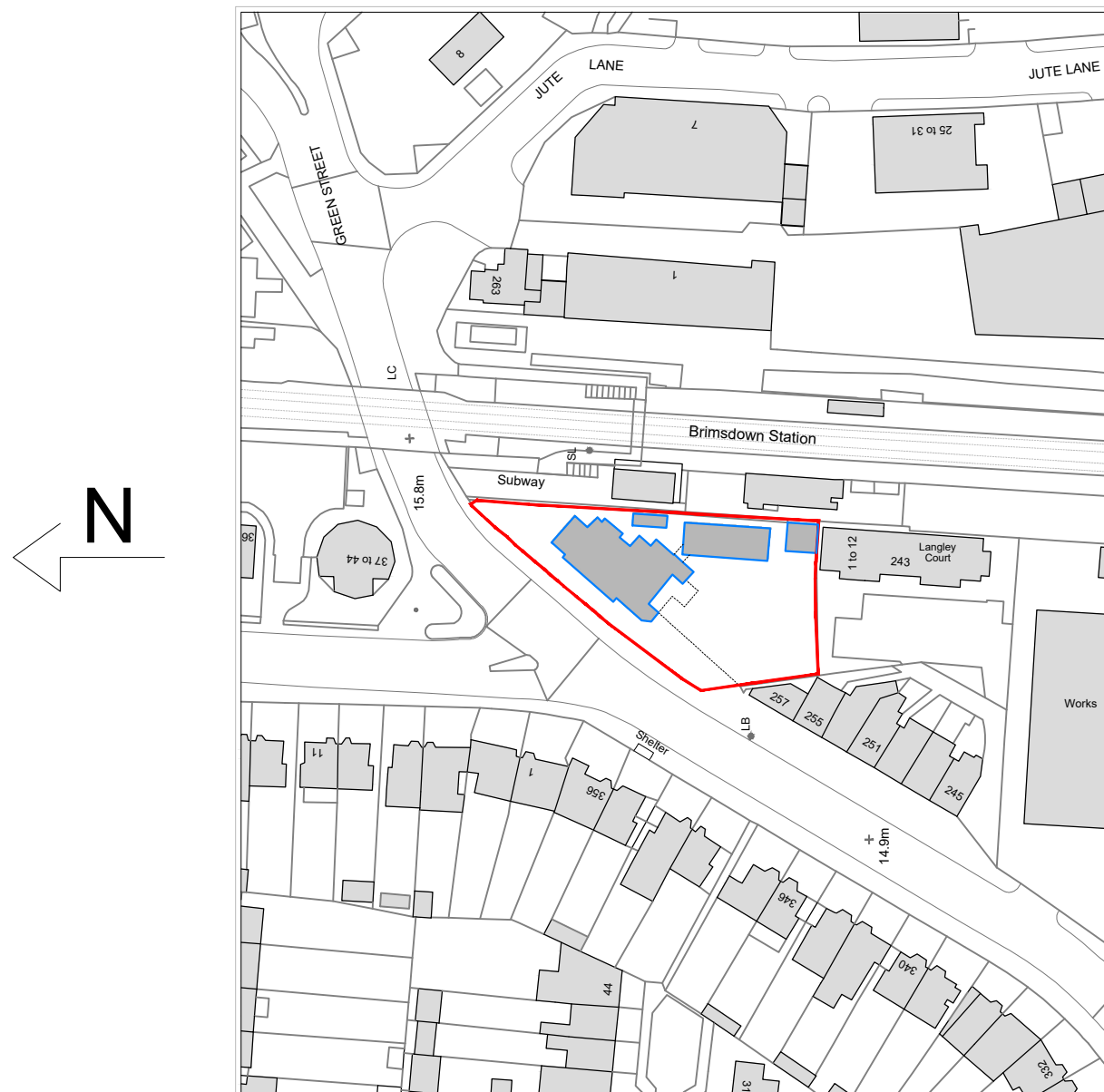
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 Site Boundaries

