Public Document Pack

PLANNING COMMITTEE

Tuesday, 6th September, 2022 at 7.00 pm
Council Chamber, Civic Centre, Silver Street, Enfield, EN1 3XA

Contact: Robyn Mclintock / Marie Lowe
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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. MINUTES OF PREVIOUS MEETING (Pages 1 - 6)

To approve the minutes of the meeting held on 19 July 2022 as a true and correct record.

4. REPORT OF THE HEAD OF PLANNING (Pages 7 - 10)

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

5. 22/01722/FUL - 68 CHALFONT ROAD, LONDON, N9 9LY (Pages 11 - 34)

RECOMMENDATION:
1. That the Head of Development Management be authorised to REFUSE planning permission for the reasons identified in the Recommendation section of this report.

2. That the Head of Development Management be granted delegated authority to agree the final wording of the reasons for refusal to cover the matters in the Recommendation section of this report.
WARD: Edmonton Green

6. 22/00746/FUL - 161 FORE STREET, LONDON, N18 2XB (Pages 35 - 74)

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: Upper Edmonton

7. 22/01189/VAR - THOMAS HARDY HOUSE 39 LONDON ROAD ENFIELD EN2 6DS (Pages 75 - 88)

RECOMMENDATION:
1.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: GRANGE PARK

8. FUTURE MEETING DATES

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

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.

Agenda Item 3

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 19 JULY 2022

COUNCILLORS

PRESENT	Sinan Boztas, Elif Erbil, Nawshad Ali, Kate Anolue, Lee Chamberlain, Mohammad Amirul Islam, Michael Rye OBE, Jim Steven, Doug Taylor, Bektas Ozer, Alessandro Georgiou (Leader of the Opposition) and Esin Gunes
ABSENT	Gunes Akbulut, Peter Fallart and Ahmet Hasan (Associate Cabinet Member (Enfield North))
OFFICERS:	Andy Higham (Head of Development Management), Gideon Whittingham (Planning Decisions Manager), Sarah Cary (Place Department), Mike Hoyland (Senior Transport Planner), Nicholas Page (Conservation & Heritage Adviser), Elizabeth Paraskeva (Principal Lawyer), David B Taylor (Head of Traffic and Transportation), Max Leonardo (Planning Officer), Brett Leahy (Place Department) and Fidel Miller (Senior Planning Officer) Metin Halil (Secretary), Marie Lowe (Secretary) and Robyn McLintock (Secretary)
Also Attending:	Members of the public, deputees, applicant and agent representatives.

1
WELCOME AND APOLOGIES

The Chair welcomed everyone to the meeting.

Apologies were received from the following:
Cllr Gunes Akbulut, substituted by Cllr Bektas Ozer
Cllr Ahmet Hasan substituted by Cllr Esin Gunes
Cllr Peter Fallart substituted by Cllr Alessandro Georgiou

2
DECLARATIONS OF INTEREST

None were received

3
REPORT OF THE HEAD OF PLANNING

RECEIVED the report of the Head of Planning.

4
22-00777FUL - 2A CONWAY GARDENS ENFIELD EN2 9AD

NOTED

1. The introduction by Fidel Miller, Senior Planning Officer clarifying the proposals.
2. The deputation of Steve Crofts who spoke against the officer's recommendation.
3. The responses of Mark Pender (Agent) and Chris Georgiou (Architect).
4. Members debate and questions responded to by officers.
5. Discussion in the meeting focused on concerns about parking, scale, mass, design of the proposed development, daylight and relationship to neighbouring properties and the effect of development on the character and appearance of the surrounding area.
6. A motion was proposed by Cllr Rye, and seconded by Cllr Chamberlain against the officers' recommendation to refuse planning permission. The Head of Development Management clarified the grounds for refusal arising from the discussions; notwithstanding the presumption in favour of approving sustainable residential development and the tilted balance. The Councillors declared the development is unsympathetic to and out of keeping with the character and appearance of the area/street scene, having regard to its height, sitting, scale and the degree of spatial separation between the properties.
7. The majority voted against the motion, with 5 votes for and 7 against. The motion was not carried.
8. The officers recommendation was then considered and agreed with 7 votes for and 5 against.

Agreed that:
The Head of Development Management be authorised to grant planning permission subject to conditions.

5
22/01498/RE4 - ALMA ROAD OPEN SPACE ALMA ROAD ENFIELD EN3 7RT

NOTED

1. The introduction by Andy Higham, Head of Development Management clarifying the proposals.
2. Members comments and concerns around future maintenance of the site and the potential for materials from the nearby site being toxic.
3. Officers clarified that the funding for maintenance is in place and will be carried out by the Council. The landscaping works will use excavated soil from Durants Park wetlands including creation of 'mini-woodland' and swales and is non-toxic.
4. The unanimous support of the Committee for the Officers recommendation

Agreed that:

The Head of Development Management be authorised to grant planning permission subject to conditions.

6
22/01480/VAR - FIRS FARM PLAYING FIELDS, FIRS LANE, LONDON, N21 2PJ

NOTED

1. The introduction by Gideon Whittingham, Planning Decisions Manager clarifying the proposals.
2. The application is a 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
2. The deputation of Councillor Nia Stevens who spoke in favour of the officer's recommendation.
3. Members comments that they are in favour of the application, recognising the benefits to the community from the development and use of the space, The provision of toilets and other facilities in the Councils parks in open spaces was especially welcomed.
4. The unanimous support of the Committee for the Officers recommendation

Agreed that:
The Head of Development Management be authorised to grant planning permission subject to conditions.

7
21/03122/FUL - CAR PARK, CHAPEL STREET, ENFIELD, EN2 6QF

NOTED

1. The introduction by Max Leonardo, Planning Officer clarifying the proposals.
2. Members during the debate supported the application commenting that the development fitted in well with the area and provides good family homes. Concerns regarding flood risks, CPZ arrangements and the size of the amenity space were acknowledged but taking account of the presumption in favour/tilted balance, recognised that the positives of the scheme outweigh these concerns.
3. Officers responded confirming the finished floor levels will be raised by small ramps to the front doors and raised patios to the rear and as a result, the SuDs officer was satisfied and raised no objection. Future residents will be made fully aware of the CPZ scheme as they would not be permitted a permit to park. While the availability of parking was noted at certain times, the Transportation officer confirmed the

restriction was also about reducing vehicle movements in this highly sustainable town centre location. The sizing of the amenity space on two of the properties is slightly under that recommended by policy for a 3 bed property. Officers confirmed this was a more functional arrangement that should be supported in light of the presumption in favour/tilted balance.

4. The unanimous support of the Committee for the Officers recommendation

Agreed that:
The Head of Development Management be authorised to grant planning permission subject to legal agreement and conditions.

8
21/01140/FUL - PUBLIC HOUSE, GREEN STREET, ENFIELD EN3 7SH

NOTED

1. The introduction by Gideon Whittingham, Planning Decisions Manager clarifying the proposals and confirming there have been an excess of 80 objections received since the report was written including that from Feryal Clark MP.

2. The deputation of Salvio Daniele (Agent) who spoke against the officer's recommendation.

3. The deputation of Dylan Mitchell and Cynthia Otseh-Taiwo (local residents) spoke against the officers recommendation.

4. The Chair invited the response of Sam Nanji (local resident), but he was not present.

5. Members commented that it is rare and noteworthy to see residents coming to speak in favour of a development where there is a recommendation for a refusal. However, it was acknowledged it was unusual to see a recommended for refusal and the reasons for refusal need to be considered.

6. Comments were made as to how the recommendation had come about and questions were raised regarding the pre application process.

7. Officers responded as follows.

- The pre application response was not supported and identified many concerns about the proposed development.
- The initial application was far larger with greater density, although harm has been reduced through revision in this application it is still deemed significant.
- The application went to the independent Design Review panel, where the design specialists were highly critical of the development and deem the application far too deficient to be supported.

- Section 106 contributions have been explored with developers but were not progressed given the unacceptability of the proposed development.
- The recommendation was made in light of the presumption in favour/tilted balance approach but it was considered with harm from the reasons identified outweighs the benefits associated with this proposal including the delivery of residential accommodation.

8. A motion proposed by Cllr Ozer, seconded by Cllr Gunes for the application to be granted based on the application offering 40% affordable housing accommodating Brimsdown need was put to the Committee.

9. The Legal Representative clarified the extensive reasons for refusal were robust and defendable in light of the policy grounds identified which made an approval difficult without further assessment and review. Officers advised that prior to making a positive decision, Members should be aware of the justification/implications and the appropriate mitigation. The Head of Development Management suggested a deferral as this would be more appropriate and enable this to happen.

10. Cllr Ozer withdrew the motion for the application to be granted.

11. A motion proposed by Cllr Ozer, seconded by Cllr Rye to defer the item undertake further negotiations with the Applicant on the reasons for refusal identified.

12. The unanimous vote in favour of the motion.

13. Members noted that they would like to defer the application to the October Meeting of the Planning Committee.

9
FUTURE MEETING DATES

NOTED the dates of the future meetings

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Agenda Item 4

London Borough of Enfield

Committee: **PLANNING COMMITTEE**

Meeting Date: **6th September 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.
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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, 486 applications were determined between 07/07/2022 and 23/08/2022, of which 419 were granted and 67 refused: an approval rate of 84%.

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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Agenda Item 5

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE	**Date:** 6th September 2022

Report of	**Contact Officer:**	**Ward:**
Head of Planning - Vincent Lacovara	Andy Higham Gideon Whittingham	Edmonton Green

Ref: 22/01722/FUL	**Category**: Full Application

LOCATION: 68 Chalfont Road, London, N9 9LY

PROPOSAL: Conversion of single-family dwelling house into 2 self-contained flats, involving part single, part 2-storey rear extension and single storey side extension with associated bin storage and cycle parking.

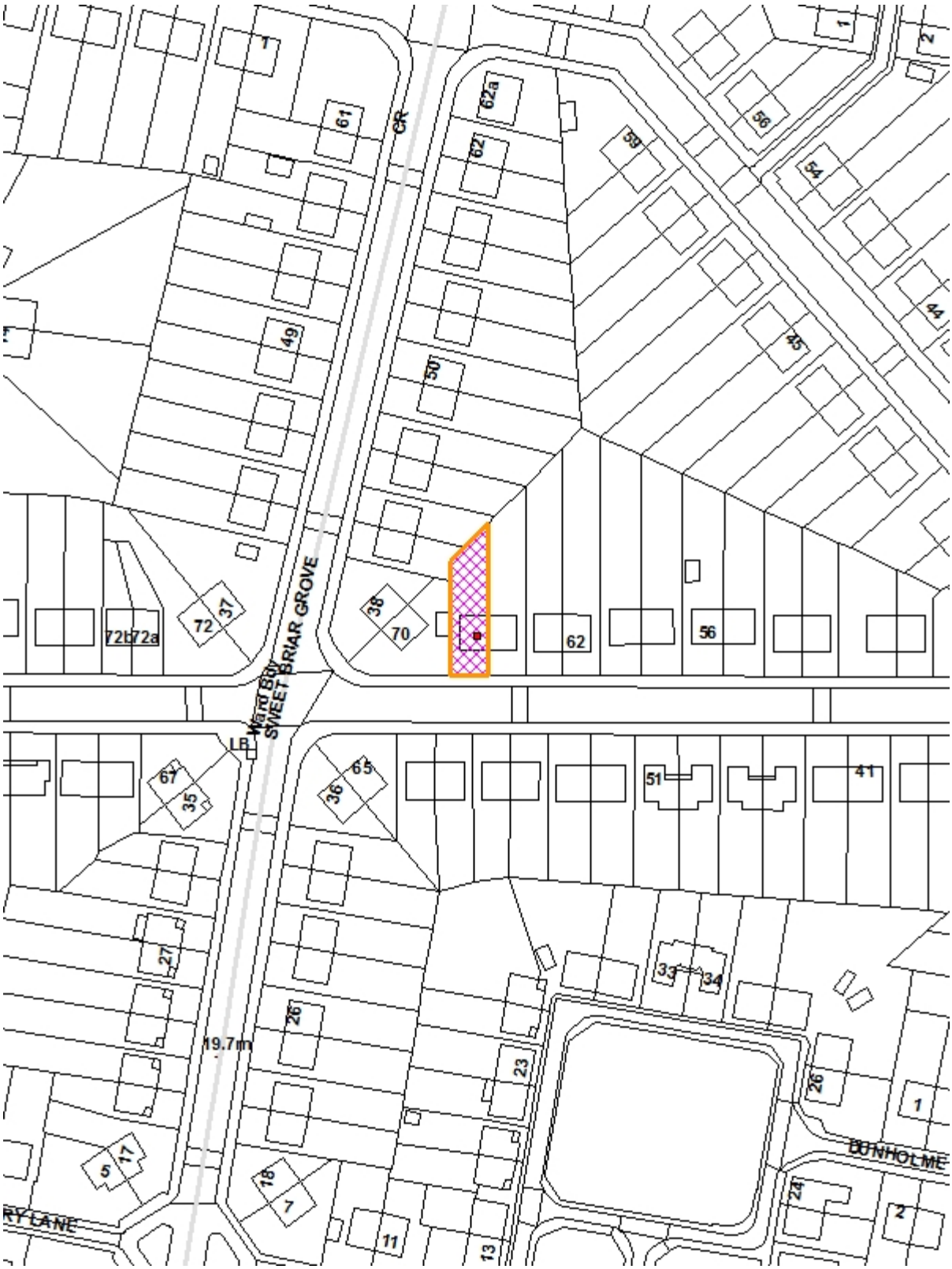
Applicant Name & Address:	**Agent Name & Address**:
Mrs Ozlem Onur, 68 Chalfont Road Enfield **Edmonton** N9 9LY United Kingdom	Mr Joseph Cazorla Abacus Architecture and Developments Dean House, 193 High Street Enfield EN3 4EA United Kingdom

RECOMMENDATION:

1. That the Head of Development Management be authorised to REFUSE planning permission for the reasons identified in the Recommendation section of this report.

2. That the Head of Development Management be granted delegated authority to agree the final wording of the reasons for refusal to cover the matters in the Recommendation section of this report.

Ref: 22/01722/FUL **LOCATION: 68 Chalfont Road, London, N9 9LY,**



ENFIELD Council

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North

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 at the request of Cllr Abdul Abdullahi .

2. Recommendation

2.1 That the Head of Development Management be authorised to REFUSE planning permission for the following reasons:

1. The conversion of this property results in the loss of a 3-bed family sized single dwelling house and the proposed replacement 3-bedroom flat by reason of the inadequate internal floor space would fail to provide satisfactory compensatory provision. Therefore the development would fail to meet identified housing need in the Borough as defined by Enfield's Strategic Housing Market Assessment (2015) which identifies a need for larger family sized dwellings and an oversupply of smaller single person accommodation. This is contrary to the NPPF 2021 and Policies H1 and H10 of the London Plan (2021), Policies CP4, CP5 and CP30 of the Core Strategy (2010) and Policy DMD5 of the Development Management Document (DMD) (2014)

2. The proposed development would result in more than one out of a consecutive row of 5 units being converted into self-contained flats. This would result in a clustering of conversions to the detriment of the character and appearance of the application dwelling, the pair of semi-detached dwellings and the general area. This would fail to comply with Policies D3 and D4 of the London Plan (2021) Policy CP30 of the Core Strategy (2010) and Policies DMD5 and DMD37 of the Development Management. Document (2014).

3. The proposed accommodation by reason of the inadequate gross internal floor area for the ground and first floor flat and lack of amenity space provision for the occupiers of the proposed 1-bed first floor flat would result in a substandard form of accommodation detrimental to the living conditions of future occupiers of the development contrary to Policy CP4 of the Core Strategy 2010, Policies DMD 5 and DMD8 of the Development Management Document 2014 and requirements of the London Plan Housing Supplementary Planning Guidance as well as the Nationally Described Space Standards.

4. The part single part two storey rear extension by virtue of its siting, excessive depth and proximity to the common boundary with the adjoining properties No.70/70a Chalfont Road would have an overbearing impact on the amenity of the adjoining occupiers of these properties in terms of loss of outlook and light contrary to Policy D3 of the London Plan (2021), CP30 of the Core Strategy and Policies DMD8, DMD11 and DMD37 of the Development Management Document 2014.

3. Executive Summary

3.1 This application seeks permission to convert a 3 bedroom dwelling house into 2 self-contained flats, involving a part single, part 2-storey rear extension and a single storey side extension with associated bin storage and cycle parking.

3.2 Previous applications to convert the property into 2 self-contained flats have been refused and it is considered the current application has failed to satisfactorily address the previous reasons for refusal

3.3. In the absence of any material changes to the proposal which address the previous reasons for refusal there remains an in-principle objection to the proposed development. The application is therefore recommended for refusal as the development would not accord with adopted local, regional and national policy as identified in this report.

4. Site and Surroundings

4.1 No.68 Chalfont Road is a semi-detached dwelling house situated on the northern side of Chalfont Road. The road is characterised by semi-detached properties. Several of these properties have been converted to flats.

4.2 The adjoining semi-detached house No.66 Chalfont Road has been converted into two flats and has a single storey rear extension. There is no record of planning permission being granted for this conversion.

4.3 No.70/70a Chalfont Road has been converted to two flats and has a two-storey flat roof rear extension.

4.4 The site is not within a Conservation Area and it is not a Listed Building.

5.0 Proposal

5.1 This application seeks permission to convert the property to provide 1 x 3-bed flat on the ground floor and 1 x 1-bed at first floor level together with extensions to enlarge the property.

5.2 The application proposes a 4 m / 3m deep single storey rear extension that would extend across the entire width of the site. To the side, an existing conservatory is to be removed and a replacement single storey side extension is proposed which would extend up to the side boundary with No.70 Chalfont Road: this extension would extend the full depth of the original house. There is also a first floor rear extension proposed

5.3 The differences between this current application and the previously refused schemes are as follows:

- The previous depth of the rear extension was 3.5m across the entire width of the site. That now proposed is a part 4m part 3m deep extension . It would be 3m deep on the boundary with No.66A/B. The depth would increase to 4 metres 2.4m from this boundary.

- A first-floor rear extension 2.3 metres deep, is proposed at first floor level.

6.0 Relevant Planning History

6.1 <u>68 Chalfont Road</u>

21/04207/FUL - Conversion of single-family dwelling into 2 x self-contained flats, involving single storey rear and side extensions, extension to roof at side to form gable end with rear dormer and front rooflights with associated bin storage and cycle parking. Refused for the following reasons:

1. The conversion of this property results in the loss of a 3-bed family sized single dwelling house without suitable compensatory provision. Therefore the development would fail to meet identified housing need in the Borough as

defined by Enfield's Strategic Housing Market Assessment (2015) which identifies a need for larger family sized dwellings and an oversupply of smaller single person accommodation. This is contrary to the NPPF and Policies H1 and H10 of the London Plan (2021), Policies CP4, CP5 and CP30 of the Core Strategy (2010) and Policy DMD5 of the Development Management Document (DMD) (2014).

2. The proposed development would result in more than one out of a consecutive row of 5 units being converted into self-contained flats. This would result in a clustering of conversions to the detriment of the character and appearance of the application dwelling, the pair of semi-detached dwellings and the general area. This would fail to comply with Policies D3 and D4 of the London Plan (2021) Policy CP30 of the Core Strategy (2010) and Policies DMD5 and DMD37 of the Development Management. Document (2014).

3. The proposed hipped roof to gable end roof conversion and rear dormer by reason of its siting, overall size, bulk and design would result in a bulky, overly dominant and discordant addition that would fail to harmonise with the form and architectural composition of the original building and would occupy a substantial part of the rear roof slope being detrimental to the character and appearance of the dwelling and the visual amenities of the surrounding area. The proposal is therefore contrary to the NPPF, policies D3 and D4 of the London Plan (2021), Core Policy 30 of the Council's Core Strategy (2010) and Policies DMD8, DMD13 and DMD37 of the Development Management Document (2014).

4. The proposed development by virtue of its siting, excessive depth and proximity to common boundary with the adjoining properties Nos.66/66a Chalfont Road and No.70/70a Chalfont Road would have an overbearing impact on the amenity of the adjoining occupiers of these properties in terms of loss of outlook and light contrary to Policy D3 of the London Plan (2021), CP30 of the Core Strategy and Policies DMD8, DMD11 and DMD37 of the Development Management Document.

22/00321/FUL - Conversion of single-family dwelling house into 2 self-contained flats involving single storey rear and side extension with associated bin storage and cycle parking. Refused for the following reasons:

1. The conversion of this property results in the loss of a 3-bed family sized single dwelling house and the proposed replacement 3-bedroom flat by reason of the inadequate internal floor space would fail to provide satisfactory compensatory provision. Therefore the development would fail to meet identified housing need in the Borough as defined by Enfield's Strategic Housing Market Assessment (2015) which identifies a need for larger family sized dwellings and an oversupply of smaller single person accommodation. This is contrary to the NPPF and Policies H1 and H10 of the London Plan (2021), Policies CP4, CP5 and CP30 of the Core Strategy (2010) and Policy DMD5 of the Development Management Document (DMD) (2014)

2. The proposed development would result in more than one out of a consecutive row of 5 units being converted into self-contained flats. This would result in a clustering of conversions to the detriment of the character and appearance of the application dwelling, the pair of semi-detached dwellings and the general

area. This would fail to comply with Policies D3 and D4 of the London Plan (2021) Policy CP30 of the Core Strategy (2010) and Policies DMD5 and DMD37 of the Development Management. Document (2014).

3. The proposed accommodation by reason of the inadequate gross internal floor area for the ground and first floor flat and lack of amenity space provision for the occupiers of the proposed 1-bed first floor flat would result in a substandard form of accommodation detrimental to the living conditions of future occupiers of the development contrary to Policy CP4 of the Core Strategy 2010, Policies DMD 5 and DMD8 of the Development Management Document 2014 and requirements of the London Plan Housing Supplementary Planning Guidance as well as the Nationally Described Space Standards.

4. The single storey rear extension by virtue of its siting, excessive depth and proximity to common boundary with the adjoining properties Nos.66/66a Chalfont Road and No.70/70a Chalfont Road would have an overbearing impact on the amenity of the adjoining occupiers of these properties in terms of loss of outlook and light contrary to Policy D3 of the London Plan (2021), CP30 of the Core Strategy and Policies DMD8, DMD11 and DMD37 of the Development Management Document.