 Existing buildings



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 E: info@i-arch.co.uk W: www.i-arch.co.uk

project
 The Station Tavern, Green Street
 Enfield EN3 7SH

title
 Site plan

scale
 1:1250 @ A3

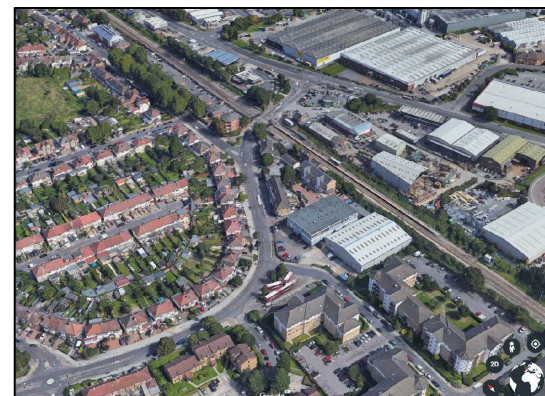
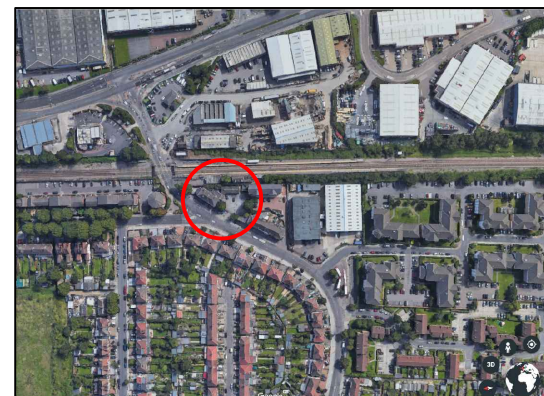
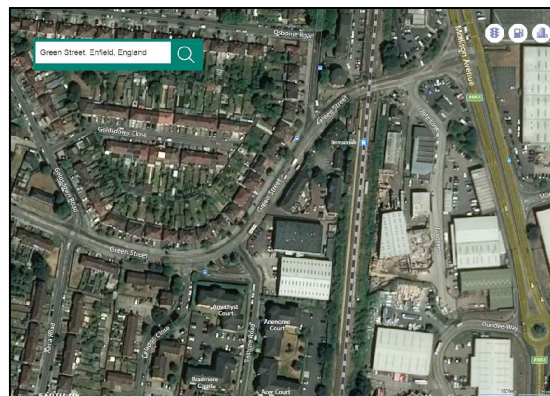
dwn
 SD

date
 Jan 2021

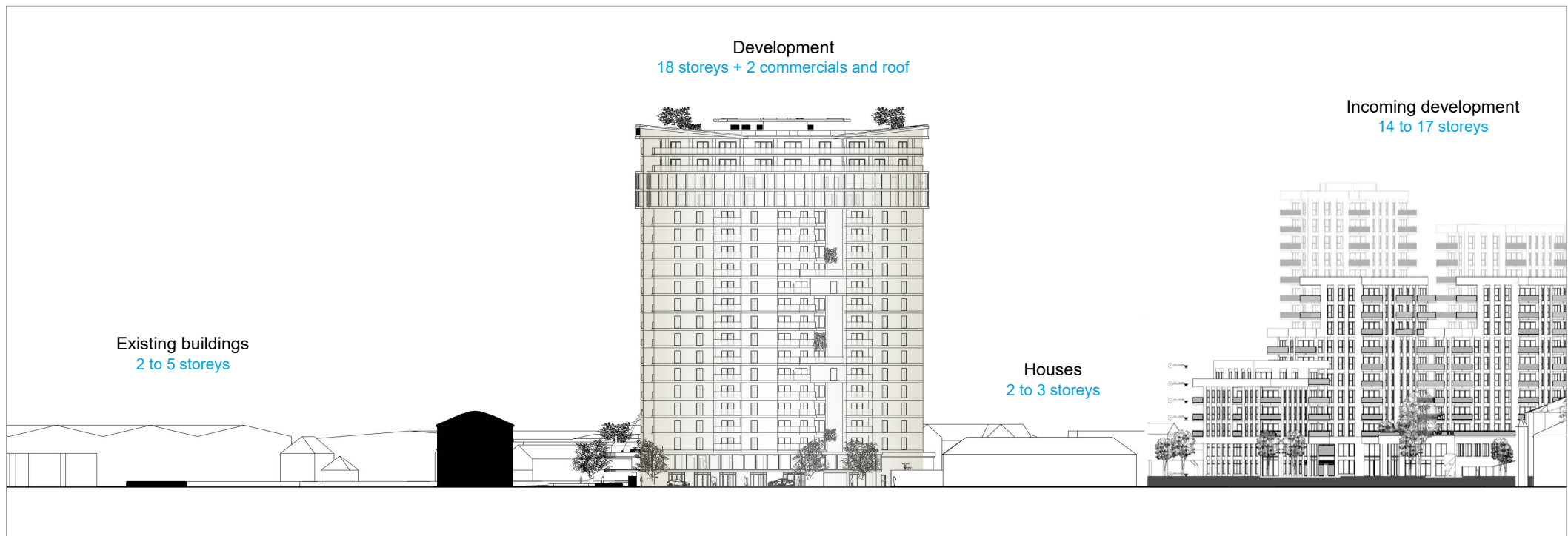
chk
 MA

drg no.
 427-1378-001

rev



Google aerial views



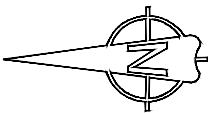
Street scene - scale 1:1000



Street scene - scale 1:1000



Reference plan - scale 1:2500

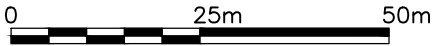


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E: info@i-arch.co.uk W: www.i-arch.co.uk

project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

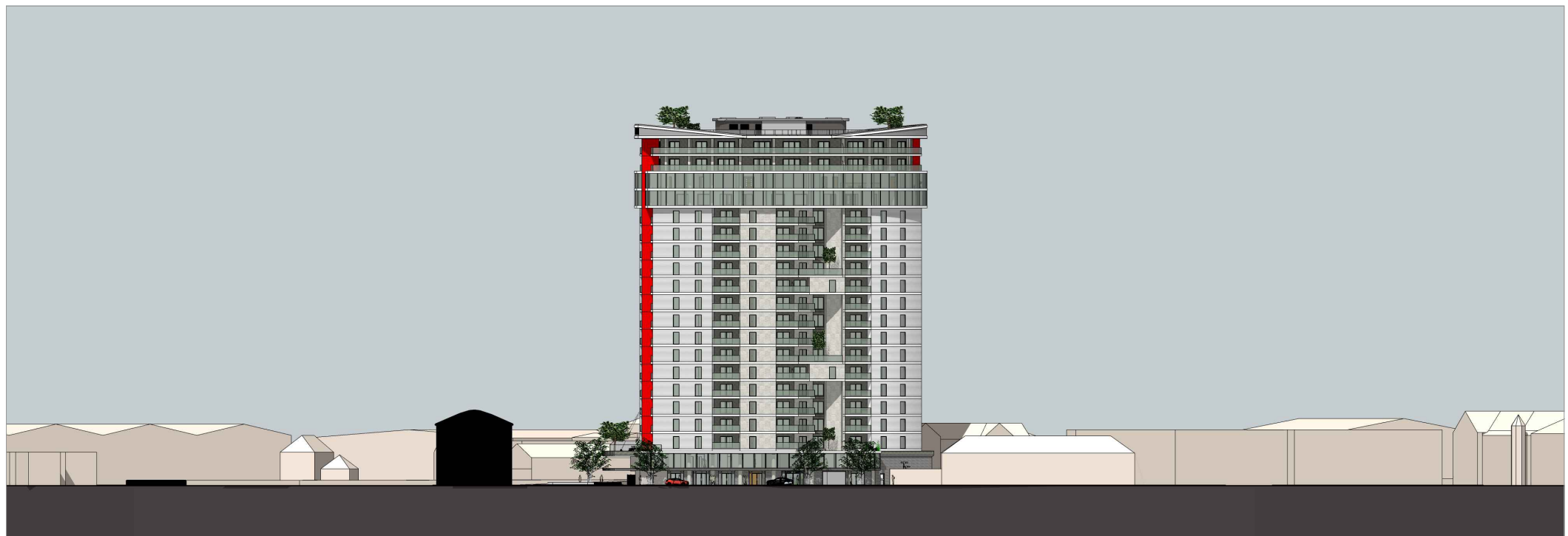
title
Street scene Option D1

| | |
|----------------------|-----------|
| scale 1:1000 @ A3 | dwn SD |
| date Apr 2021 | chk MA |