No.70 Chalfont Road

LBE/77/0016 2 Flats Granted

7.0. Consultation

Public Consultation

7.1 Consultation letters notifying neighbouring and nearby propoerties (16) on 31.05.2022 giving people 24 days to respond. Two (2) objections were received raising all or some of the following comments :

- Close to adjoining properties
- General dislike of proposal
- Loss of light
- Loss of privacy
- Noise nuisance
- Increase in traffic
- Over development
- The build would decrease present green space in the property, environmentally undesirable
- .The development would increase noise for me and others locally, both in the building of it and in the likely increased number of people living in the extended building would also imply higher levels of pollution.
- Damage to my property during building works.
- The build would intrude on my privacy and obstruct light to my property.
- The building work will be extremely disruptive to the detriment of the health of the neighbouring occupier.

Statutory and non-statutory consultees

Internal

Transportation

7.2 No objection in principal but if to be recommended for approval further information on refuse storage, cycle storage arrangements and hard surfacing materials would be required. This information could be secured by condition

External Consultees

Thames Water

7.3 No objection subject to informative.

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 (NPPF)

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:

Policy GG2 - Making the Best Use of Land

Policy GG4 - Delivering the Homes Londoners Need

Policy GG6 - Increasing Efficiency and Resilience

Policy D1 - London's Form Character and Capacity for Growth

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 D8 – Public Realm

Policy D11 - Safety, security and resilience to emergency

Policy D12 – Fire Safety

Policy D14 – Noise

Policy H1 - Increasing Housing Supply

Policy H2 - Small Sites

Policy H10 – Housing mix and stock

Policy G5 – Urban Greening

Policy G6 - Biodiversity and Access to Nature

Policy SI 5 - Water Infrastructure

Policy SI 7 - Reducing Waste and Supporting the Circular Economy

Policy SI 2 – Minimising greenhouse gas emissions

Policy SI 12 - Flood Risk Management

Policy SI 13 - Sustainable Drainage

Policy T4 - Assessing and Mitigating Transport Impacts

Policy T5 – Cycling

Policy T6 - Car parking

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 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

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 5	Residential Conversions
DMD 6	Residential Character
DMD 8	General Standards for New Residential Development
DMD 9	Amenity Space
DMD11	Single storey rear extension
DMD13	Roof Extensions
DMD14	Side Extensions
DMD37	Achieving High Quality and Design-Led Development
DMD45	Parking Standards and Layout
DMD48	Water Efficiency

DMD49	Sustainable Design and Construction Statement
DMD51	Energy Efficiency Standards
DMD 53	Low and Zero Carbon Technology
DMD 54	Allowable Solutions
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk

Other Material Considerations

8.10 National Planning Practice Guidance
Mayor of London's London Plan Guidance and Housing Supplementary Planning Guidance
Nationally Described Space Standards (NDSS)

Refuse and Recycle Storage Guide Enfield (ENV 08/162)

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.

Background

9.2 Following the refusal of the previous planning application and prior to the receipt of this current application ref: 22/00321/FUL, the agent for the applicant was advised that Policy DMD5 states that "only 1 out of a consecutive row of 5 units may be converted" and that as in this case there are flats on either side of the application site there would be an objection in principle to the creation of further flats in this location.

9.3 The agent was therefore advised that any revisions submitted as part of any new application would not address the objection in principle to this development and any subsequent application for a flat conversion would therefore likely be recommended for refusal.

9.4 This current application which proposes revisions to address some of the other reasons for refusal has therefore been submitted on this understanding.

9.5 The main planning issues to consider are as follows:

- Principle of the Development ;
- Design and Character ;
- Standard of Accommodation;
- Neighbouring Residential Amenity;
- Traffic, Parking and Refuse
- Energy Efficiency
- SuDS

Principle of the Development

9.6 The NPPF and London Plan (2021) 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. Policy CP5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing

needs whilst ensuring that the quality and character of existing neighbourhoods is also respected.

9.7 In line with the existing land use, the benefits of the proposal in delivering additional residential units to meet the borough's housing needs are recognised. The most recent Borough housing needs assessment demonstrates that whilst there is a need for all sizes of unit, that need is greatest for family size dwellings, particularly 3 to 4 bed units. Additionally, the NPPF focuses on the delivery of housing.

9.8 In principle additional residential units can bring a net gain in the borough's housing stock and the proposed mix of tenure is in accordance with policy DMD 3 which advocates for a mix of different sized homes. However, at para. 2.2.2 of DMD 3, it is stated that developments of every size should seek to prioritise the delivery of family sized units where the site context and conditions are appropriate.

Housing Need

9.9 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.

9.10 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 targets plus ambitious draft London Plan targets.

9.11 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).

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

9.13 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.

9.14 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.

9.15 DMD 5 of the Development Management Document states that all development must :

- a. Provide a high quality form of accommodation which meets internal floor space standards in the London Plan;
- b. Not harm the residential character of the area or result in an excessive number or clustering of conversions. The number of conversions: must not exceed 20% of all properties along any road; and only 1 out of a consecutive row of 5 units may be converted.
- c. Not lead to an unacceptable level of noise and disturbance for occupiers and adjoining properties;
- d. Incorporate adequate parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene.

9.16 Specifically in respect of the conversion of existing family units into self-contained flats DMD 5 (and to be read in conjunction with Core Strategy policies 5 and 6) where a development will result in the loss of a viable family sized unit compensatory provision for family accommodation (3 bedrooms +) is required to be provided within the development.

9.17 The Council commissioned a Strategic Housing Market Assessment (SHMA) which was published in 2015 and whilst is currently in the process of being reviewed provides an up-to-date and comprehensive assessment of the Borough's housing needs and supply.

9.18 Policy CP5 seeks to ensure that 'new developments offer a range of housing sizes to meet housing needs' and that the Policy should support the Council's plan for a Borough-wide mix of housing that reflects the needs and level of supply identified in the SHMA . In this case, the plans submitted in support of this application indicates that the existing property is a three-bedroom unit.

9.19 Plans submitted in respect of the previously refused application proposed a three bedroom flat. However, for the reasons outlined below the proposed floor area was considered to fail to meet minimum floorspace requirements. As such, the standard of accommodation provided failed to provide satisfactory compensatory provision for the three-bedroom house which is to be lost.

9.20 Leading on from the Boroughs objectives of retaining family dwelling houses, there has also been an appeal decision dated the 31st May 2016 under reference APP/U5930/W/16/3145826. This appeal highlights the importance of retaining family accommodation within the London Boroughs. It is considered that this case can be used in soundly justifying the Local Planning Authority's stance on refusing this planning application.

9.21 It is therefore considered that the proposed development and the resultant loss of a 3 bedroom unit would exacerbate the shortfall of three bedroom accommodation contrary to the SHMA) which identifies a need for family sized residential housing and an oversupply of smaller single person accommodation. As such, it is considered that the conversion of this single-family dwelling unit is not in compliance with Policy CP30 of the Core Strategy and DMD5 and DMD37 of the Development Management Document, Policy H1 of the London Plan and the National Planning Policy Framework. 2021

9.22 In this instance, the proposal would result in the loss of a family sized homes which contributes 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

9.23 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.

9.24 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 suitably 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.

9.25 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”.

9.26 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.

9.27 Policy DMD5 states that the number of conversions: must not exceed 20% of all properties along any road; and only 1 out of a consecutive row of 5 units may be converted.

9.28 From the information available to the Local Planning Authority it would appear that there have been 6 properties that have been granted planning permission to convert to flats out of a total 140 houses on the street. Therefore, the proposal complies with the 20% rule outlined within DMD5.

9.29 No.70 Chalfont Road has been granted planning permission (ref: LBE/77/0016). According to Council tax records No. 66 Chalfont Road has also have been converted to flats although there is no record of planning permission being granted for this conversion. The proposed development would therefore result in 3 properties in a row being converted to flats.

9.30 The agent has been advised that there would be an objection in principle to the proposed conversion on these grounds. However, from comments made in the Design and Access Statement submitted as part of this application it would appear that the requirements of Policy DMD5 have been misinterpreted.

9.31 As such, the proposed flat conversion would result in an over concentration of propoerties into flats which is considered harmful to the character and amenities of the locality, and thus would fail to comply with Policy CP30 of the Core Strategy and Policy DMD5 of the DMD.

9.32 With regard to the proposed ground floor additions Policies DM11 and DMD14 require that there should be no adverse visual impact. The proposed single storey side and rear extension would not significantly alter the character and appearance of the existing house, or the wider surrounding area. With regard to the proposed first floor rear addition the size, bulk and design of this element is considered subordinate to and in keeping with the character and design of this property.

9.33 The proposed additions to the property in terms of their impact on the character of the area are therefore considered to comply with the NPPF 2021, policies D3 and D4 of the London Plan 2021, Core Policy 30 of the Council's Core Strategy (2010) and Policies DMD11, DMD14 and DMD37 of the Development Management Document (2014).

Standard of Accommodation

9.34 DMD 8 requires that new residential development must *'meet or exceed minimum space standards in the London Plan and London Housing Design Guide'.* However, since the adoption of the Council's Development Management Document, the minimum space standards within the London Plan and London Housing Design Guide have been superseded by the nationally described space standards (March 2015). While the national standards are not significantly different to those prescribed in the London Plan and London Housing Design Guide, these national standards take precedence and should be applied.

9.35 The proposed dwellings will be expected to meet and where possible exceed the minimum standards and those contained within the nationally described space standard.

9.36 The Gross Internal Floor Area of a dwelling is defined as the total floor space measured between the internal faces of the perimeter walls that enclose the dwelling. This includes partitions and structural elements. In this case, the proposed Flat A would be located at ground floor level and Flat B would be located at first floor level.

9.37 A summary of the various flat sizes proposed and the relevant London Plan requirement is set out below.

Flats	Dwelling type (bedroom (b) / persons-bedspaces (p)	Required GIA (sq.m) in London Plan	GIA proposed (sq.m)

Ground Floor Flat A	3b 6p	95	76
First Floor Flat B (two floors)	1b 2p	50	46

9.38 The plans indicate that the proposed 3b 6person unit would fail to meet the minimum gross internal floor space standards.

9.39 The proposed floor area of the 1 bed 2p unit is located at first floor level only and the proposed first floor addition would increase the proposed floor area from the 40sqm previously proposed to 46sqm. The floor space is therefore still considered to be inadequate.

9.40 This current application as with the previously refused scheme still provides no means of access to the garden for the occupiers of the1-bed first floor flat.

9.41 No garden area is therefore proposed for the occupiers of this flat and the amenity space provided therefore fails to comply with the minimum requirement as specified in Policy DMD9 and Standard 26 of the Mayor of London Housing Supplementary Planning Guide.

9.42 It is therefore considered that the proposed accommodation would fail to provide a satisfactory quality of environment for the future occupiers contrary to Policies DMD5, DMD6, DMD8 and DMD9.

Neighbouring Residential Amenity

9.43 DMD11 requires that single-storey rear extensions to terraced and semi-detached properties do not exceed 3m in depth beyond the original rear wall, or 4m for detached dwellings. Flat roof extensions should not exceed 3m high to eaves and 3.3-3.5m high to the top of the parapet wall. Pitched roof extensions should not exceed 3m high to eaves and 4m high to ridge. Where circumstances allow a larger extension, the depth of a ground floor extension should not exceed a line taken at 45 degrees from the centre of the original adjoining windows or a common alignment of rear extensions. In respect of first floor additions they should not exceed a line taken a 30-degrees from the mid-point of the nearest original first floor window to any of the adjacent properties.

9.44 The plans indicate that the proposed flank wall would extend 3m beyond the rear building line of No.66/66A. The depth of the extension has therefore been reduced from the previous application so that in relation to this property it would no longer exceed the maximum depth specified in DMD11 and would no longer have an overbearing impact on the existing amenity of those adjoining occupiers in terms of loss of outlook and light detracting from the residential amenities of the neighbouring occupiers of the attached property.

9.45 The adjacent flats No.70/70A Chalfont Road are situated at an angle to the application site and faces towards the application site at an angle of approximately 45 degrees. This property has a two-storey rear extension and the rear building line of this addition situated closest to No.68 would be level with the building line of the existing property. There is no record of planning permission being granted for this addition. However, a Google Street View search indicates that this development would appear to be lawful.

9.46 The rear elevation of the two-storey addition to No.70/70a would face towards the proposed rear extension.

9.47 As stated above, the depth of the rear extension in relation to this property would now be 0.5m deeper than the previous application at ground floor level and this would exceed the maximum depth specified in DMD11 by 1m. This ground floor element would still about the boundary with No. No.70/70A Chalfont Road and a first floor rear addition is now proposed further increasing the overbearing impact that the rear additions would have on the existing amenity of those adjoining occupiers in terms of loss of outlook detracting from the residential amenities of the neighbouring occupiers of this adjacent property.

9.48 In relation to this property the proposed revisions have exacerbated the impact in relation to the neighbouring occupiers of No.70/70a. The proposed development has therefore not sufficiently addressed the previous reason for refusal. This proposed development is considered contrary to Policy D3 of the London Plan (2021), CP30 of the Core Strategy and Policies DMD8, DMD11 and DMD37 of the Development Management Document.

9.49 The proposed single storey side extension would have no impact on the occupiers of No.66/66A and with regard to No.70/70A would have no greater impact than the existing conservatory on the amenities of the occupiers of this property.

9.50 No windows are proposed in the flank elevations and the proposed development is not therefore considered to result in an unacceptable loss of privacy to neighbouring properties.

9.51 It is considered that the proposed additional dwelling unit would not give rise to a significant increase in noise and disturbance.

Transport, Parking and Refuse

9.52 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.

9.53 DMD8 requires that adequate access, parking and refuse storage be provided in accordance with adopted standards. Policy DMD45 of the DMD states that parking layouts must provide adequate sight lines and meet all manoeuvring requirements. In addition, Policy DMD47 requires that cycle access to new developments should be designed to ensure cycling is a realistic alternative travel choice to that of the private motor car and ensure that adequate, safe and functional provision is made for refuse collection.

9.54 The site is located on Chalfont Road, which is an adopted, unclassified road. The site has a PTAL of 1b, which is low.

9.55 Pedestrian access will be accessed via the existing front door, which will become a shared entrance. The pedestrian footpath is not indicated, however, there is sufficient space to the front of the property for a separate access to be accommodated.

9.56 Vehicle access is also proposed to remain as existing – there is a crossover which serves forecourt parking outside the property.

9.57 Plans indicate that there will be two car parking spaces provided to the front which will equate to one car parking space per flat. This provision would be in accordance with parking standards in the London Plan (2021).

9.58 Transportation have raised concerns as to whether the two spaces can be adequately accommodated to the front of the property which can be independently accessed via the existing crossover. However, 5.5m is provided to the front of the house and it is considered that the area to the front is of a sufficient width and depth to accommodate two vehicles. Details of the car parking layout can be addressed by condition.

9.59 Given that it is considered that car parking can be provided in accordance with adopted standards and no alterations to the access are proposed a Section.106 Agreement to secure a car free development is not considered necessary in this case.

9.60 Plans indicate that a minimum of two cycle parking spaces per flat are being provided in the rear gardens of each flat. The cycle parking is not shown as being a secure and fully enclosed, lockable facility such as a shed or cycle locker. However, this matter can be satisfactorily addressed by condition.

9.61 Refuse and Recycling - The proposals indicate where refuse storage will be but not the size or type for both properties. The applicant will need to confirm this in order to meet the requirements of ENV08/162, although this could be secured by way of a planning condition.

Energy Efficiency

9.62 No Energy statement has been submitted in support of the proposals. If planning permission was recommended, these details could be required to be submitted by condition and assessed for compliance with sustainability and energy efficiency requirements as required under DMD policies 51, 53 and 54.

SuDS

9.63 Policy DMD59 states:

New development must avoid and reduce the risk of flooding, and not increase the risks elsewhere. New development must:

Manage surface water as part of all development to reduce run off in line with DMD 60 'Assessing Flood Risk

9.64 No details of SuDS proposals have been provided. However, given that the proposed development predominantly entails the conversion of an existing property, is not located in a Flood Risk Area and is subject to a low surface water flood risk it is considered that these measures could adequately be addressed by condition.

10. Community Infrastructure Levy (CIL)

10.1 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.

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

11. Public Sector Equality Duty

11.1` 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.

12. Conclusion

12.1 The conversion of this property would fail to retain a 3-bed family sized single dwelling unit, or provide suitable compensatory provision. The development would not therefore meet identified housing need in the Borough as defined by Enfield's Strategic Housing Market Assessment (2015) which identifies a need for larger family sized dwellings and an oversupply of smaller single person accommodation.

12.2 The proposed conversion of this property would result in a row of three flats that would detract from the character and appearance of the surrounding area. The proposal would fail to provide a satisfactory standard of accommodation and would adversely affect the amenities of neighbouring occupiers.

12.3 The recommendation is consistent with previous decisions made in respect of this property and no material change in circumstances are felt to exist. Weight has been given to the presumption in favour / tilted balance but the benefits of delivering more housing do not offset the disbenefits associated with the loss of family housing (for which there is a need) or the provision of a sub-standard unit of accommodation

FRONT ELEVATION

REAR ELEVATION -1

REAR ELEVATION -2

REAR ELEVATION -3

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68 Chalfont Rd, London
N9 9LY

PROJECT DESCRIPTION
REAR EXTENSION, SIDE EXTENSION, LOFT CONVERSION AND FLAT CONVERSION

DRAWING NAME
SITE PHOTOS

DRAWING NUMBER	DRAWING SCALE
HGI-2I-8I-I2	1:100 @ A3

DESIGNER	DATE
MR	05-11-2021

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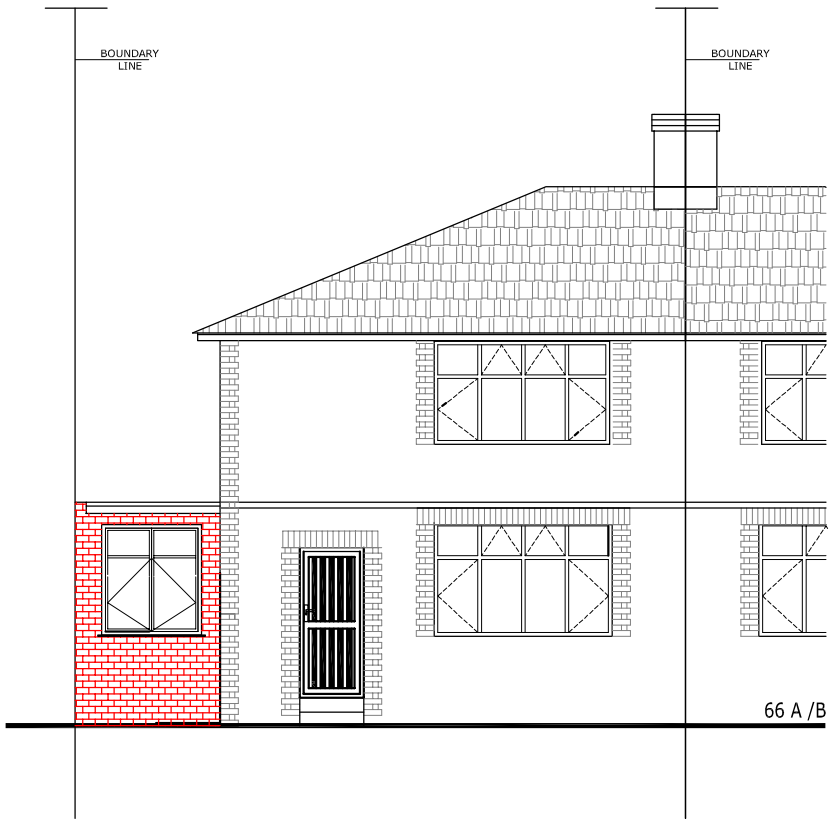
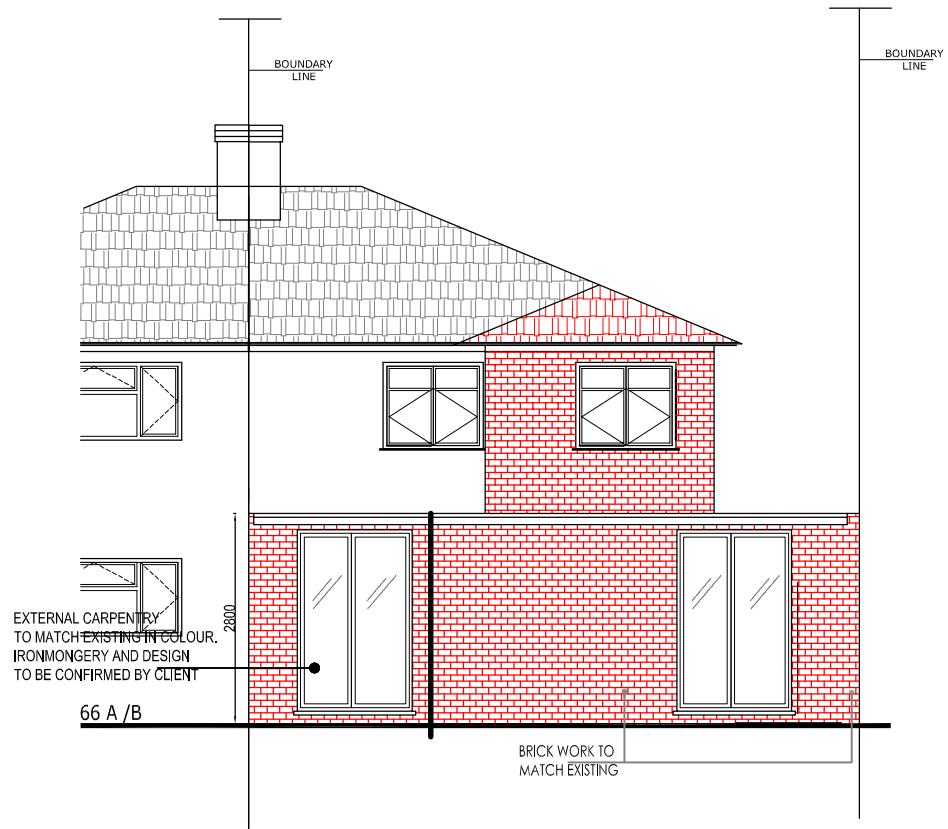
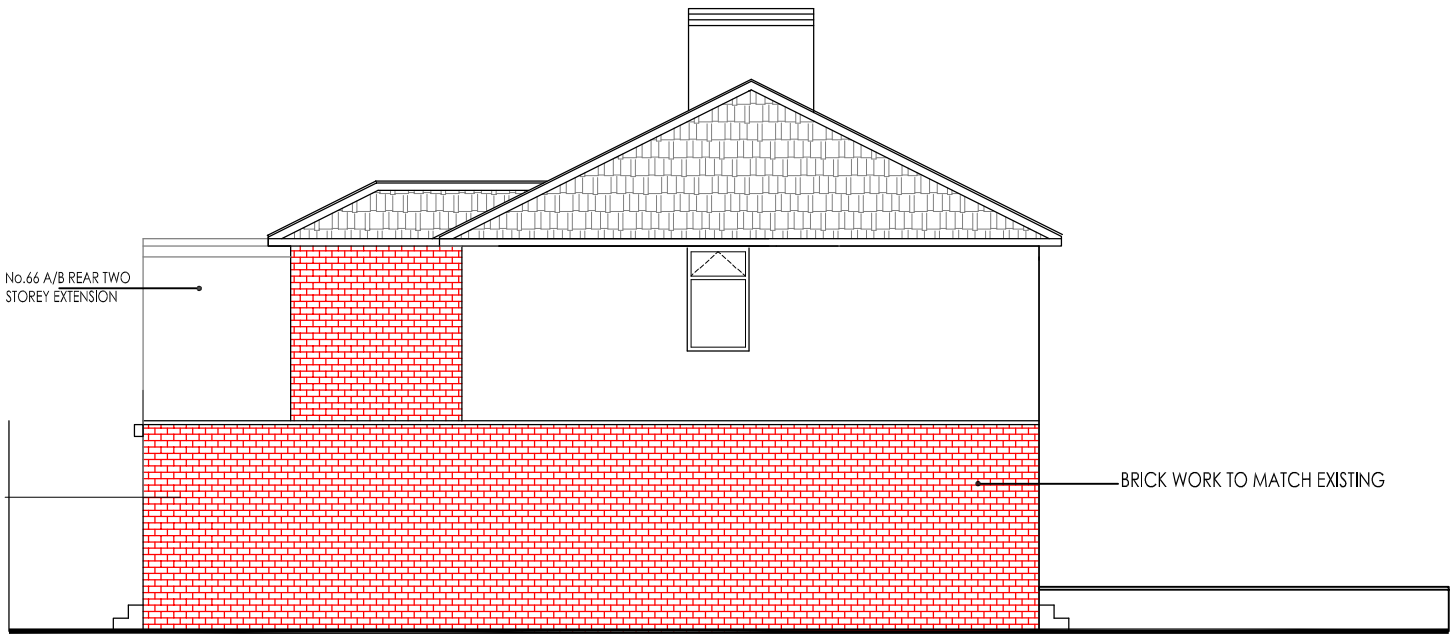