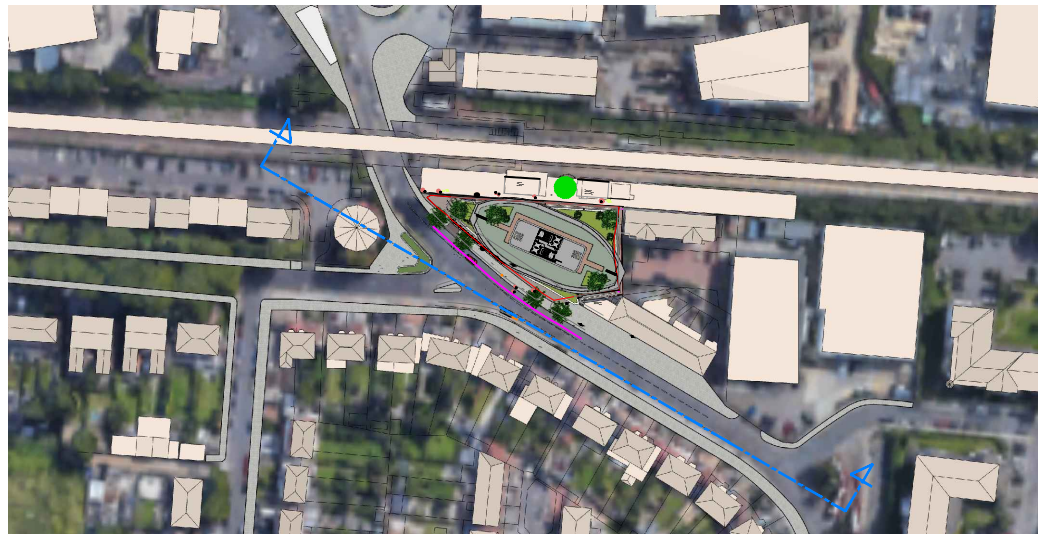
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| drg no. 427-1378-141 | rev |
|--------------------------------|-----|



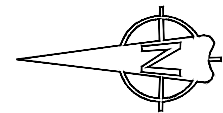
Street scene - scale 1:1000



Street scene - scale 1:1000



Reference plan - scale 1:2500

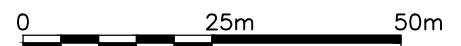


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 E: info@i-arch.co.uk W: www.i-arch.co.uk

project
 Tepe Tower (former Station Tavern), Green Street, Enfield
 Mr M Tepe, Yen of London

title
 Street scene Option D1

| | |
|----------------------|-----------|
| scale 1:1000 @ A3 | dwn SD |
| date Apr 2021 | chk MA |