PROPOSED FRONT ELEVATION



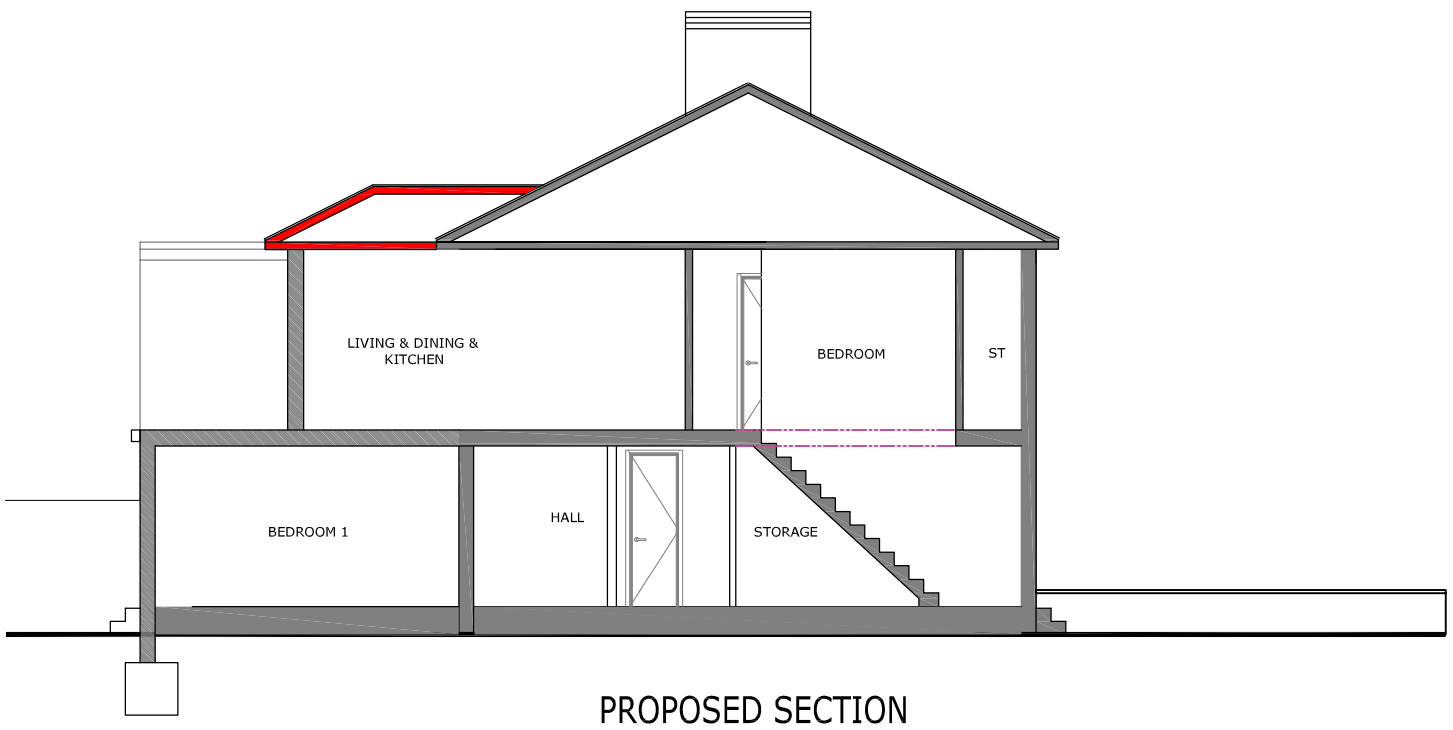
PROPOSED REAR ELEVATION

SCALE: 1/100



PROPOSED SIDE ELEVATION

SCALE: 1/100



PROPOSED SECTION

SCALE: 1/100

SCALE 1:100 0 0.5m 1 1.5 2 2.5 3 3.5 4 4.5 5m

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PROJECT DESCRIPTION
REAR EXTENSION, SIDE EXTENSION, AND FLAT CONVERSION

DRAWING NAME
PROPOSED ELEVATIONS AND SECTION

DRAWING NUMBER
HGI-22-56-09

DRAWING SCALE
1:100 @ A3

DESIGNER
MR

DATE
12-05-2021

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PROJECT DESCRIPTION
REAR EXTENSION, SIDE EXTENSION,
AND FLAT CONVERSION

DRAWING NAME
PROPOSED FIRST FLOOR PLAN

DRAWING NUMBER
HGI-22-56-07

DRAWING SCALE
1:100 @ A3

DESIGNER
MR

DATE
12-05-2022

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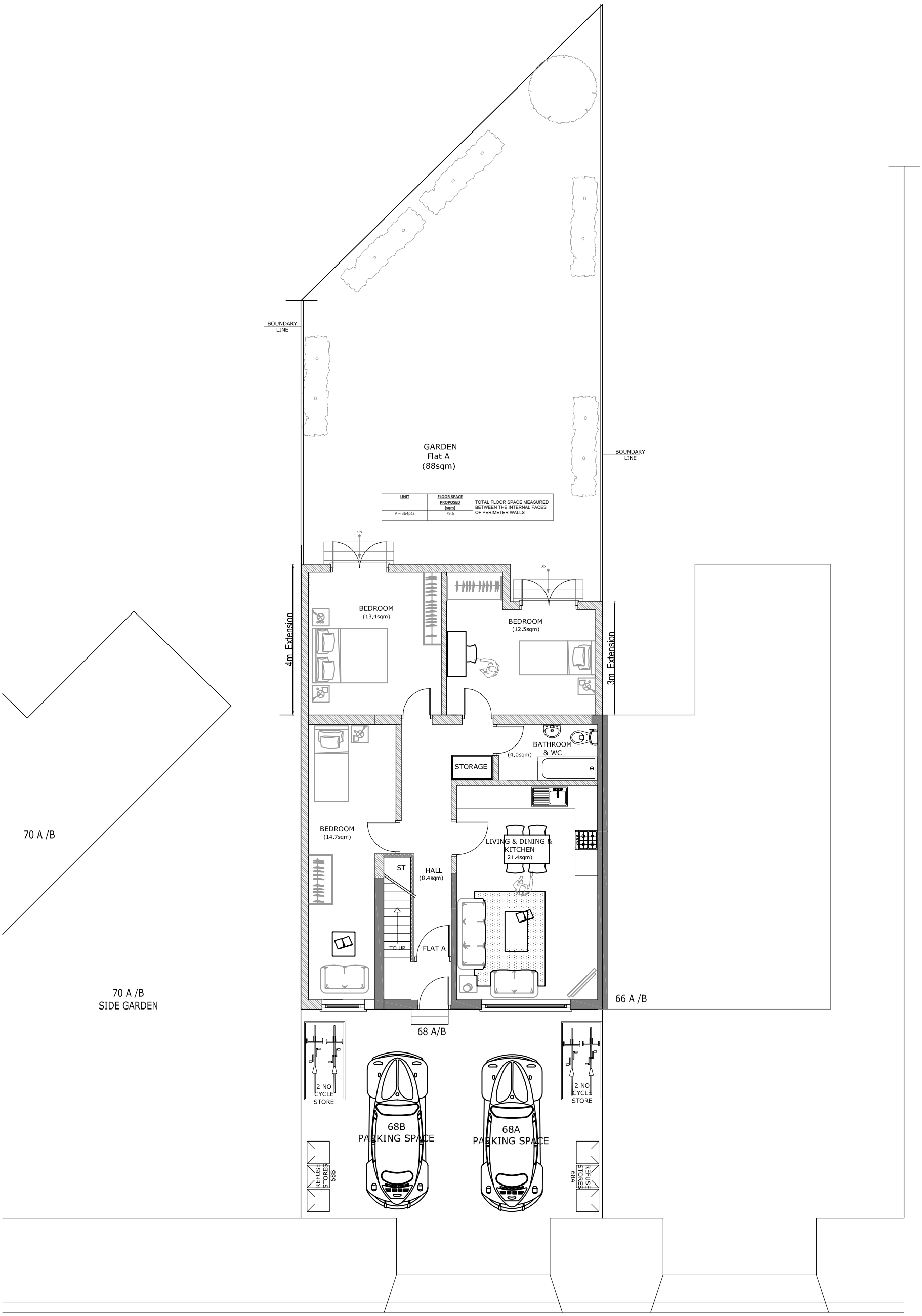
PROPOSED FIRST FLOOR PLAN

SCALE: 1/100

SCALE 1:100 0 0.5m 1 1.5 2 2.5 3 3.5 4 4.5 5m



PROPOSED GROUND FLOOR PLAN

SCALE: 1/100

SCALE 1:100 0 0.5m 1 1.5 2 2.5 3 3.5 4 4.5 5m

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PROJECT DESCRIPTION
REAR EXTENSION, SIDE EXTENSION, AND FLAT CONVERSION

DRAWING NAME
PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER	DRAWING SCALE
HGI-22-56-06	1:100 @ A3

DESIGNER	DATE
MR	12-05-2022

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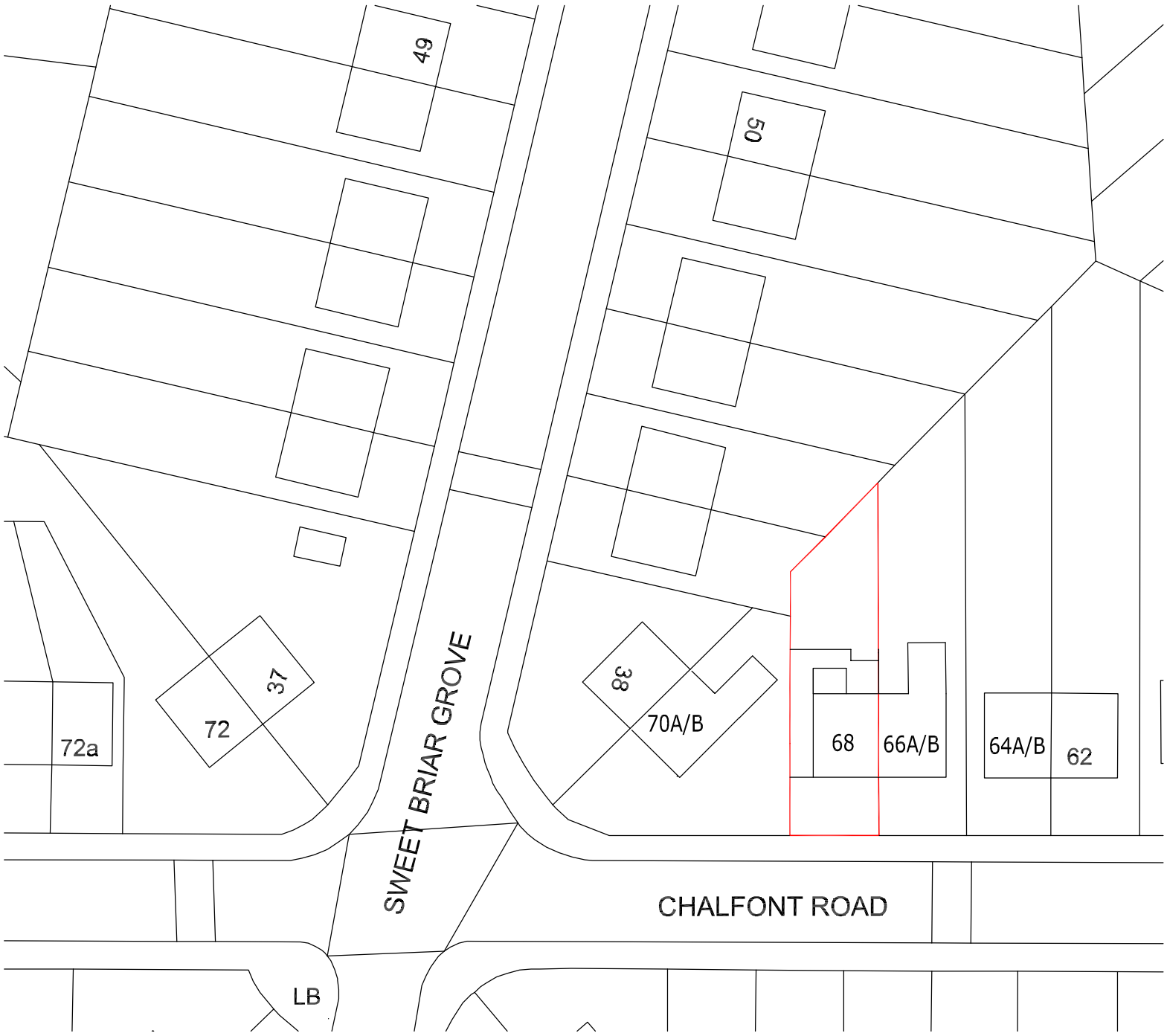

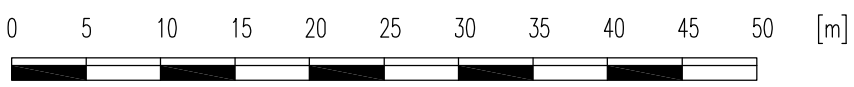

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68 Chalfont Rd, London
N9 9LY

PROJECT DESCRIPTION
REAR EXTENSION, SIDE EXTENSION, AND FLAT CONVERSION

DRAWING NAME
PROPOSED BLOCK PLAN

DRAWING NUMBER	DRAWING SCALE
HGI-22-56-10	1:500 @ A3

DESIGNER	DATE
MR	12-05-2022

PARTY WALL NOTICES:
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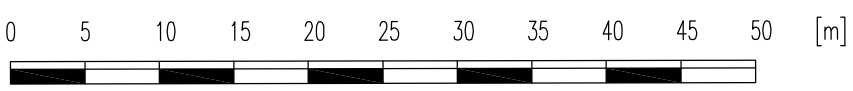

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SITE ADDRESS
68 Chalfont Rd, London
N9 9LY

PROJECT DESCRIPTION
REAR EXTENSION, SIDE EXTENSION AND FLAT CONVERSION

DRAWING NAME
EXISTING BLOCK PLAN

DRAWING NUMBER
HGI-22-56-05

DRAWING SCALE
1:500 @ A3

DESIGNER
MR

DATE
12-05-2022

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE	**Date:** 6 September 2022

Report of Head of Planning	**Contact Officer:** Andy Higham Gideon Whittingham Eloise Kiernan Tel No: 020 8132 2130	**Ward:** Upper Edmonton

Ref: 22/00746/FUL	**Category**: Minor Application

LOCATION: 161 Fore Street, London, N18 2XB

PROPOSAL: Installation of external flue to rear.

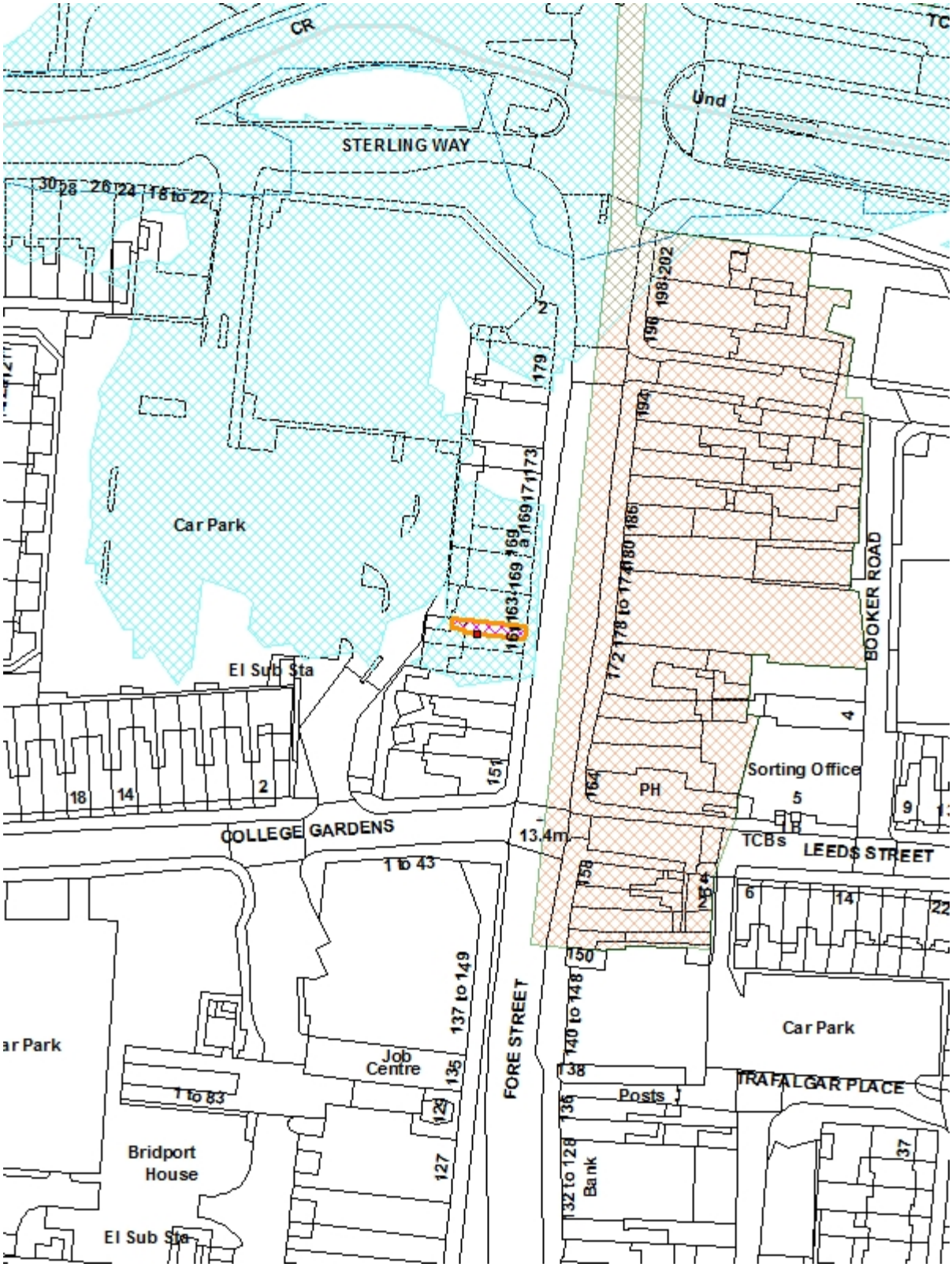
Applicant Name & Address:	**Agent Name & Address:**
Mr Awat Bakr 161 Fore Street London N18 2XB	Mr Kenan Kara Advance Architecture 352 Green Lanes London N13 5TJ

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.

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

Ref: 22/00746/FUL **LOCATION: 161 Fore Street, London, N18 2XB,**



Scale 1:1250

North

1. Note for Members

1.1 Although a planning application of this nature would normally be determined under delegated authority, the application is been reported to the Planning Committee for determination at the request of Cllr Savva due to the level of local interest.

2. Recommendation

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

1. Time Limit
2. Approved Plans
3. Acoustic Report
4. Opening Hours
5. External Finish-Black
6. Refuse Storage
7. Cycle Parking

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 application seeks approval for change of use from supermarket (Class Ea) to restaurant (Class Eb) with ducting flue to first floor rear.

3.2 The scheme is considered acceptable for the following reasons:

i. It would preserve and enhance the character and appearance of the Fore Street Angel Conservation Area.
ii. It is an appropriate use within the Angel Edmonton District Centre,
iii. It would not be detrimental to residential amenities; and
iv. It would not be detrimental to highway safety.

4. Site and Surroundings

4.1 The application site is situated on the western side of Fore Street within close proximity to the junction with College Gardens.

4.2 The application site forms part of the Angel Edmonton District Centre comprising commercial units at ground floor level with residential uses at first levels in some cases.

4.3 The building is not listed; however, it falls within the boundaries of the Fore Street Angel Conservation Area.

4.4 The site is also identified as Flood Zone 2 and a Site of Archaeological Interest.

5. Proposal

5.1 The application seeks planning permission for the installation of ducting flue to first floor rear in connection with a permitted change of use of the premises from a supermarket to a restaurant.

5.2 The proposed opening hours are 9:00 a.m. to 22:30 (Monday to Friday, Saturday, Sundays and Bank Holidays) with 3 full-time members of staff.

6. Relevant planning history

6.1 AD/08/0083, Installation of non-illuminated fascia sign, three internally illuminated projecting box sign and one non-illuminated hanging sign (RETROSPECTIVE). Refused on 02.10.2008

6.2 TP/08/0813, Installation of new shopfront. Granted with conditions on 14.07.2008

6.3 TP/05/0314, Single storey rear extension involving demolition of existing garage and relocation of air conditioning units at rear. Granted with conditions on 05.05.2005

7. Consultation

7.1 Statutory and non-statutory consultees

Internal

7.2 Environmental Health – No objections subject to a condition for an acoustic report

External

7.3 None

Public

7.4 The 21 day public consultation period concluded on the 3 April 2022. The application was also advertised in the local paper and by site notice. Two representations were received, which raised the following matters:

- Inadequate parking provision.
- Increase in traffic and ultimately noise pollution to residents.
- Loss of parking.
- Noise nuisance to surrounding residential properties
- Affect local ecology.
- Close to adjoining properties.

8. Relevant Planning Policies

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

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:

SD6 Town Centres and High Streets
SD7 Town Centres-Development Principals and Development Plan Documents
D4 Delivering Good Design
D5 Inclusive Design
D8 Public Realm
D14 Noise
HC1 Heritage Conservation and Growth
T2 Healthy Streets
T5 Cycling
T6 Car parking

Core Strategy

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

CP17 Town Centres
CP24 The road network
CP25 Pedestrian and cyclists
CP30 Maintaining and enhancing the built environment
CP31 Built and landscape heritage
CP32 Pollution

Development Management Document

8.4 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:

DMD27	Angel Edmonton, Edmonton Green, Southgate and Palmers Green District Centres
DMD32	Managing the Impact of Food and Drink Establishments
DMD37	Achieving High Quality and Design-Led Development
DMD44	Conserving and Enhancing Heritage Assets
DMD45	Parking Standards and Layout
DMD47	Access, New Roads and Servicing
DMD68	Noise

8.5 Other Relevant Policy

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2019)
- The Town and Country Planning (Use Classes) Order (Amended 2020)

Enfield Local Plan (Reg 18) 2021

8.6 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.

8.7 The Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

9. Analysis

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

- Principle of the Development.
- Impact on Character and Appearance of the Conservation Area
- Highways; and
- Neighbouring Amenities

9.2 Principle of the Development

9.2.1 The site is located within the Angel Edmonton District Centre. The Business and Planning Act 2020 introduced significant changes to the Use Classes Order with the new regulations (effective from 1 September 2020) introducing a broad category of 'commercial, business and service' uses, known as Class E.

9.2.2 The new Class E effectively amalgamates the former Class A1 (retail), Class A2 (financial and professional services), A3 (restaurants/cafes), B1 (offices) along with health/medical uses, creches, nurseries (all formerly D1 uses) and indoor sports/recreation (formerly D2 use) into a single Class..

9.2.3 As a result, the existing use as a supermarket [Class E(a)] is in the same category as the proposed use as restaurant [Class E(b)] and consequently, planning permission is not required for the change of use.

9.2.4 However planning permission is required for the installation of the external ventilation ducting to the rear.

9.3 Impact on Character and Appearance of the Conservation Area

9.3.1 Policy DMD 44, Policy CP31 of the Core Strategy and Policy HC1 of the London Plan seek to preserve and enhance the character and appearance of heritage assets including conservation areas.

9.3.2 The site is situated within the Fore Street Angel Conservation Area. There are no external works or other alterations proposed to the appearance of the building, except for the extractor flue. However, this would be sited to the rear elevation facing onto a rear servicing area and is considered to be well embedded when viewed amongst the rear elevation of the existing parade. The extractor would therefore not be visible from the shopping frontage on Fore Street with limited views from the servicing area to the rear of the site.

9.3.3 As a result, and with regard to the statutory tests applicable to the assessment of development within and adjacent to heritage assets, it is considered there is no harm to the special character and appearance of the Fore Street Conservation Area. However, it is considered appropriate to attach a condition to ensure that the flue is finished in a colour that is sympathetic to the building and surrounding area.

9.3.4 As there are no other exterior alterations and the use is consistent with the types of uses in the area, there would be no adverse visual impacts to the character of the area. As such it is consistent with 72(1) Planning (Listed Building and Conservation Area) Act 1990.

9.3.5 It is therefore considered that the proposed development would preserve the special character and appearance of the Fore Street Angel Conservation Area, having regard to policies DMD37 and DMD44 of the DMD, CP30 and CP31 of the Core Strategy and D4, D8 and HC1 of the London Plan.

9.4 Neighbouring Amenities

9.4.1 Policy DMD 32 states that proposals for food and drink establishments should have no detrimental effect to the amenity of neighbouring residents. Policy DMD8 also relates to neighbouring amenities in regard to sunlight/daylight, outlook and privacy. Policies CP32 of the Core Strategy, DMD68 of the DMD and D14 of the London Plan relate to noise and pollution.

9.4.2 The site is situated within a District Centre with predominately commercial uses at ground floor level with some residential uses on upper floors. Two representations have been received in regard to noise nuisance and pollution to neighbouring occupiers.

9.4.3 The premises is situated within a designated town centre: a noise rich environment with a variety of different uses within the immediate vicinity. It is where policy directs food and drink uses.

9.4.4 In considering the representations made against the proposal, the Environmental Health Officer did not object to the proposed external flue in principle but recognises such development can give rise to noise and disturbance. IT is therefore important that the technical specification for any

external ducting together with a maintenance regime, is agreed prior to its installation and use. It is therefore deemed appropriate to attach a condition for an acoustic report, having regard to policies DMD68 of the DMD, CP32 of the Core Strategy and D14 of the London Plan.

9.4.5 It is not considered that the proposed development would have any further impacts on residential amenities in regard to loss of sunlight/daylight, outlook, or privacy, having regard to Policies DMD8 or DMD32.

9.4.6 It is also considered the presence of the extract flue having regard to its size and siting would not harm the visual amenities of the area or the outlook form neighbouring and nearby residential propoerties.

9.5 CIL

9.5.1 The development is not liable for Mayoral or Enfield CIL.

10. Public Sector Equalities Duty

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

11. Conclusion

11.1 It is considered that the proposed development would preserve the character and appearance of the Conservation Area and would not give rise to conditions detrimental to residential amenity.

PLEASE NOTE
1. All dimensions to be verifiedon site.
2. All dimensions are in milimeters.
3. No work shall commence until all approvals and agreements have been obtained. These include, Planning, Building Regulations, Water and party Wall.
4. The Copyright of this drawing belong to Adv Planning Limited T/A Advance Architecture.

Scale (@ A3) 1 : 200

1m 2 4 6 8 10

Drawn By	IE	PROJECT STATUS	PLANNING	PROJECT	161 FORE STREET, EDMONTON, N18 2XB	SHEET	BLOCK PLAN	DRAWING NUMBER	P107	REV
Checked By	KK		BLOCK PLAN			JOB No.	22.011	DATE	03/03/22	R1

ADVANCE ARCHITECTURE
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info@advancearchitecture.co.uk

GigaBoxes are real multi-functional options that offer almost unlimited flexibility in various applications.

Compact frame construction and assembly-friendly accessories make a variable and thus optimal adaptation possible by simply repositioning the casing panels to the structural conditions. With five or (with series T120) three possible discharge directions this gives design flexibilty to suit all site conditions. All types have integrated crane hooks for easier positioning as standard.

They are particularly suitable for medium to higher air flow volumes against high resistances in ventilation systems of every type. Furthermore, the new series GB.. T120 is suited for extraction of dirty, hot air up to 120° C. Altogether, 26 models are available with air flow volumes from 1400 to 19 000 m³/h for duct diameters 250 to 710 mm.
GigaBoxes from Helios are delivered complete with:

– Discharge adapter from square to circular ducted system for low-loss discharge
– Flexible sleeves to reduce vibration transmission and for the connection to ducts in the usual standard diameters.

Backward curved high output centrifugal impeller guarantees an energy-efficient operation at low noise emission.

Outdoor installation with wall bracket (accessories).

Roof installation with outdoor cover hood and external weather louvers (accessories).

Installation in the attic with anti vibration mounts (accessories).

NEW!

GigaBox for air flow temperatures up to max. 120° C.

GB.. T120: The motor which is located outside of the air flow is separated from the impeller through a temperature insulated partition panel. The motor-impeller-unit is removable without disassembly of the ducting.

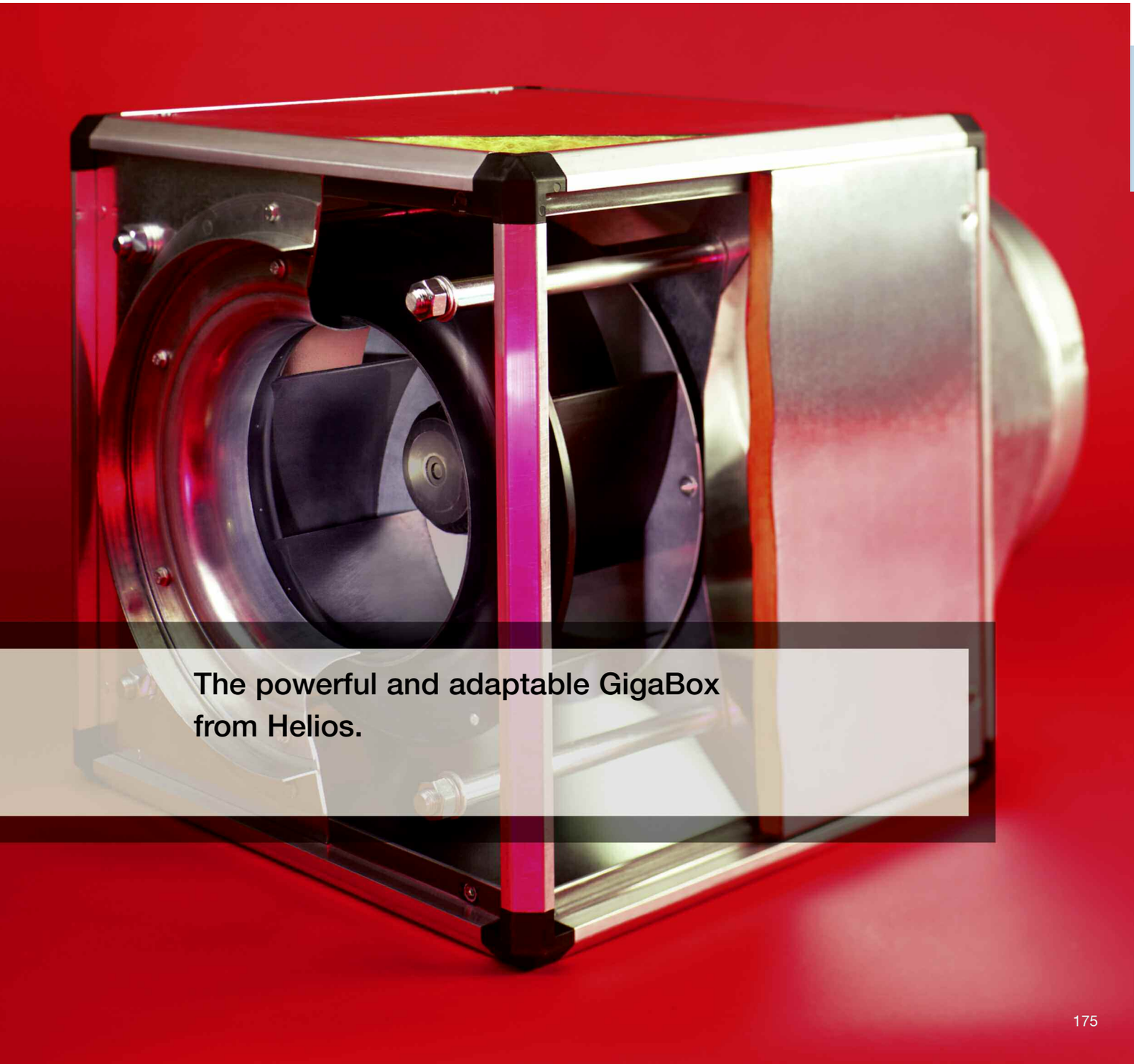
Assembly of the discharge adapter for GB.. T120 with centrifugal discharge direction to the top or to the side.

GB.. T120 with simply removable inspection cover.

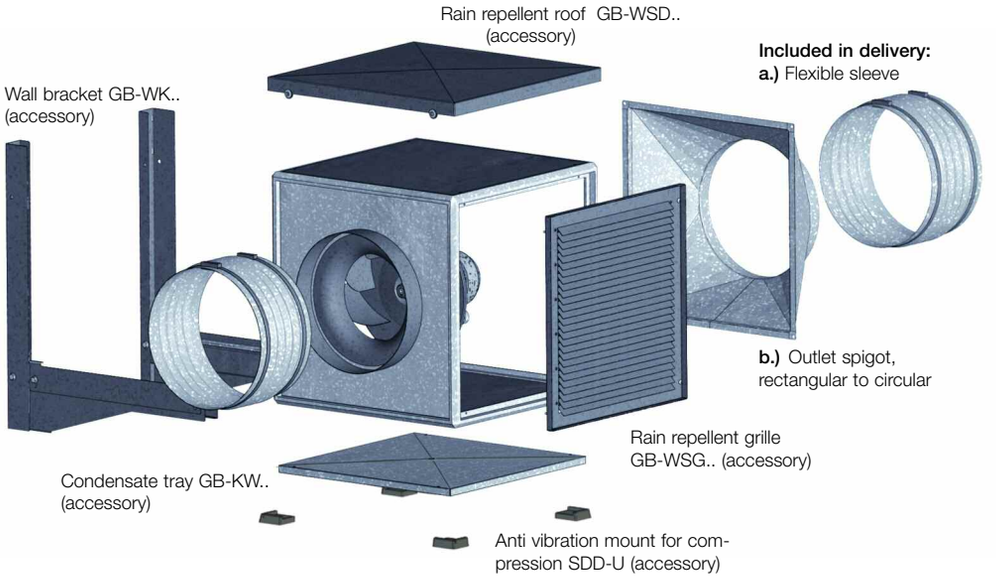
The double-walled, removeable 20 mm thick side panels are noise and temperature insulated with flame-retardant mineral wool.
This allows for a variable installation and simple inspection access. Extensive accessories like wall bracket, condensate collector incl. condensate spigot (for GB.. T120 included in delivery), external weather louvers to cover the exhaust opening, outdoor cover hood for protected outdoor installation ensure for the necessary flexibility on site.

The T120 model impresses with outstanding benefits:
- Air flow temperature up to max. 120° C.
- Motor located outside of air flow.
- Temperature insulated partition panel between motor and impeller, lined with 20 mm thick, flame-retardant mineral wool.
- Easily accessible motor-impeller-unit, removable without disassembling the system components.
- Inspection cover with handle, simply remove for cleaning and maintenance.
- Condensate collector with condensate spigot included in delivery.
- Accessory components suitable for use to max. 120° C.

For applications with high air flow temperatures and/or steam/humidity present in the exhaust air, the GigaBox T120 is ideally suitable.
Ideal for application in exhaust air systems of process technology or in commercial kitchens.



GigaBox and accessory



Application
Multifunctional fan box, suitable for medium to higher air flow volumes against high resistances in every type of ventilation system. The compact frame construction offers easy conversion of the outlet position. Together with a choice of ideal accessories make these units ideal for all applications.
The GB.. T120 types are suitable for the extraction of dirty, humid and hot air up to max. 120° C, i.e. as extract air fan in commercial kitchens and many applications of process technology.

Casing
Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulating and flame-retardant mineral wool.
Intake cone for ideal airflow, spigot and flexible connector for duct connection. With outlet adapter (from square to circular) on the exhaust side for low-loss discharge and flexible connector to reduce vibration transmission. The flexible connectors are supplied as standard and correspond to the max. permissible air flow temperature of +70 °C and/or +120 °C with the types GB.. T120. Lifting lugs are standard for using crane hooks.
With GB.. T120 the motor is located outside of the air flow. The thermally insulated partition panel is also the support plate for the motor and impeller unit and can be removed completely for inspection without removing the complete fan from the system.

Speed control
All types (except GBD 630/4 T120) are speed controllable by voltage reduction using a 5-step transformer controller or an electronic controller. The 3-phase models can also be 2 speed controlled by star/delta switch (accessories DS 2 or full motor protection unit M 4). The performances of the speeds are given in the performance curve.
3-phase models are controllable with frequency inverters by installation of a sinusoidal filter (accessories) between inverter and motor. Type GBD 630/4 is only controllable by frequency inverter.

Assembly
Assembly of types GB..
Adaptable installation position and flexible assembly using the five possible discharge directions via the discharge adapter. Removable panels allow inspection access on all sides.
Assembly of types GB.. T120
Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via the discharge adapter. Inspection cover with handle, for cleaning and maintenance simply remove. Lifting lugs are standard for using crane hooks. Vibration transmission to the building is minimised by anti vibration mounts (type SDD-U, accessories). Vibration transmission to the ducting is prevented by using the standard flexible connector supplied.

Impeller
Smooth running centrifugal impeller with backward curved polymer blades (size 250 from steel) on a galvanised steel back plate, direct driven. Size 500 and all GB.. T120 types with impellers from aluminium. These energy efficient impellers are low noise. Dynamically balanced assembled with the motor to DIN ISO 1940 Pt.1 – class 6.3 or 2.5.

Motor
IEC-standard motor or maintenance-free external rotor motor protected to IP 54 or 44. Thermal overload protection through built-in thermal contacts. Suitable for continuous operation S1. Insulation class F. Ball bearings are lubricated for life.

Electrical connection
Terminal box protection to IP 54.

Air flow direction
The air flow direction of centrifugal fans is not reversible, but can be set by positioning the fan to the required air flow direction. Furthermore the position can be set individually to constructional conditions through conversion of discharge adapter and panels. The correct motor rotation direction is marked through rotation arrows on the motor and has to be checked at start-up.

Incorrect direction of rotation
If the fan is operated in the incorrect direction of rotation the motor will overheat and the thermal contact will trip. Typical indication for this is a very low air flow combined with high noise levels and vibration.

Ambient temperature
The maximum permitted air flow temperature is given in the individual fan chart.

Surrounding temperature
From – 40° C to + 40° C.

Information	Pages
Design of systems, acoustic	12 on
General techn. information, speed control	17 on

	Sound press. Case breakout	Sound press. Intake	Air flow volume $\dot{V}$ m³/s against static pressure												
Type GB..	L_{PA} dB(A)	L_{PA} dB(A)	($\Delta P_{stat.}$) in Pa												
	at 4 m	at 4 m	**0**	**50**	**100**	**150**	**200**	**250**	**300**	**350**	**400**	**500**	**600**	**700**	**800**
GBW 250/4	27	39	0.389	0.319	0.244	0.147									
GBW 315/4	29	41	0.414	0.361	0.300	0.236	0.153	0.042							
GBW 355/4	34	46	0.817	0.747	0.675	0.594	0.505	0.400	0.258						
GBD 355/4/4	34	46	0.836	0.772	0.711	0.638	0.577	0.492	0.367	0.089					
GBW 400/4	38	50	1.142	1.092	1.036	0.975	0.917	0.85	0.764	0.656	0.511				
GBD 400/4/4	38	50	1.097	1.031	0.961	0.889	0.811	0.725	0.628	0.469	0.114				
GBW 450/4	40	52	1.514	1.433	1.361	1.292	1.217	1.122	1.006	0.867	0.692	0.083			
GBD 450/4/4	40	52	1.514	1.431	1.344	1.256	1.161	1.061	0.947	0.822	0.664	0.083			
GBW 500/4	45	57	2.333	2.236	2.139	2.042	1.947	1.85	1.744	1.628	1.506	1.219	0.778	0.042	
GBD 500/4/4	44	57	2.458	2.367	2.278	2.189	2.097	2.006	1.903	1.789	1.664	1.369	0.947	0.014	
GBW 500/6	35	46	1.600	1.478	1.347	1.189	0.978	0.678	0.144						
GBD 560/4/4	44	57	3.497	3.397	3.300	3.203	3.106	3.011	2.911	2.811	2.706	2.461	2.142	1.731	1.144
GBD 560/6/6	35	48	2.400	2.261	2.114	1.953	1.767	1.539	1.239	0.767					
GBD 630/4/4	48	61	4.153	4.058	3.961	3.869	3.775	3.683	3.592	3.500	3.403	3.194	2.953	2.675	2.333
GBD 630/6/6	43	56	3.192	2.992	2.794	2.597	2.375	2.103	1.767	1.356	0.792				
GBD 710/6/6	46	59	5.194	4.989	4.783	4.564	4.333	4.083	3.811	3.511	3.178	2.333	0.753		
Type GB.. T120	L_{PA} dB(A)	L_{PA} dB(A)	($\Delta P_{stat.}$) in Pa												
	at 4 m	at 4 m	**0**	**50**	**100**	**150**	**200**	**250**	**300**	**350**	**400**	**500**	**600**	**700**	**800**
GBW 355/4 T120	36	49	0.961	0.894	0.831	0.767	0.683	0.567	0.418	0.201					
GBD 355/4/4 T120	36	49	0.964	0.908	0.846	0.778	0.697	0.594	0.469	0.192					
GBW 400/4 T120	40	53	1.369	1.293	1.217	1.136	1.053	0.942	0.806	0.622	0.439				
GBD 400/4/4 T120	40	53	1.353	1.275	1.193	1.106	1.014	0.900	0.761	0.581	0.381				
GBW 450/4 T120	45	57	1.975	1.887	1.800	1.700	1.625	1.525	1.426	1.317	1.208	0.917	0.528		
GBD 450/4/4 T120	45	57	1.994	1.914	1.833	1.750	1.653	1.556	1.450	1.336	1.206	0.897	0.372		
GBW 500/4 T120	45	59	2.318	2.244	2.158	2.075	1.989	1.903	1.800	1.696	1.575	1.300	0.975	0.511	
GBD 500/4/4 T120	45	59	2.319	2.239	2.157	2.081	1.994	0.191	1.833	1.739	1.642	1.381	1.061	0.533	
GBD 560/4/4 T120	48	62	3.417	3.322	3.247	3.164	3.078	2.994	2.910	2.817	2.722	2.533	2.336	2.064	1.671
GBD 630/4 T120	53	67	3.928	3.867	3.803	3.742	3.667	3.594	3.533	3.469	3.397	3.242	3.097	2.908	2.703

Special application for GigaBox T120 – commercial kitchens

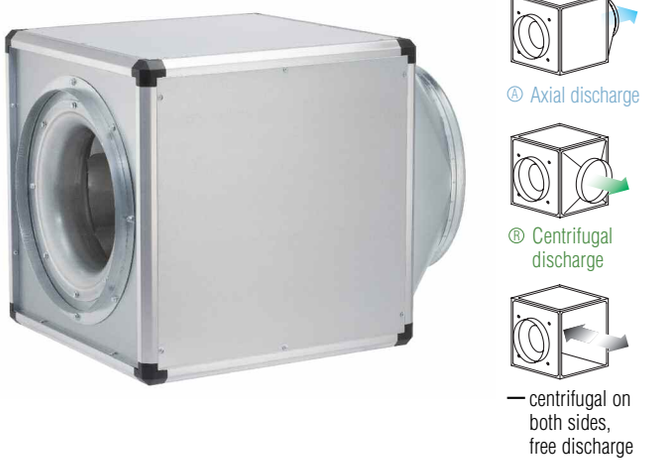
For the design of exhaust air systems in commercial kitchens the VDI 2052 (2006) “Ventilation equipment for kitchens – design, layout, approval” is applied. This follows for extract air fan:

- ☐ Fans of exhaust air systems must be designed and installed in such a way that they are easily accessible, can be easily controlled and cleaned.
  They must be able to be switched off from the kitchen.
  The motors must be located outside of the extract air flow.
  Connected kitchen extraction hoods must separate solid and liquid components, if possible.
  A backdraft into following units is to be prevented.