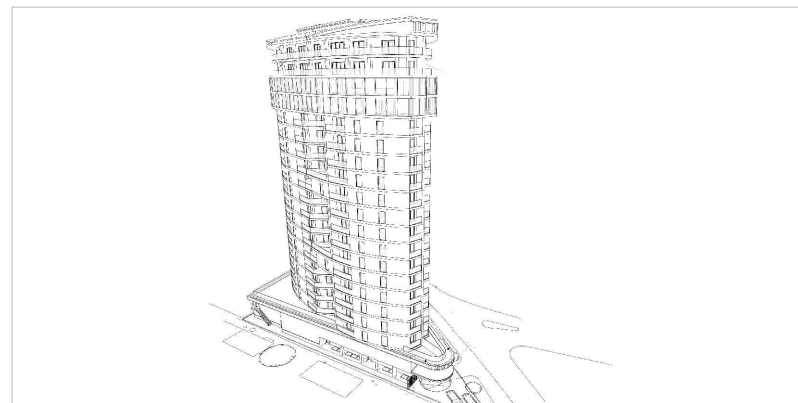
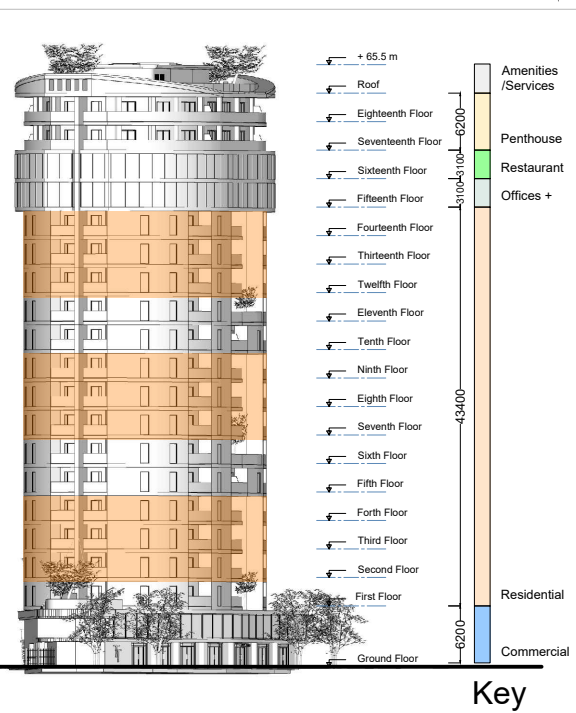
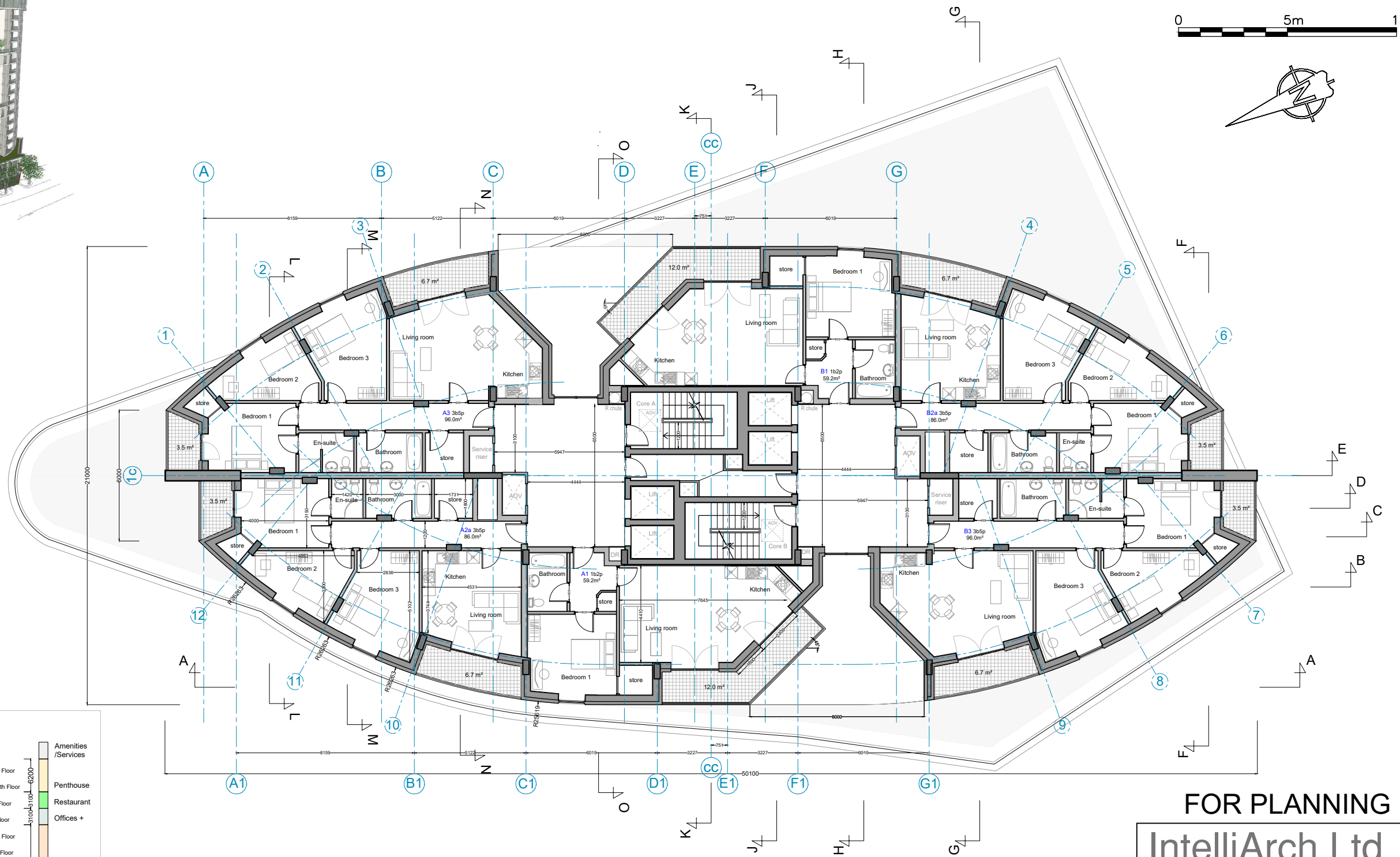
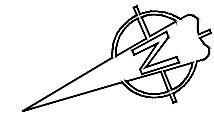
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| drg no. 427-1378-140 | rev |
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E: info@i-arch.co.uk W: www.i-arch.co.uk

project
Tepe Tower (former Station Tavern), Green Street, Enfield
Mr M Tepe, Yen of London

title
Typical residential floor plan (2,3,4-7,8,9-12,13,14) **Option D1**

scale
1:200 @ A3
date
Jan 2021
dwn
SD
chk
MA

drwg no.
427-1378-114
rev

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