These specific requirements from the GigaBoxes GB.. T120 are fulfilled in an outstanding manner. Easily accessible casing and double-walled side panels make cleaning simple with grease dissolving agents and steam possible.

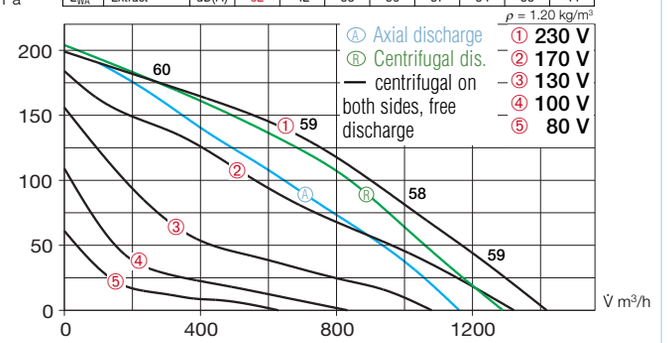
Requirements in excess thereof of kitchen extract air units and the appropriate fire protection can deviate country-specifically; these special requirements of the respective country, in which the unit is to be used, must be considered.

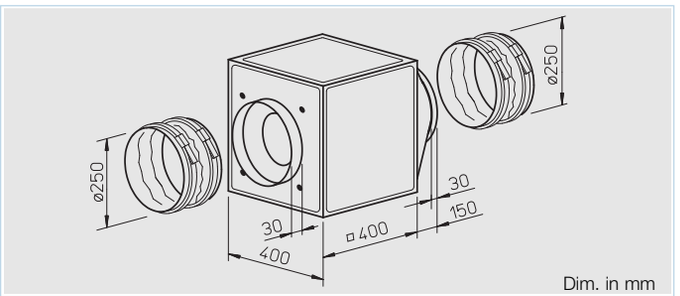
Models GB..



GBW 250/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	47	37	45	40	33	30	22	19
L_{WA}	Intake	dB(A)	59	41	49	52	54	55	49	39
L_{WA}	Extract	dB(A)	62	42	53	56	57	54	53	44





■ Specification

■ Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulating and flame-retardant mineral wool. Intake cone for ideal airflow, spigot and flexible connector for duct connection. With discharge adapter (from square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

□ Impeller

Smooth running backward curved centrifugal impeller highly efficient with blades from steel on galvanised steel disc, direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

□ Motor

Maintenance-free and speed controllable external rotor motor, protection to IP 44. With ball bearings and radio suppressed as standard.

□ Electrical connection

Terminal box fitted on the motor as standard, protection to IP 54.

□ Motor protection

Motors have thermal contacts wired in series with the windings which automatically reset.

□ Speed control

Speed controllable through voltage reduction by 5 step transformer controller or electronic speed controller. The duties at different speeds are given in the performance curve.

□ Assembly

Arbitrary installation position and flexible assembly by five possible discharge directions via the discharge adapter.

For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:

- sound level case breakout
- sound level intake
- sound level exhaust

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the

- case breakout level at 4 m (freefield conditions).

■ Accessories

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

Wall bracket for wall mounting.
GB-WK 250 Ref. No. 5625

External weather louvers to cover exhaust opening.
GB-WSG 250 Ref. No. 5637

Outdoor cover hood for outdoor installation.
GB-WSD 250 Ref. No. 5746

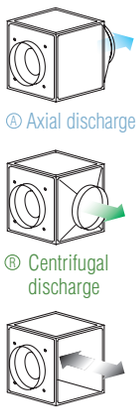
Condensate collector with condensate spigot for pipe connection.
GB-KW 250 Ref. No. 5642

Information	Pages
Design of systems, acoustic	12 on
General techn. information, speed control	17 on

Accessory-Details	Pages
Speed controller and full motor protection unit	397 on

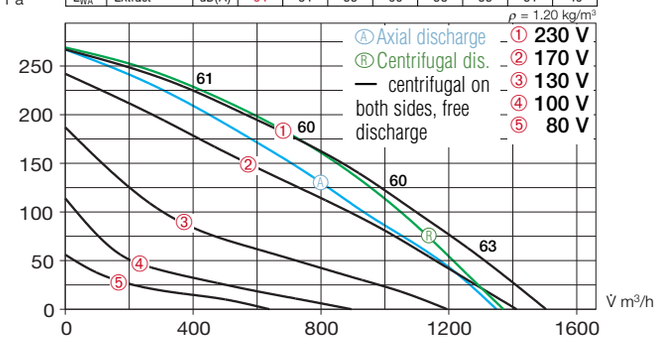
Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller without motor protect. unit Type	Ref. No.
		V̇ m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	No.	+°C	+°C	kg		
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 44													
GBW 250/4	5509	1400	1290	27	0.11	0.44	0.48	923	65	65	20	**TSW 1.5**	1495

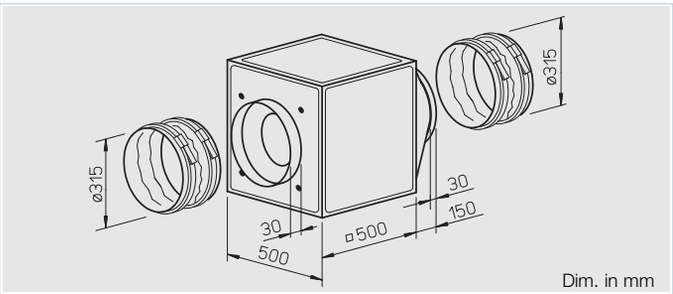
Models GB..



GBW 315/4

Frequency		Hz	Ges.	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	49	41	45	44	39	34	23	20
L_{WA}	Intake	dB(A)	61	49	50	56	56	53	49	36
L_{WA}	Extract	dB(A)	64	51	55	60	58	55	51	40





■ Specification

■ Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insultion and flame-retardant mineral wool.
Intake cone for ideal airflow, spigot and flexible connector for duct connection. With discharge adapter (from square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission.
Simple positioning by standard crane hooks.

☐ Impeller

Smooth running centrifugal highly efficient impeller with backward curved blades from steel on galvanised steel disc, direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

☐ Motor

Maintenance-free and speed controllable external rotor motor, protection to IP 44. With ball bearings and radio suppressed as standard.

☐ Electrical connection

Terminal box fitted on the motor as standard, protection to IP 54.

☐ Motor protection

Motors have thermal contacts wired in series with the windings which automatically reset.

☐ Speed control

Speed controllable through voltage reduction by 5 step transformer controller or electronic speed controller. Duties at different speeds are given in the performance curve.

☐ Assembly

Arbitrary installation position and flexible assembly by five possible discharge directions via the discharge adapter.
For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:
- sound level case breakout
- sound level intake
- sound level exhaust

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the
- case breakout level at 4 m (freefield conditions).

■ Accessories

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

Wall bracket for wall mounting.
GB-WK 315 Ref. No. 5625

External weather louvers to cover exhaust opening
GB-WSG 315 Ref. No. 5638

Outdoor cover hood for outdoor installation.
GB-WSD 315 Ref. No. 5747

Condensate collector with condensate spigot for pipe connection.
GB-KW 315 Ref. No. 5643

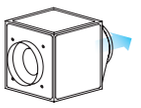
☐ Information	Pages
Design of systems, acoustic	12 on
General techn. information, speed control	17 on

☐ Accessory-Details	Pages
Speed controller and full motor protection unit	397 on

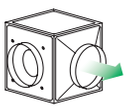
Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller without motor protect. unit Type	Ref. No.
		V̇ m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	No.	+°C	+°C	kg		
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 44													
GBW 315/4	5510	1490	1325	29	0.135	0.58	0.60	923	55	55	31	**TSW 1.5**	1495

Models GB..

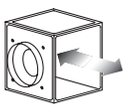
Arbitrary installation position and flexible assembly by five possible discharge directions.



Ⓐ Axial discharge



Ⓡ Centrifugal discharge

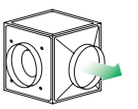


— centrifugal on both sides, free discharge

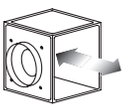
Models GB.. T120

NEW!

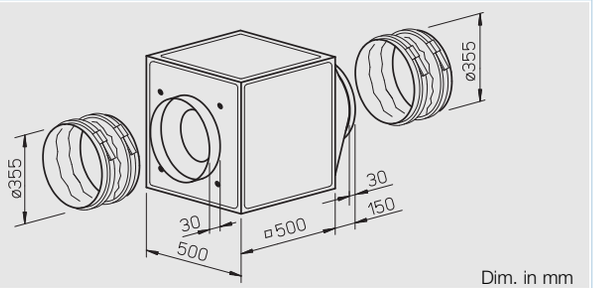
Designed for moving dirty, humid and hot air up to max. 120° C.



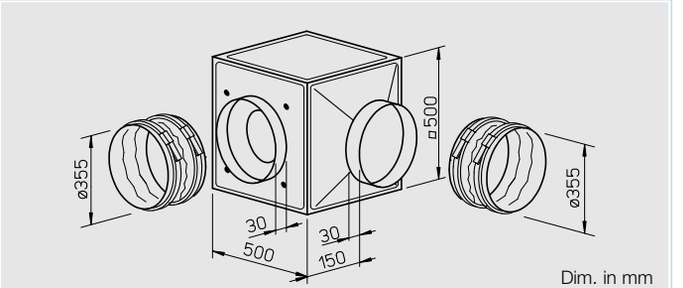
Ⓡ Centrifugal discharge



— centrifugal on both sides, free discharge



Dim. in mm



Dim. in mm

■ **Special features of type GB.. T120**

– Designed for moving dirty, humid and hot air volumes up to max. 120° C.
– Motor located outside of air flow.
– Temperature insulated partition panel between motor and impeller, lined with 20 mm thick, flame-retardant mineral wool.
– Easily accessible motor and impeller unit, removable without disassembling the system components.
– Inspection cover with handle, simply remove for cleaning and maintenance.
– Condensate collector with condensate spigot included in delivery. Drill hole for rain drainage (accessories) for outdoor installation is prepared.

☐ **Assembly of types GB.. T120**

Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via the discharge adapter.
Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ **Feature**

☐ **Assembly of types GB..**

Arbitrary installation position and flexible assembly by five possible discharge directions via the discharge adapter.
For wall mounting the wall bracket (accessories) have to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ **Specification of both types**

☐ **Casing**

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulating and flame-retardantmineral wool. Intake cone for ideal inflow as well as spigot and flexible sleeve (for the respective max. permissible air flow temperature) for duct connection. With discharge adapter (from square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

☐ **Impeller**

Smooth running backward curved centrifugal impeller highly efficient with polymer blades on galvanised steel disc (with GB.. T120 aluminium impeller), direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

☐ **Motor**

Maintenance-free external rotor motor or IEC-standard motor protected to IP 44 or 54. With ball bearings and radio suppressed as standard.

☐ **Electrical connection**

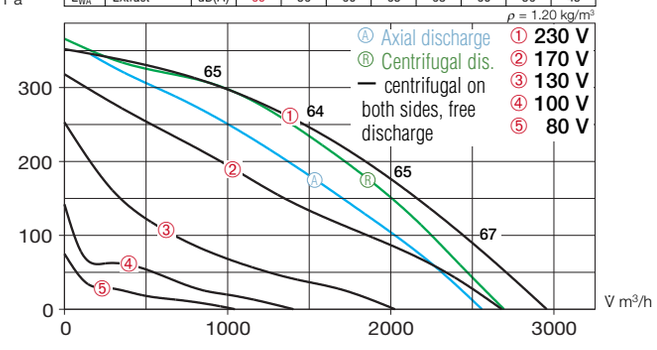
Standard terminal box (IP 54) fitted on the motor; with GB.. T120 fitted on the motor support plate.

Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller with motor protect. unit Type	Ref. No.	5 step transformer controller without motor protect. unit Type	Ref. No.	Full motor protection unit using the thermal contacts Type	Ref. No.
		V̇ m^3/h	min^{-1}	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg						
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 54																	
GBW 355/4	5511	2940	1325	34	0.29	1.30	1,40	864	60	60	32	**MWS 1.5**	1947	**TSW 1.5**	1495	**MW**[1)]	1579
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 355/4/4	5512	2700/3010	1115/1355	34	0.20/0.30	0.35/0.70	0,70	867	55	55	32	**RDS 1**	1314	**TSD 0.8**	1500	**M4**[2)]	1571
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 54																	
GBW 355/4 T120	5770	3460	1340	36	0.32	1.60	1.80	935	120	120	38	**MWS 3**	1948	**TSW 3.0**	1496	**MW**[1)]	1579
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 355/4/4 T120	5771	2990/3470	1100/1360	36	0.22/0.33	0.40/0.80	0.80	947	120	120	38	**RDS 1**	1314	**TSD 0.8**	1500	**M4**[2)]	1571

[1)] incl. operation switch [2)] incl. operation and 2 speed switch

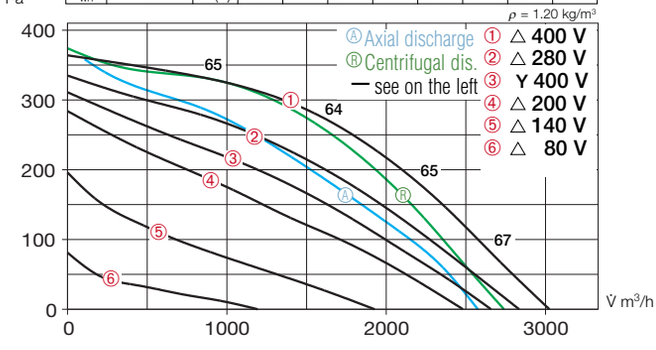
GBW 355/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	54	46	50	49	44	39	28	25
L_{WA}	Intake	dB(A)	66	54	55	61	61	58	54	41
L_{WA}	Extract	dB(A)	69	56	60	65	63	60	56	45



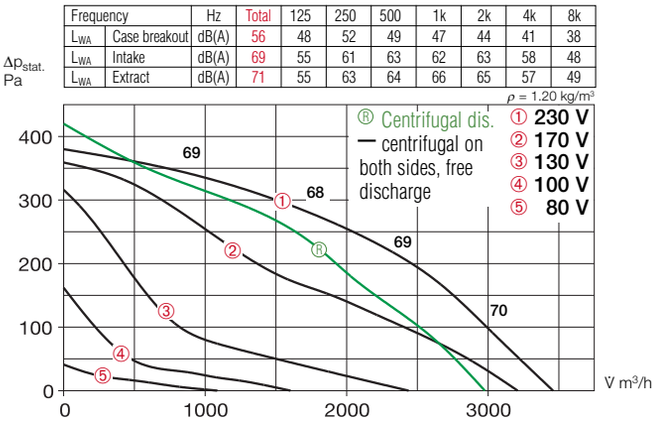
GBD 355/4/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	54	46	50	49	44	39	28	25
L_{WA}	Intake	dB(A)	66	54	55	61	61	58	54	41
L_{WA}	Extract	dB(A)	69	56	60	65	63	60	56	45



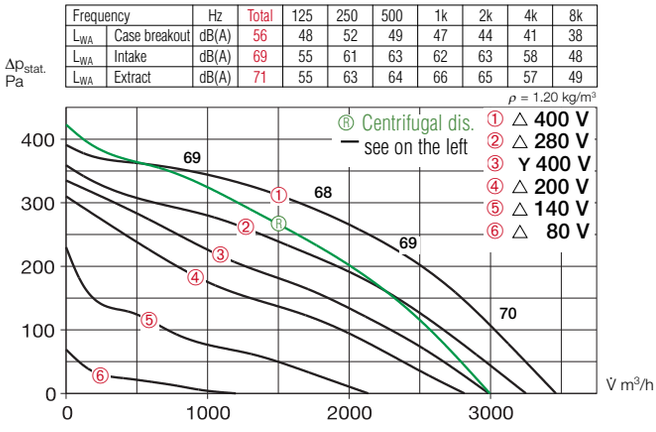
GBW 355/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	56	48	52	49	47	44	41	38
L_{WA}	Intake	dB(A)	69	55	61	63	62	63	58	48
L_{WA}	Extract	dB(A)	71	55	63	64	66	65	57	49



GBD 355/4/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	56	48	52	49	47	44	41	38
L_{WA}	Intake	dB(A)	69	55	61	63	62	63	58	48
L_{WA}	Extract	dB(A)	71	55	63	64	66	65	57	49



☐ Motor protection

Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

☐ Speed control

All types are speed controllable by voltage reduction using a transformer controller. The 3-phase models can also be 2 speed controlled by star/delta switch (accessories DS 2 or full motor protection unit M 4). The duties at different speeds are given in the performance curve.

■ Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:

- sound level case breakout
- sound level intake
- sound level extract

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the

- case breakout level at 4 m (freefield conditions).

■ Accessories of both types

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

Wall bracket for wall mounting.
GB-WK 355 Ref. No. 5625

External weather louvers to cover exhaust opening.
GB-WSG 355 Ref. No. 5638

Outdoor cover hood for outdoor installation.
GB-WSD 355 Ref. No. 5747

On/Off and 2-speed switch for 3-phase star/delta motors.
DS 2 [3] Ref. No. 1351

[3] full motor protection unit recommended: MD Ref. No. 5849

☐ Information	Pages
Design of systems, acoustic	12 on
General techn. information, speed control	17 on
☐ Accessory-Details	**Pages**
Speed controller and full motor protection unit	397 on

■ Specific accessories

☐ for types GB..

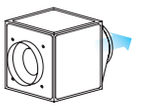
Condensate collector with condensate spigot for pipe connection.
GB-KW 355 Ref. No. 5643
(Condensate collector with condensate spigot included in delivery with GB.. T120).

☐ for types GB.. T120

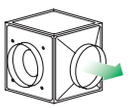
Rain drainage for outdoor installation (drill holes for rain drainage is already prepared).
GB-RA Ref. No. 9418

Models GB..

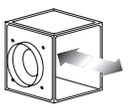
Arbitrary installation position and flexible assembly by five possible discharge directions.



Ⓐ Axial discharge



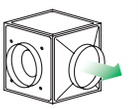
Ⓡ Centrifugal discharge



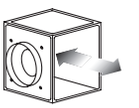
— centrifugal on both sides, free discharge

Models GB.. T120 NEW!

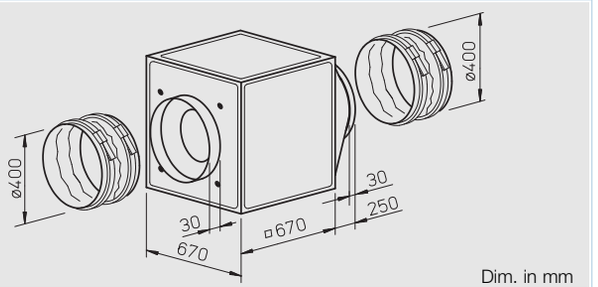
Designed for moving dirty, humid and hot air up to max. 120° C.



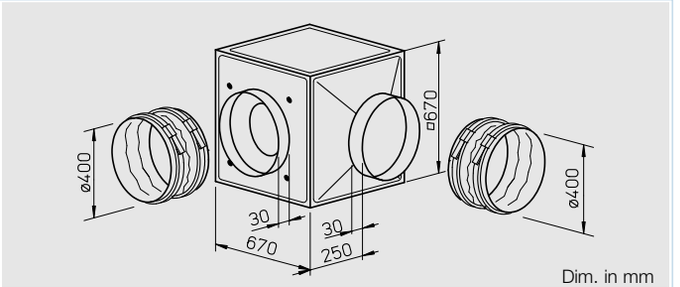
Ⓡ Centrifugal discharge



— centrifugal on both sides, free discharge



Dim. in mm



Dim. in mm

■ Special features of type GB.. T120

- Designed for moving dirty, humid and hot air volumes up to max. 120° C.
- Motor located outside of air flow.
- Temperature insulated partition panel between motor and impeller, lined with 20 mm thick, flame-retardant mineral wool.
- Easily accessible motor and impeller unit, removable without disassembling the system components.
- Inspection cover with handle, simply remove for cleaning and maintenance.
- Condensate collector with condensate spigot included in delivery. Drill hole for rain drainage (accessories) for outdoor installation is prepared.

□ Assembly of types GB.. T120

Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via the discharge adapter.
Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Feature

□ Assembly of types GB..

Arbitrary installation position and flexible assembly by five possible discharge directions via the discharge adapter.
For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Specification of both types

□ Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulting and flame-retardant mineral wool. Intake cone for ideal inflow as well as spigot and flexible sleeve (for the respective max. permissible air flow temperature) for duct connection. With discharge adapter (from square into circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

□ Impeller

Smooth running backward curved centrifugal impeller highly efficient with polymer blades on galvanised steel disc (with GB.. T120 aluminium impeller), direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

□ Motor

Maintenance-free external rotor motor or IEC-standard motor protected to IP 44 or 54. With ball bearings and radio suppressed as standard.

□ Electrical connection

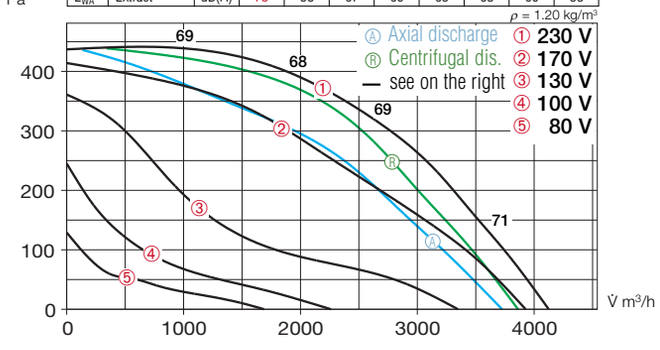
Standard terminal box (IP 54) fitted on the motor; with GB.. T120 fitted on the motor support plate.

Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller with motor protect. unit Type	Ref. No.	5 step transformer controller without motor protect. unit Type	Ref. No.	Full motor protection unit using the thermal contacts Type	Ref. No.
		V̇ m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg						
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 54																	
GBW 400/4	5513	4110	1360	38	0.53	2.40	2.80	864	50	50	52	**MWS 3**	1948	**TSW 3.0**	1496	**MW**[1)]	1579
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 400/4/4	5514	3300/3950	910/1270	38	0.29/0.46	0.50/0.78	0.92	867	50	45	47	**RDS 1**	1314	**TSD 1.5**	1501	**M4**[2)]	1571
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 54																	
GBW 400/4 T120	5772	4930	1280	40	0.54	2.50	2.50	935	120	100	62	**MWS 3**	1948	**TSW 3.0**	1496	**MW**[1)]	1579
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 400/4/4 T120	5773	4010/4870	975/1255	40	0.29/0.48	0.50/1.10	1.10	947	120	120	62	**RDS 2**	1315	**TSD 1.5**	1501	**M4**[2)]	1571

[1)] incl. operation switch [2)] incl. operation and 2 speed switch

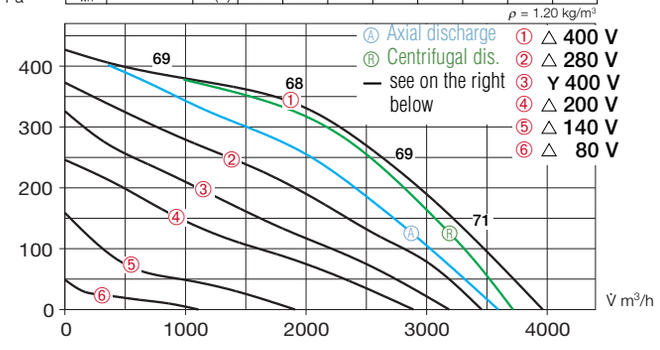
GBW 400/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	58	54	54	49	45	42	37	29
L_{WA}	Intake	dB(A)	70	60	61	63	66	61	56	47
L_{WA}	Extract	dB(A)	73	58	67	69	65	63	60	53



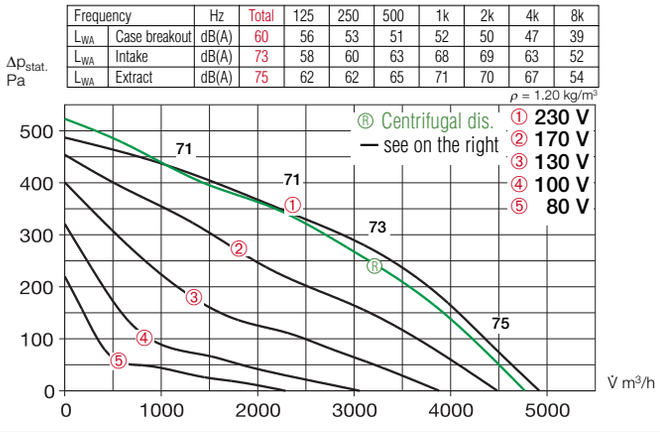
GBD 400/4/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	58	54	54	49	45	42	37	29
L_{WA}	Intake	dB(A)	70	60	61	63	66	61	56	47
L_{WA}	Extract	dB(A)	73	58	67	69	65	63	60	53



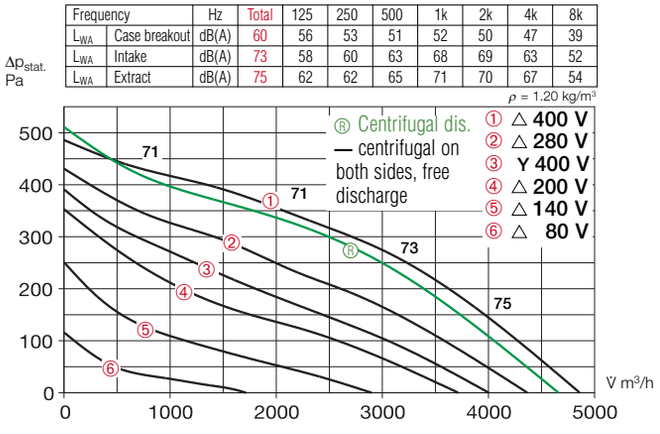
GBW 400/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	60	56	53	51	52	50	47	39
L_{WA}	Intake	dB(A)	73	58	60	63	68	69	63	52
L_{WA}	Extract	dB(A)	75	62	62	65	71	70	67	54



GBD 400/4/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	60	56	53	51	52	50	47	39
L_{WA}	Intake	dB(A)	73	58	60	63	68	69	63	52
L_{WA}	Extract	dB(A)	75	62	62	65	71	70	67	54



☐ Motor protection

Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

☐ Speed control

All types are speed controllable by voltage reduction using a transformer controller.
The 3-phase models can also be 2 speed controlled by star/delta switch (accessories DS 2 or full motor protection unit M 4). The duties at different speeds are given in the performance curve.

■ Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:
- sound level case breakout
- sound level intake
- sound level extract

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the
- case breakout level at 4 m (freefield conditions).

■ Accessories of both types

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

Wall bracket for wall mounting.
GB-WK 400 Ref. No. 5626

External weather louvers to cover exhaust opening.
GB-WSG 400 Ref. No. 5639

Outdoor cover hood for outdoor installation.
GB-WSD 400 Ref. No. 5748

On/Off and 2-speed switch for 3-phase star/delta motors.
DS 2 [3] Ref. No. 1351

[3] full motor protection unit recommended: MD Ref. No. 5849

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■ Specific accessories

☐ for types GB..
Condensate collector with condensate spigot for pipe connection.
GB-KW 400 Ref. No. 5644
(Condensate collector with condensate spigot included in delivery with GB.. T120).

☐ for types GB.. T120
Rain drainage for outdoor installation (drill holes for rain drainage is already prepared).
GB-RA Ref. No. 9418

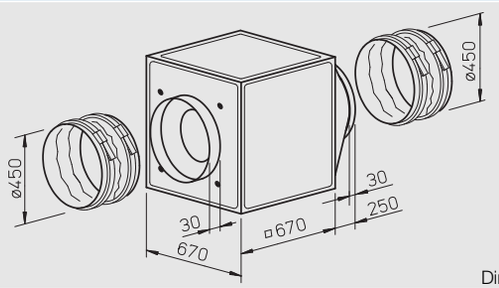
Models GB..

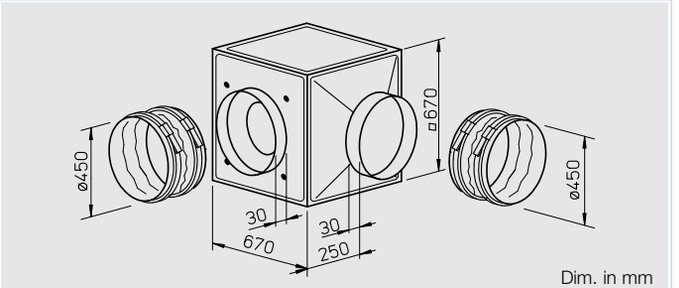
Arbitrary installation position and flexible assembly by five possible discharge directions.

Models GB.. T120

NEW!

Designed for moving dirty, humid and hot air up to max. 120° C.





■ Special features of type GB.. T120

- Designed for moving dirty, humid and hot air volumes up to max. 120° C.
- Motor located outside of air flow.
- Temperature insulated partition panel between motor and impeller, lined with 20 mm thick, flame-retardant mineral wool.
- Easily accessible motor and impeller unit, removable without disassembling the system components.
- Inspection cover with handle, simply remove for cleaning and maintenance.
- Condensate collector with condensate spigot included in delivery. Drill hole for rain drainage (accessories) for outdoor installation is prepared.

□ Assembly of types GB.. T120

Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via the discharge adapter.
Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Feature

□ Assembly of types GB..

Arbitrary installation position and flexible assembly by five possible discharge directions via the discharge adapter.
For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Specification of both types

□ Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature consulting and flame-retardant mineral wool.
Intake cone for ideal inflow as well as spigot and flexible sleeve (for the respective max. permissible air flow temperature) for duct connection. With discharge adapter (from square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

□ Impeller

Smooth running backward curved centrifugal impeller highly efficient with polymer blades on galvanised steel disc (with GB.. T120 aluminium impeller), direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

□ Motor

Maintenance-free external rotor motor or IEC-standard motor protected to IP 44 or 54. With ball bearings and radio suppressed as standard.

□ Electrical connection

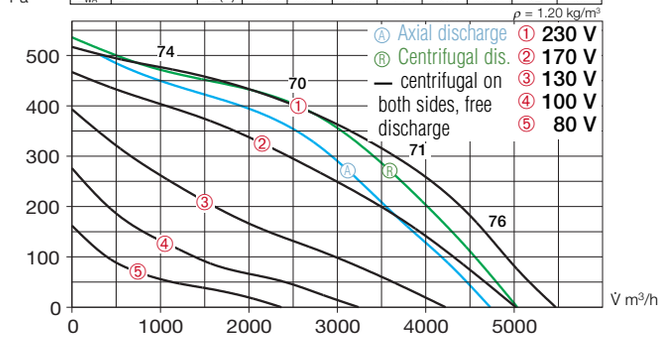
Standard terminal box (IP 54) fitted on the motor; with GB.. T120 fitted on the motor support plate.

Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller with motor protect. unit Type	Ref. No.	5 step transformer controller without motor protect. unit Type	Ref. No.	Full motor protection unit using the thermal contacts Type	Ref. No.
		V̇ m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg						
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 54																	
GBW 450/4	5515	5450	1270	40	0.76	3.50	3.50	864	45	45	49	**MWS 5**	1949	**TSW 5.0**	1497	**MW**[1)]	1579
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 450/4/4	5516	4350/5450	880/1240	40	0.36/0.67	0.70/1.30	1.30	867	55	55	49	**RDS 2**	1315	**TSD 1.5**	1501	**M4**[2)]	1571
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 54																	
GBW 450/4 T120	5774	7110	1370	45	1.00	4.60	5.50	935	120	100	74	**MWS 7.5**	1950	**TSW 7.5**	1596	**MW**[1)]	1579
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 450/4/4 T120	5775	6210/7180	1100/1350	45	0.65/0.90	1.10/1.60	1.80	947	120	110	74	**RDS 2**	1315	**TSD 3.0**	1502	**M4**[2)]	1571

[1)] incl. operation switch [2)] incl. operation and 2 speed switch

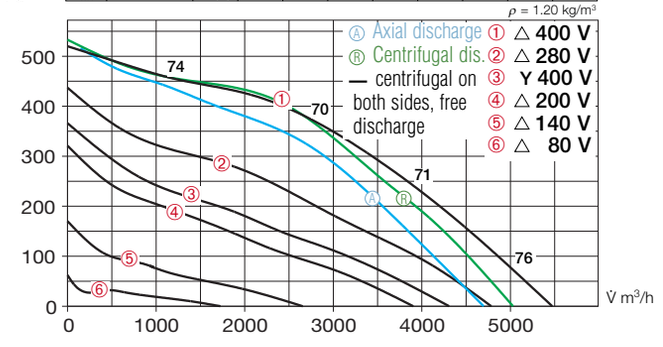
GBW 450/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	60	56	56	51	47	44	39	31
L_{WA}	Intake	dB(A)	72	62	63	65	68	63	58	49
L_{WA}	Extract	dB(A)	75	60	69	71	67	65	62	55



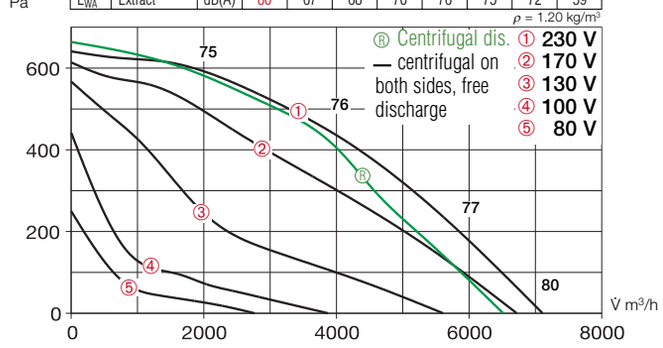
GBD 450/4/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	60	56	56	51	47	44	39	31
L_{WA}	Intake	dB(A)	72	62	63	65	68	63	58	49
L_{WA}	Extract	dB(A)	75	60	69	71	67	65	62	55



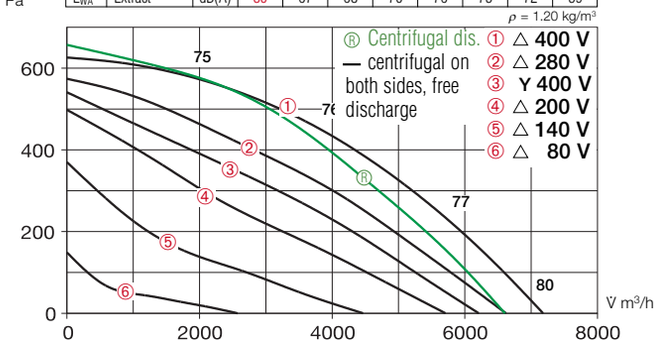
GBW 450/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	65	61	58	56	57	55	52	44
L_{WA}	Intake	dB(A)	77	62	64	67	72	73	67	56
L_{WA}	Extract	dB(A)	80	67	68	70	76	75	72	59



GBD 450/4/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	65	61	58	56	57	55	52	44
L_{WA}	Intake	dB(A)	77	62	64	67	72	73	67	56
L_{WA}	Extract	dB(A)	80	67	68	70	76	75	72	59



☐ Motor protection

Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

☐ Speed control

All types are speed controllable by voltage reduction using a transformer controller.
The 3-phase models can also be 2 speed controlled by star/delta switch (accessories DS 2 or full motor protection unit M 4). The duties at different speeds are given in the performance curve.

■ Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:
- sound level case breakout
- sound level intake
- sound level extract

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the
- case breakout level at 4 m (freefield conditions).

■ Accessories of both types

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

Wall bracket for wall mounting.
GB-WK 450 Ref. No. 5626

External weather louvers to cover exhaust opening.
GB-WSG 450 Ref. No. 5639

Outdoor cover hood for outdoor installation.
GB-WSD 450 Ref. No. 5748

On/Off and 2-speed switch for 3-phase star/delta motors.
DS 2 [3] Ref. No. 1351

[3] full motor protection unit recommended: MD Ref. No. 5849

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■ Specific accessories

☐ for types GB..
Condensate collector with condensate spigot for pipe connection.
GB-KW 450 Ref. No. 5644
(Condensate collector with condensate spigot included in delivery with GB.. T120).

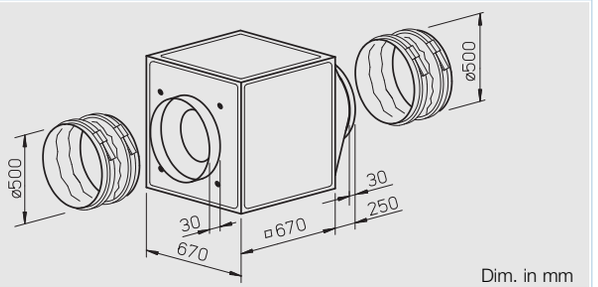
☐ for types GB.. T120
Rain drainage for outdoor installation (drill holes for rain drainage is already prepared).
GB-RA Ref. No. 9418

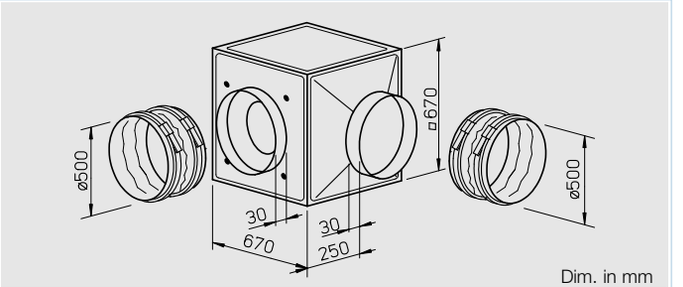
Models GB..

Arbitrary installation position and flexible assembly by five possible discharge directions.

Models GB.. T120 NEW!

Designed for moving dirty, humid and hot air up to max. 120° C.





■ Special features of type GB.. T120

- Designed for moving dirty, humid and hot air volumes up to max. 120° C.
- Motor located outside of air flow.
- Temperature insulated partition panel between motor and impeller, lined with 20 mm thick, flame-retardant mineral wool.
- Easily accessible motor and impeller unit, removable without disassembling the system components.
- Inspection cover with handle, simply remove for cleaning and maintenance.
- Condensate collector with condensate spigot included in delivery. Drill hole for rain drainage (accessories) for outdoor installation is prepared.

□ Assembly of types GB.. T120

Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via the discharge adapter. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Feature

□ Assembly of types GB..

Arbitrary installation position and flexible assembly by five possible discharge directions via the discharge adapter. For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Specification of both types

□ Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulting and flame-retardant mineral wool. Intake cone for ideal inflow as well as spigot and flexible sleeve (for the respective max. permissible air flow temperature) for duct connection. With discharge adapter (from square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

□ Impeller

Smooth running backward curved aluminium centrifugal impeller highly efficient and direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

□ Motor

Maintenance-free external rotor motor or IEC-standard motor protected to IP 44 or 54. With ball bearings and radio suppressed as standard.

□ Electrical connection

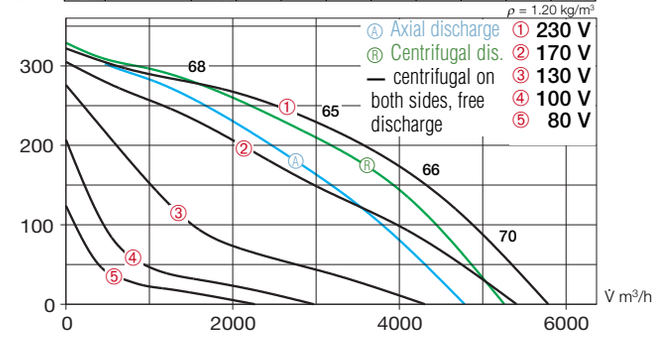
Standard terminal box (IP 54) fitted on the motor; with GB.. T120 fitted on the motor support plate.

Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller with motor protect. unit Type	Ref. No.	5 step transformer controller without motor protect. unit Type	Ref. No.	Full motor protection unit using the thermal contacts Type	Ref. No.
		V m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg						
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 54																	
GBW 500/6	5519	5760	880	35	0.52	2.30	2.60	864	45	45	47	**MWS 3**	1948	**TSW 3.0**	1496	**MW**[1]	1579
GBW 500/4	5517	8400	1350	45	1.38	6.40	8.20	865	65	55	61	**MWS 10**	1946	–	–	–	–
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 500/4/4	5518	8000/8850	1075/1340	45	0.97/1.45	1.60/2.80	2.90	867	50	50	57	**RDS 7**	1578	**TSD 5.5**	1503	**M4**[2]	1571
1 Phase motor, 230 V / 1 ph. / 50 Hz, capacitor motor, protection to IP 54																	
GBW 500/4 T120	5776	8345	1340	45	1.40	6.1	7.0	301	120	100	75	**MWS 10**	1946	–	–	**MW**[1]	1579
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 500/4/4 T120	5777	7320/8350	1070/1365	45	1.07/1.50	1.80/3.00	3.0	947	120	110	75	**RDS 4**	1316	**TSD 3.0**	1502	**M4**[2]	1571

[1] incl. operation switch [2] incl. operation and 2 speed switch

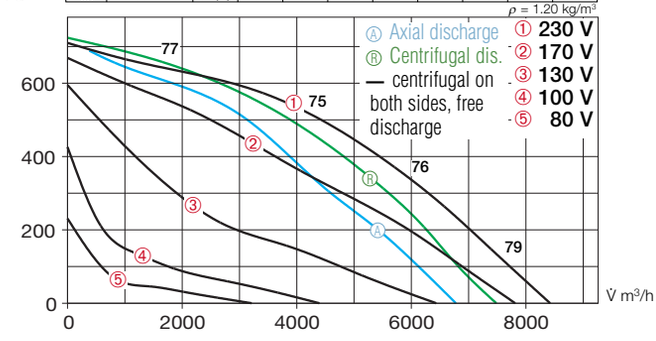
GBW 500/6

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	55	52	51	42	40	37	32	25
L_{WA}	Intake	dB(A)	66	49	51	61	62	59	51	41
L_{WA}	Extract	dB(A)	70	58	62	67	65	64	59	48



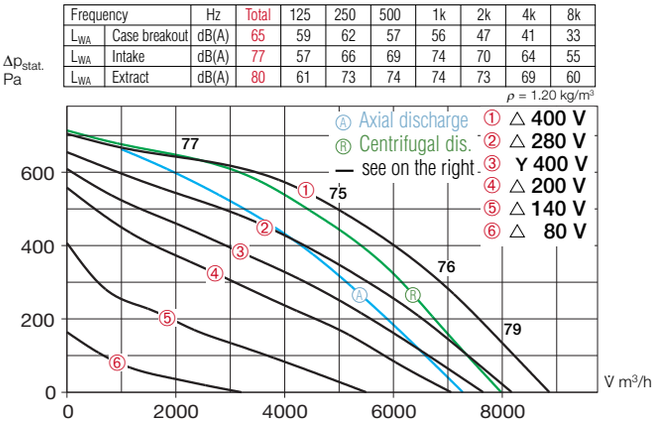
GBW 500/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	65	59	62	57	56	47	41	33
L_{WA}	Intake	dB(A)	77	57	66	69	74	70	64	55
L_{WA}	Extract	dB(A)	80	61	73	74	74	73	69	60



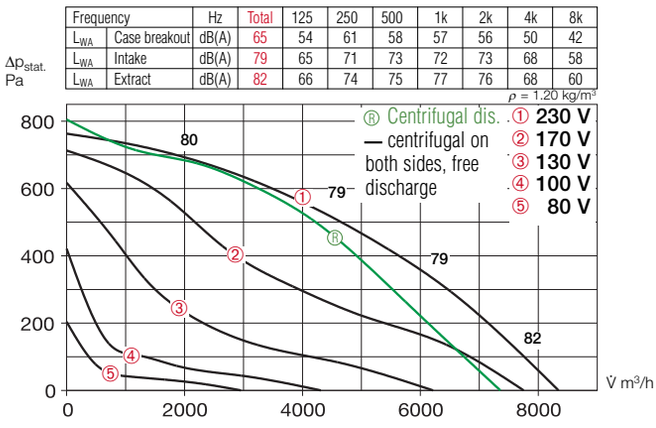
GBD 500/4/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	65	59	62	57	56	47	41	33
L_{WA}	Intake	dB(A)	77	57	66	69	74	70	64	55
L_{WA}	Extract	dB(A)	80	61	73	74	74	73	69	60



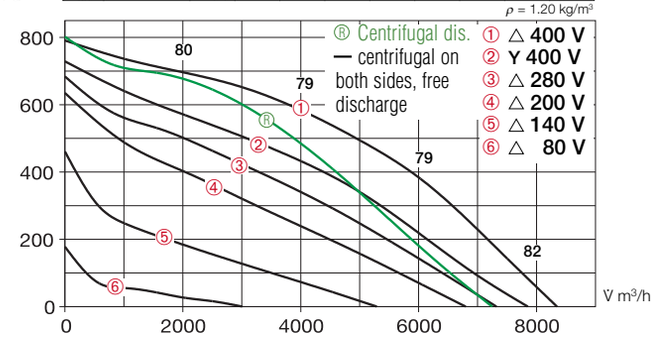
GBW 500/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	65	54	61	58	57	56	50	42
L_{WA}	Intake	dB(A)	79	65	71	73	72	73	68	58
L_{WA}	Extract	dB(A)	82	66	74	75	77	76	68	60



GBD 500/4/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	65	54	61	58	57	56	50	42
L_{WA}	Intake	dB(A)	79	65	71	73	72	73	68	58
L_{WA}	Extract	dB(A)	82	66	74	75	77	76	68	60



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Motor protection

Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

Speed control

All types are speed controllable by voltage reduction using a transformer controller.
The 3-phase models can also be 2 speed controlled by star/delta switch (accessories DS 2 or full motor protection unit M 4). The duties at different speeds are given in the performance curve.

Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:
- sound level case breakout
- sound level intake
- sound level extract

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the
- case breakout level at 4 m (freefield conditions).

Accessories of both types

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

Wall bracket for wall mounting.
GB-WK 500 Ref. No. 5626

External weather louvers to over exhaust opening.
GB-WSG 500 Ref. No. 5639

Outdoor cover hood for outdoor installation.
GB-WSD 500 Ref. No. 5748

On/Off and 2-speed switch for 3-phase star/delta motors.
DS 2 [3] Ref. No. 1351

Specific accessories

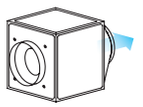
for types GB..
Condensate collector with condensate spigot for pipe connection.
GB-KW 500 Ref. No. 5644
(Condensate collector with condensate spigot included in delivery with GB.. T120).

for types GB.. T120
Rain drainage for outdoor installation (drill holes for rain drainage is already prepared).
GB-RA Ref. No. 9418

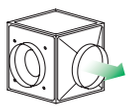
[3] full motor protection unit recommended: MD Ref. No. 5849

Models GB..

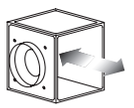
Arbitrary installation position and flexible assembly by five possible discharge directions.



Ⓐ Axial discharge



Ⓡ Centrifugal discharge

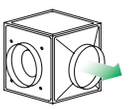


— centrifugal on both sides, free discharge

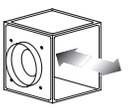
Models GB.. T120

NEW!

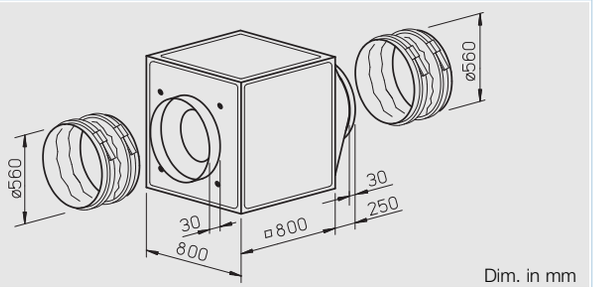
Designed for moving dirty, humid and hot air up to max. 120° C.



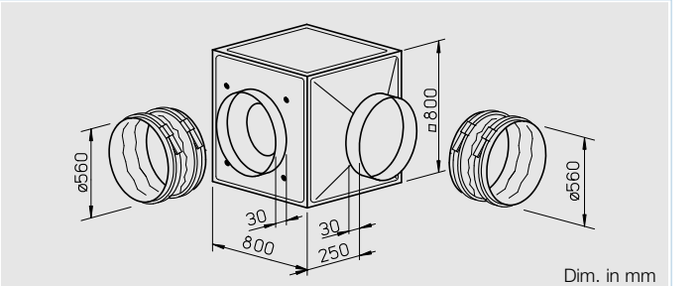
Ⓡ Centrifugal discharge



— centrifugal on both sides, free discharge



Dim. in mm



Dim. in mm

■ Special features of type GB.. T120

- Designed for moving dirty, humid and hot air volumes up to max. 120° C.
- Motor located outside of air flow.
- Temperature insulated partition panel between motor and impeller, lined with 20 mm thick, flame-retardant mineral wool.
- Easily accessible motor and impeller unit, removable without disassembling the system components.
- Inspection cover with handle, simply remove for cleaning and maintenance.
- Condensate collector with condensate spigot included in delivery. Drill hole for rain drainage (accessories) for outdoor installation is prepared.

□ Assembly of types GB.. T120

Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via the discharge adapter. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Feature

□ Assembly of types GB..

Arbitrary installation position and flexible assembly by five possible discharge directions via the discharge adapter. For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Specification of both types

□ Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulting and flame-retardant mineral wool.
Intake cone for ideal inflow as well as spigot and flexible sleeve (for the respective max. permissible air flow temperature) for duct connection. With discharge adapter (from square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

□ Impeller

Smooth running backward curved aluminium centrifugal impeller highly efficient and direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

□ Motor

Maintenance-free external rotor motor or IEC-standard motor protected to IP 44 or 54. With ball bearings and radio suppressed as standard.

□ Electrical connection

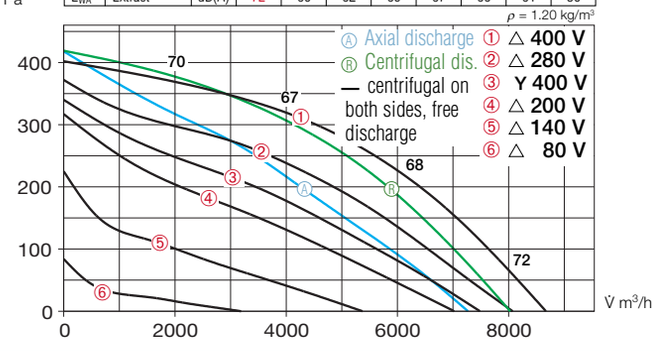
Standard terminal box (IP 54) fitted on the motor; with GB.. T120 fitted on the motor support plate.

Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller with motor protect. unit Type	Ref. No.	5 step transformer controller without motor protect. unit Type	Ref. No.	Full motor protection unit using the thermal contacts Type	Ref. No.
		V̇ m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg						
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 560/6/6	5522	7800/8640	690/870	35	0.51/0.80	0.90/1.90	1.90	867	60	60	80	**RDS 4**	1316	**TSD 3.0**	1502	**M4**[1)]	1571
GBD 560/4/4	5521	11500/12590	1110/1350	44	1.70/2.50	2.80/4.80	4.90	867	55	45	90	**RDS 7**	1578	**TSD 7.0**	1504	**M4**[1)]	1571
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 560/4/4 T120	5778	11520/12300	1250/1400	48	1.85/2.50	3.20/6.80	6.80	520	120	120	105	**RDS 7**	1578	**TSD 7.0**	1504	**M4**[1)]	1571

[1)] incl. operation and 2 speed switch

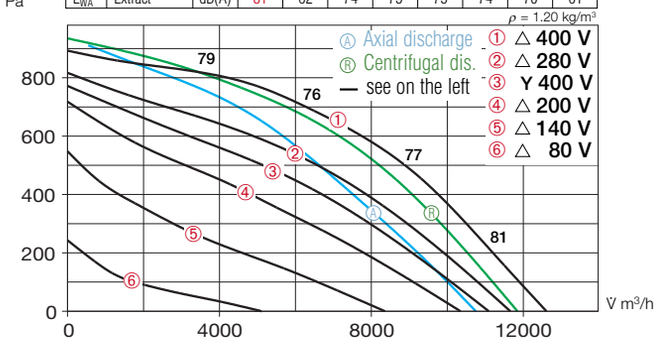
GBD 560/6/6

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	55	52	51	42	40	37	32	25
L_{WA}	Intake	dB(A)	68	51	53	63	64	61	53	43
L_{WA}	Extract	dB(A)	72	60	62	69	67	66	61	50



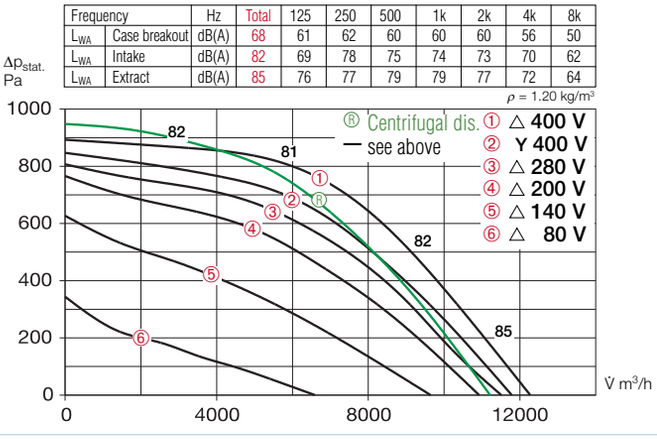
GBD 560/4/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	64	64	64	48	50	46	43	37
L_{WA}	Intake	dB(A)	77	57	66	69	74	70	64	55
L_{WA}	Extract	dB(A)	81	62	74	75	75	74	70	61



GBD 560/4/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	68	61	62	60	60	60	56	50
L_{WA}	Intake	dB(A)	82	69	78	75	74	73	70	62
L_{WA}	Extract	dB(A)	85	76	77	79	79	77	72	64



☐ Motor protection

Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

☐ Speed control

All types are speed controllable by voltage reduction using a transformer controller.
The 3-phase models can also be 2 speed controlled by star/delta switch (accessories DS 2 or full motor protection unit M 4). The duties at different speeds are given in the performance curve.

■ Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:
- sound level case breakout
- sound level intake
- sound level extract

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the
- case breakout level at 4 m (freefield conditions).

■ Accessories of both types

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

Wall bracket for wall mounting.
GB-WK 560 Ref. No. 5626

External weather louvers to cover exhaust opening.
GB-WSG 560 Ref. No. 5640

Outdoor cover hood for outdoor installation.
GB-WSD 560 Ref. No. 5749

On/Off and 2-speed switch for 3-phase star/delta motors.
DS 2 [2] Ref. No. 1351

[2] full motor protection unit recommended: MD Ref. No. 5849

☐ Information	Pages
Design of systems, acoustic	12 on
General techn. information, speed control	17 on

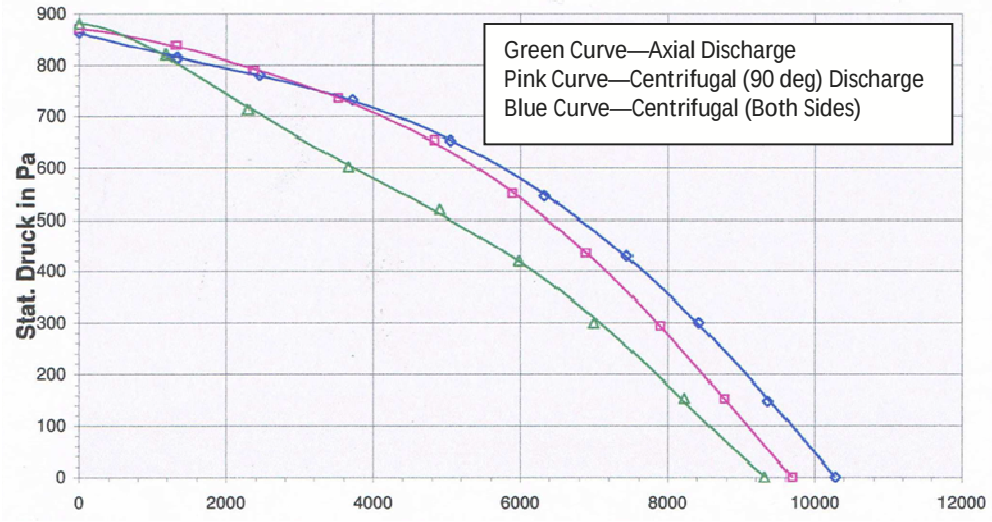
☐ Accessory-Details	Pages
Speed controller and full motor protection unit	397 on

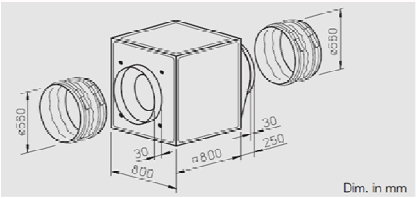
■ Specific accessories

☐ for types GB..
Condensate collector with condensate spigot for pipe connection.
GB-KW 560 Ref. No. 5645
(Condensate collector with condensate spigot included in delivery with GB.. T120).

☐ for types GB.. T120
Rain drainage for outdoor installation (drill holes for rain drainage is already prepared).
GB-RA Ref. No. 9418

GBW 560/4





$\Delta p_{stat.}$ Pa

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	64	64	64	48	50	46	43	37
L_{WA}	Intake	dB(A)	77	57	66	69	74	70	64	55
L_{WA}	Extract	dB(A)	81	62	74	75	75	74	70	61

Self supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel. Intake cone for ideal airflow, spigot and flexible connector for duct connection. With discharge adapter (square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks. Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via discharge adapter. Outdoor installation is possible using outdoor cover hood and external weather louvres (accessories).

Impeller:
Smooth running backward curved aluminium centrifugal impeller highly efficient and direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 - class 6.3

Motor:
Maintenance free external rotor motor or IEC standard motor protected to IP 44 and 54. With ball bearings and radio suppressed as standard.

Electrical Connection:
Standard terminal box (IP54) fitted on the motor support plate.

Motor Protection:
Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

Speed Control:
Speed controllable by voltage reduction using transformer controller.

Type	Ref. No.	R.P.M.	Sound Level	Motor power (nominal)	Current Full Load	Maximum air flow temp.	Nom. weight (net)	5 step trans. controller	
		min^{-1}	dB(A) at 4 m	kW	Amps	+°C	kg	Type	Ref.
GBW 560/4	5508	1370	44	2.0	8.7	60	90	TSW 10	1498

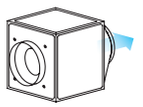
Volume Flow m3/s against static pressure

0	50	100	150	200	250	300	400	500	600	700	800
2.77	2.72	2.55	2.48	2.41	2.31	2.22	2.0	1.72	1.44	1.00	0.36

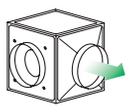
Type Ref.

Models GB..

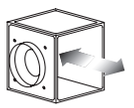
Arbitrary installation position and flexible assembly by five possible discharge directions.



Ⓐ Axial discharge



Ⓡ Centrifugal discharge

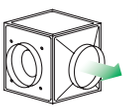


— centrifugal on both sides, free discharge

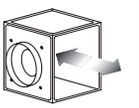
Models GB.. T120

NEW!

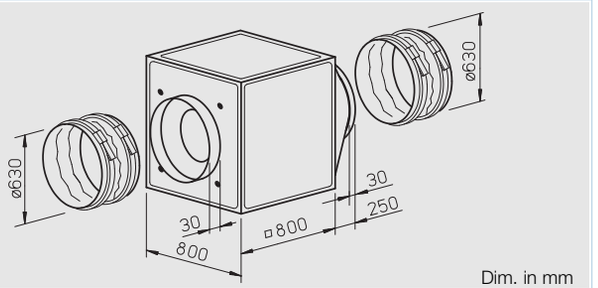
Designed for moving dirty, humid and hot air up to max. 120° C.



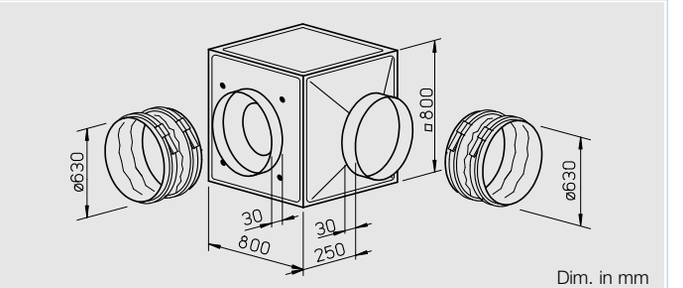
Ⓡ Centrifugal discharge



— centrifugal on both sides, free discharge



Dim. in mm



Dim. in mm

■ Special features of type GB.. T120

- Designed for moving dirty, humid and hot air volumes up to max. 120° C.
- Motor located outside of air flow.
- Temperature insulated partition panel between motor and impeller, lined with 20 mm thick, flame-retardant mineral wool.
- Easily accessible motor and impeller unit, removable without disassembling the system components.
- Inspection cover with handle, simply remove for cleaning and maintenance.
- Condensate collector with condensate spigot included in delivery. Drill hole for rain drainage (accessories) for outdoor installation is prepared.

□ Assembly of types GB.. T120

Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via the discharge adapter. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Feature

□ Assembly of types GB..

Arbitrary installation position and flexible assembly by five possible discharge directions via the discharge adapter. For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Specification of both types

□ Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulting and flame-retardant mineral wool. Intake cone for ideal inflow as well as spigot and flexible sleeve (for the respective max. permissible air flow temperature) for duct connection. With discharge adapter (from square into circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

□ Impeller

Smooth running backward curved aluminium centrifugal impeller highly efficient and direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

□ Motor

Maintenance-free external rotor motor or IEC-standard motor protected to IP 44 or 54. With ball bearings and radio suppressed as standard.

□ Electrical connection

Standard terminal box (IP 54) fitted on the motor; with GB.. T120 fitted on the motor support plate.

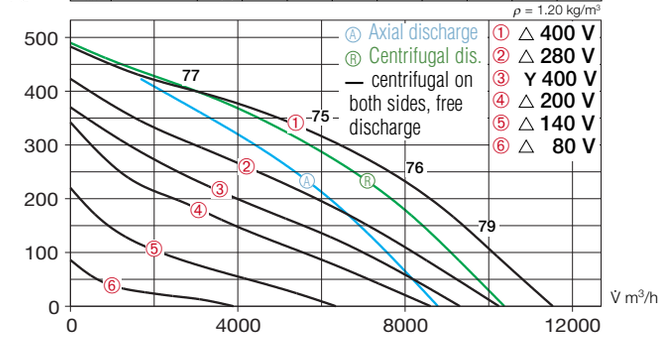
Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller with motor protect. unit	Ref. No.	5 step transformer controller without motor protect. unit	Ref. No.	Full motor protection unit using the thermal contacts	Ref. No.
		V m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg	Type		Type		Type	
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 630/6/6	5524	9700/11490	630/820	43	0.76/1.35	1.50/2.40	2.40	867	60	60	103	**RDS 4**	1316	**TSD 5.5**	1503	**M4**[1)]	1571
GBD 630/4/4	5523	13500/14950	1120/1380	48	2.55/3.65	4.50/6.60	7.90	867	75	50	105	**RDS 11**	1332	**TSD 11.0**	1513	**M4**[1)]	1571
3 Phase motor, 400 V / 3 ph. /, 50 Hz, protection to IP 54												frequency inverter / sinusoidal filter					
GBD 630/4 T120	5779	14000	1445	53	4.40	8.10	–	776	120	120	131	**FUG 12**	6109 /	**FU-SF 16**	6117	–	–

[1)] incl. operation and 2 speed switch

GBD 630/6/6

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	63	60	59	50	48	45	40	33
L_{WA}	Intake	dB(A)	76	59	61	71	72	69	61	51
L_{WA}	Extract	dB(A)	80	68	72	77	75	74	69	58

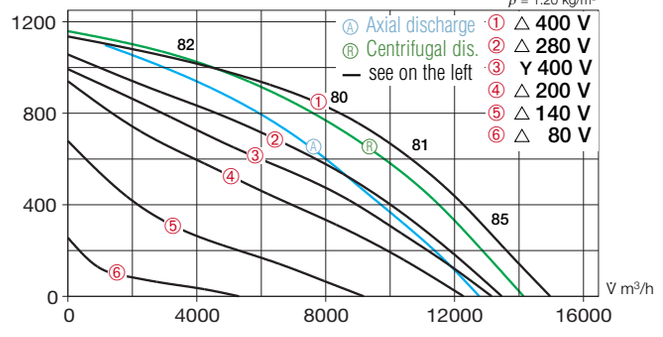
ρ = 1.20 kg/m³



GBD 630/4/4

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	68	68	68	52	54	50	47	41
L_{WA}	Intake	dB(A)	81	61	70	73	78	74	68	59
L_{WA}	Extract	dB(A)	85	66	77	79	79	78	74	65

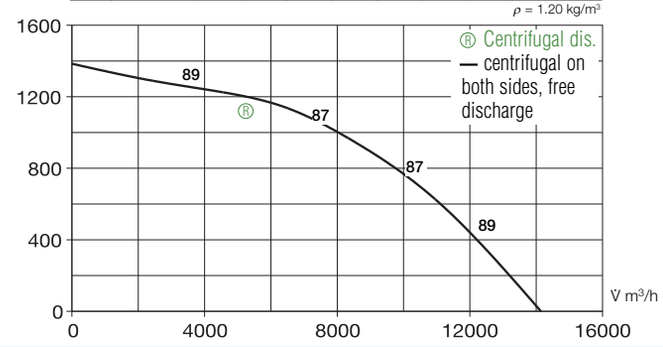
ρ = 1.20 kg/m³



GBD 630/4 T120

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	73	66	67	65	65	65	61	55
L_{WA}	Intake	dB(A)	87	74	83	80	79	78	75	67
L_{WA}	Extract	dB(A)	90	81	82	84	84	82	77	69

ρ = 1.20 kg/m³



☐ Motor protection

Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

☐ Speed control

All types (except GB 630/4 T120) are speed controllable by voltage reduction using a transformer controller. The 3-phase models can also be 2 speed controlled by star/delta switch (accessories DS 2 or full motor protection unit M 4). The duties at different speeds are given in the performance curve.
Type GBD 630/4 T120 is exclusively controllable by frequency inverter

■ Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:
- sound level case breakout
- sound level intake
- sound level extract

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the
- case breakout level at 4 m (freefield conditions).

■ Accessories of both types

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

Wall bracket for wall mounting.
GB-WK 630 Ref. No. 5626

External weather louvers to cover exhaust opening.
GB-WSG 630 Ref. No. 5640

Outdoor cover hood for outdoor installation.
GB-WSD 630 Ref. No. 5749

☐ Information	Pages
Design of systems, acoustic	12 on
General techn. information, speed control	17 on

☐ Accessory-Details	Pages
Speed controller and full motor protection unit	397 on

■ Specific accessories

☐ for types GB..

Condensate collector with condensate spigot for pipe connection.
GB-KW 630 Ref. No. 5645
(Condensate collector with condensate spigot included in delivery with GB.. T120).

On/Off and 2-speed switch for 3-phase star/delta motors.
DS 2 [2] Ref. No. 1351

☐ for types GB.. T120

Rain drainage for outdoor installation (drill holes for rain drainage is already prepared).
GB-RA Ref. No. 9418

[2] full motor protection unit recommended: MD Ref. No. 5849

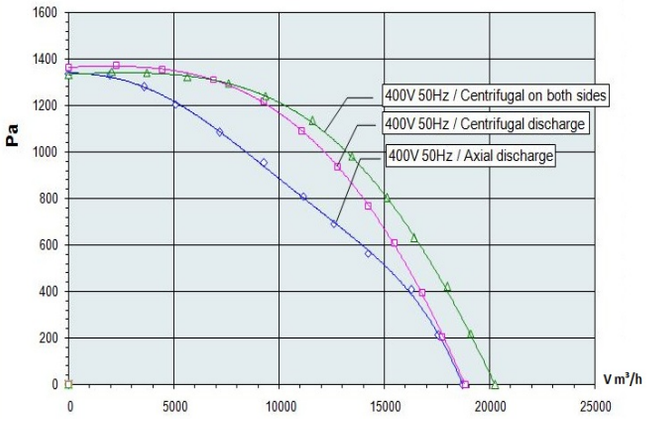
Models GB..

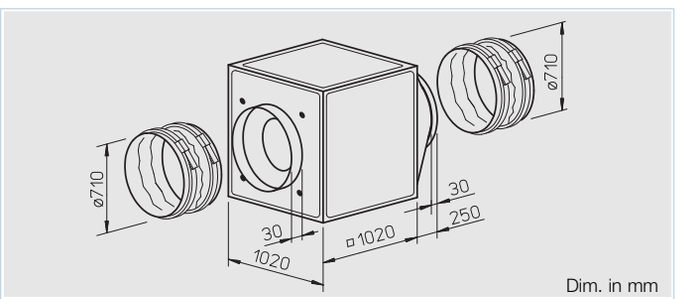
Ⓐ Axial discharge

Ⓡ Centrifugal discharge

— centrifugal on both sides, free discharge

GBD 710/4/4





■ Specification

■ Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulting and flame-retardant mineral wool. Intake cone for ideal inflow as well as spigot and flexible sleeve for duct connection. With discharge adapter (from square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

□ Impeller

Smooth running backward curved aluminium centrifugal impeller highly efficient and direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

□ Motor

Maintenance-free and speed controllable external rotor motor, protection to IP 44. With ball bearings and radio suppressed as standard.

□ Electrical connection

Terminal box fitted on the motor as standard, protection to IP 54.

□ Motor protection

Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

□ Speed control

All models are speed controllable using an **Inverter drive**.

□ Assembly

Arbitrary installation position and flexible assembly by five possible discharge directions of the discharge adapter. For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

■ Accessories

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

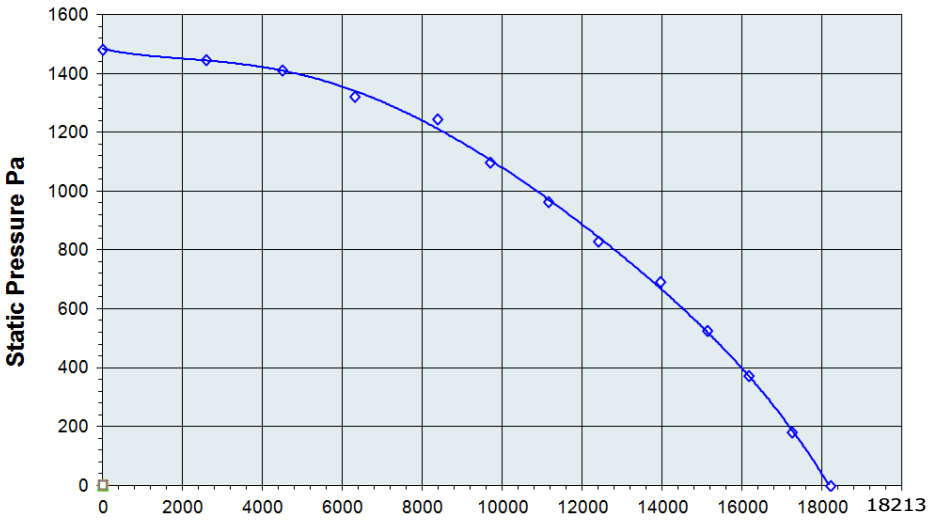
External weather louvers to cover exhaust opening.
GB-WSG 710 Ref. No. 5641

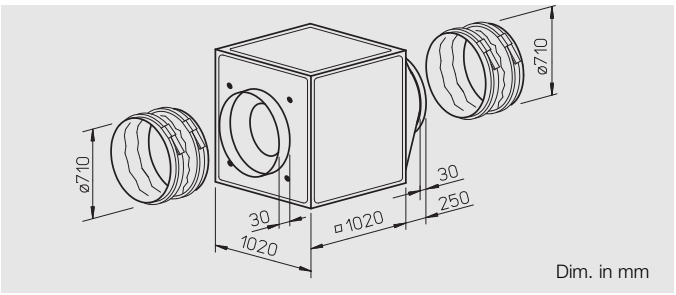
Outdoor cover hood for outdoor installation.
GB-WSD 710 Ref. No. 5750

Condensate collector with condensate spigot for pipe connection.
GB-KW 710 Ref. No. 5646

Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	**Inverter** controller **Type**	Ref.	Full motor protection unit using the thermal contacts **Type**	Ref. No.
		V̇ m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg				
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△															
GBD 710/4/4	5529	20285	1465	TBC	5.5	9.9	10.2	TBC	50	50	167	5.5kW IP55	131B5488	-	

GBD 710/4/4 T120

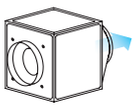




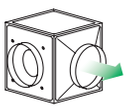
Designed for moving dirty, humid and hot air volumes up to max. 120 C. Motor located outside of air flow. Temperature insulated partition panel between motor and impeller, lined with 20mm thick, flame retardant mineral wool. Condensate collector with condensate spigot included in delivery. Drill hole for rain drainage (accessories) for outdoor installation is prepared. Self supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel. Intake cone for ideal airflow, spigot and flexible connector for duct connection. With discharge adapter (square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.
Installation must be carried out with condensation discharge showing downward. Flexible assembly by three possible centrifugal discharge directions via discharge adapter. Outdoor installation is possible using outdoor cover hood and external weather louvres (accessories).
Impeller: Smooth running backward curved aluminium centrifugal impeller highly efficient and direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 - class 6.3
Motor: Maintenance free external rotor motor or IEC standard motor protected to IP 44 and 54. With ball bearings and radio suppressed as standard.
Electrical Connection: Standard terminal box (IP54) fitted on the motor support plate.
Motor Protection: Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

Type Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	**Inverter** controller Type Ref.	Full motor protection unit using the thermal contacts Type Ref. No.
	V m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg		
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△												
GBD 710/4 T120 5756	20285	1465	TBC	5.5	9.9	10.2	TBC	120	120	167	5.5kW IP55 131B5488	-

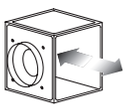
Models GB..



Ⓐ Axial discharge



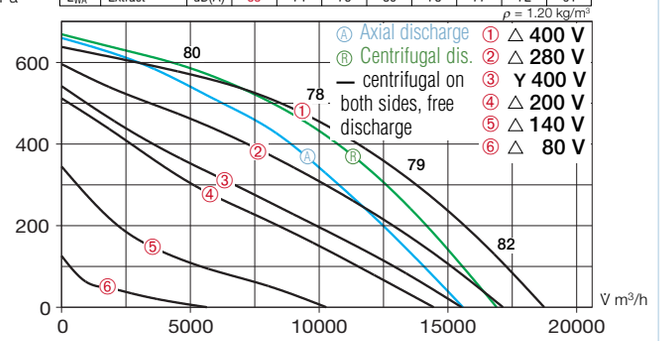
Ⓡ Centrifugal discharge

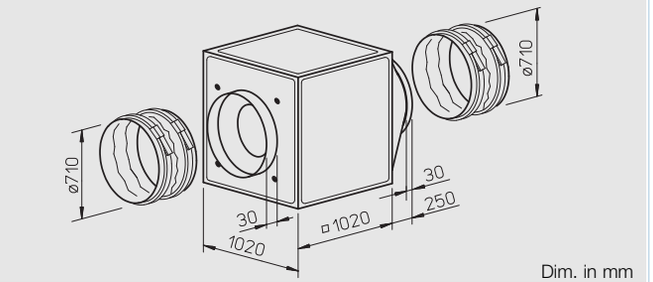


— centrifugal on both sides, free discharge

GBD 710/6/6

Frequency		Hz	Total	125	250	500	1k	2k	4k	8k
L_{WA}	Case breakout	dB(A)	66	63	62	53	51	48	43	36
L_{WA}	Intake	dB(A)	79	62	64	74	75	72	64	54
L_{WA}	Extract	dB(A)	83	71	75	80	78	77	72	61





Dim. in mm

Information	Pages
Design of systems, acoustic	12 on
General techn. information, speed control	17 on

Accessory-Details	Pages
Speed controller and full motor protection unit	397 on

Specification

Casing

Self-supporting frame construction from aluminium hollow profiles. Double-walled side panels from galvanised sheet steel, lined with 20 mm thick temperature insulting and flame-retardant mineral wool. Intake cone for ideal inflow as well as spigot and flexible sleeve for duct connection. With discharge adapter (from square to circular) on the pressure side for low-loss discharge and flexible sleeve to reduce vibration transmission. Simple positioning by standard crane hooks.

Impeller

Smooth running backward curved aluminium centrifugal impeller highly efficient and direct driven. Energy efficient with a low noise development. Dynamically balanced together with the motor to DIN ISO 1940 Pt.1 – class 6.3.

Motor

Maintenance-free and speed controllable external rotor motor, protection to IP 44. With ball bearings and radio suppressed as standard.

Electrical connection

Terminal box fitted on the motor as standard, protection to IP 54.

Motor protection

Motors have thermal contacts wired to the terminal block and must be connected to a motor protection unit.

Speed control

All models are speed controllable using a transformer controller for voltage reduction.
The 3 ph.-models can also be operated on two speeds using a Y/△ switch DS 2 or a full motor protection unit M4. The voltage steps are given in the performance curve.

Assembly

Arbitrary installation position and flexible assembly by five possible discharge directions of the discharge adapter. For wall mounting the wall bracket (accessories) has to be used. Outdoor installation is possible using outdoor cover hood and external weather louvers (accessories).

Sound levels

Total sound power levels and the spectrum figures in dB(A) are given for:
- sound level case breakout
- sound level intake
- sound level extract

in the tables above the performance curve. Beside, the sound power level (on intake) is stated over the rated characteristic curve. In the table below you can also find the
- case breakout level at 4 m (freefield conditions).

Accessories

Anti vibration mounts for installation indoors. Set of 4.
SDD-U Ref. No. 5627

External weather louvers to cover exhaust opening.
GB-WSG 710 Ref. No. 5641

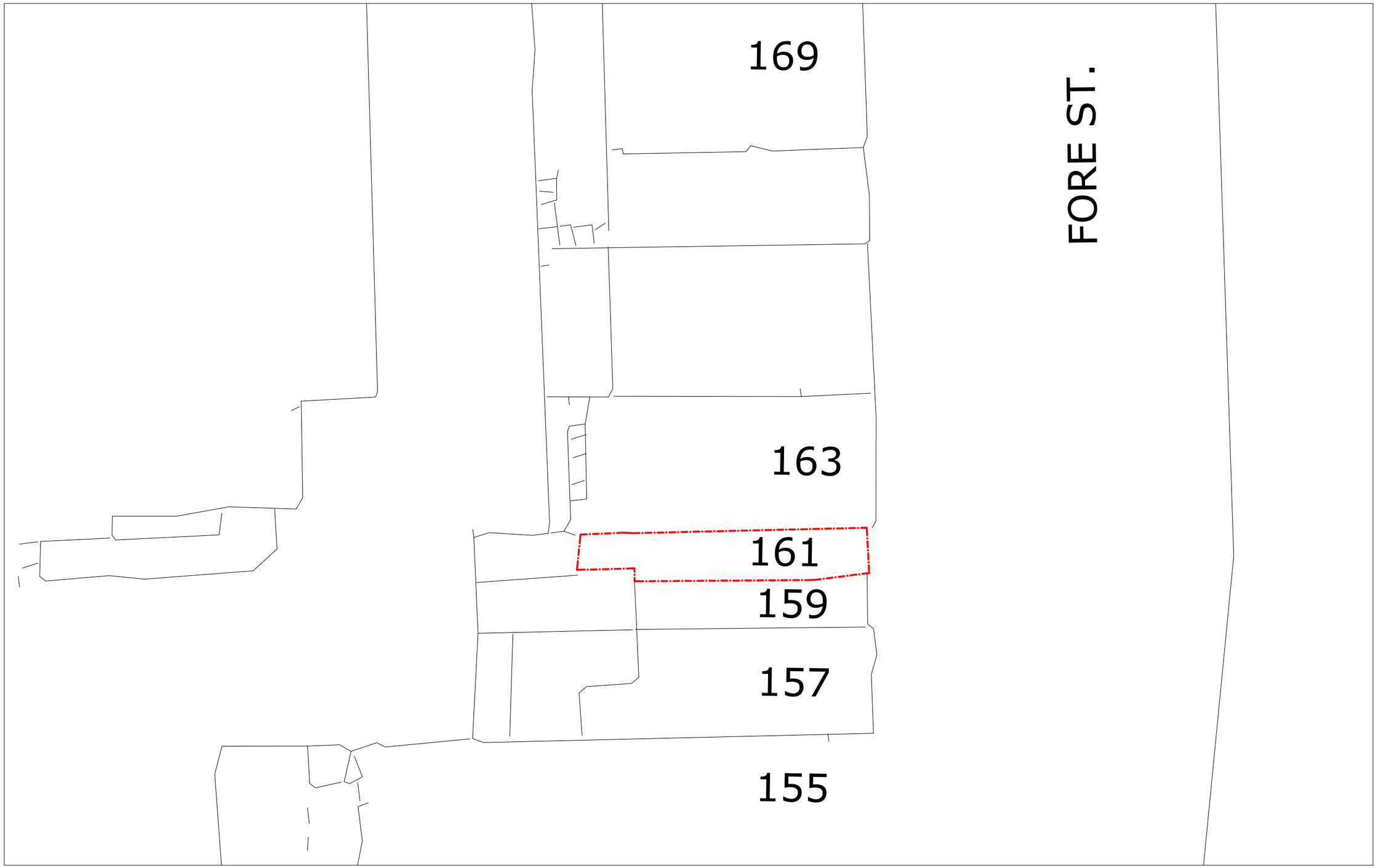
Outdoor cover hood for outdoor installation.
GB-WSD 710 Ref. No. 5750

Condensate collector with condensate spigot for pipe connection.
GB-KW 710 Ref. No. 5646

On/Off and 2-speed switch for 3-phase star/delta motors.
DS 2[2] Ref. No. 1351

Type	Ref. No.	Air flow volume (FID)	R.P.M.	Sound press. level case breakout	Motor power (nominal)	Current full load	Current speed controlled	Wiring diagram	Maximum air flow temperature full load	Maximum air flow temperature controlled	Nominal weight (net)	5 step transformer controller with motor protect. unit Type	Ref. No.	5 step transformer controller without motor protect. unit Type	Ref. No.	Full motor protection unit using the thermal contacts Type	Ref. No.
		V̇ m³/h	min⁻¹	dB(A) at 4 m	kW	A	A	Nr.	+°C	+°C	kg						
2 speed motor, 3 Phase motor, 400 V / 3 ph. / 50 Hz, Y/△-wiring, protection to IP 54																	
GBD 710/6/6	5525	16500/18700	690/890	46	1.55/2.45	2.90/4.70	4.70	867	50	50	157	**RDS 7**	1578	**TSD 7.0**	1504	**M4**[1]	1571

[1] incl. operation and 2 speed switch [2] required full motor protection unit: model MD, Ref. No. 5849



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Scale (@ A3) 1 : 200

1m 2 4 6 8 10

Drawn By	IE	PROJECT STATUS	PLANNING	PROJECT	161 FORE STREET, EDMONTON, N18 2XB	SHEET	BLOCK PLAN	DRAWING NUMBER	P107	REV
Checked By	KK		BLOCK PLAN			JOB No.	22.011	DATE	25/02/22	

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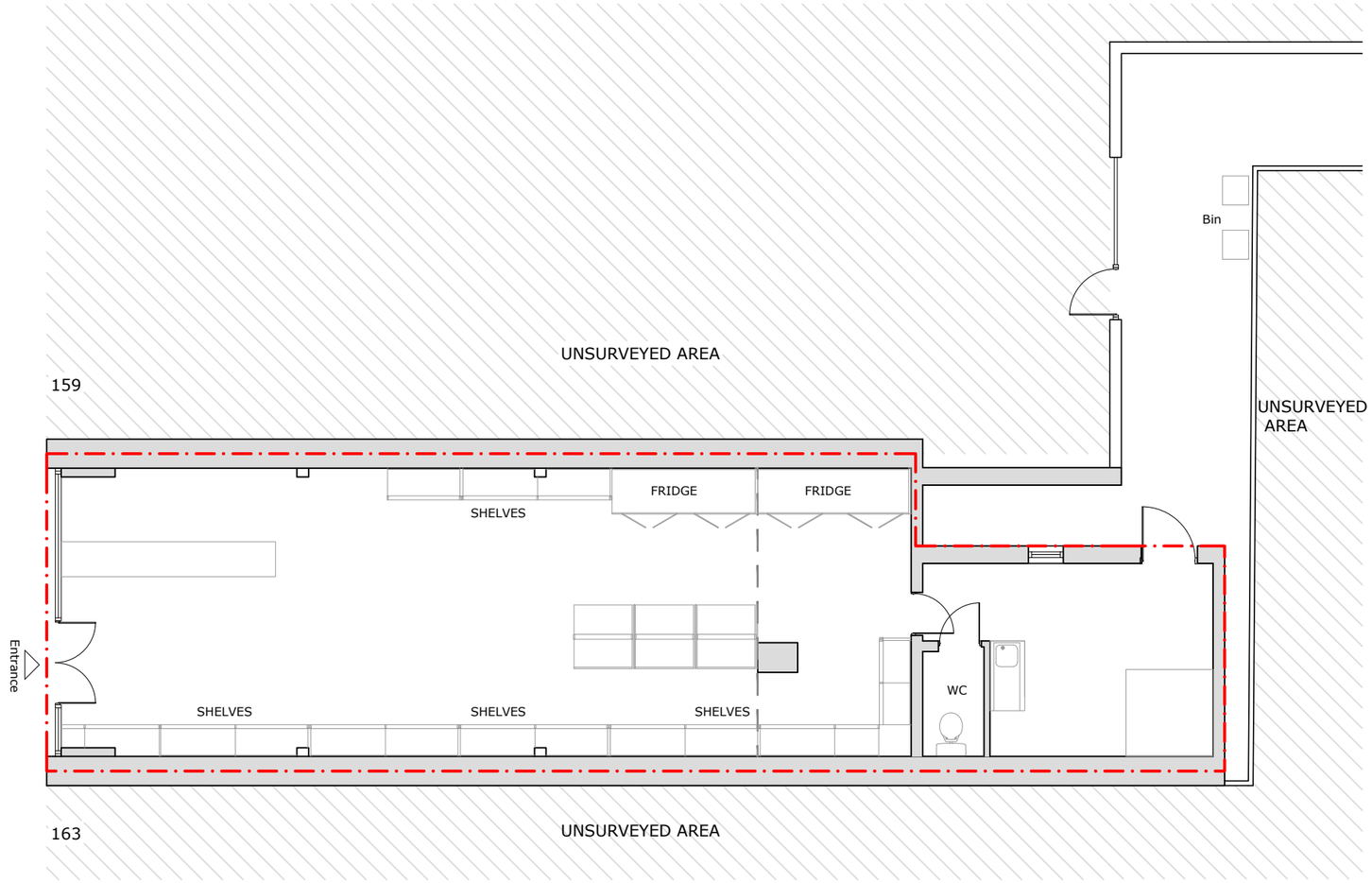

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Scale (@ A3) 1 : 100

0.5m 1 2 3 4 5

Drawn By	IE	PROJECT STATUS	PLANNING	PROJECT	161 FORE STREET, EDMONTON, N18 2XB	SHEET	PLANS	DRAWING NUMBER	P100	REV
Checked By	KK		EXISTING GROUND FLOOR PLAN			JOB No.	22.011	DATE	25/02/22	

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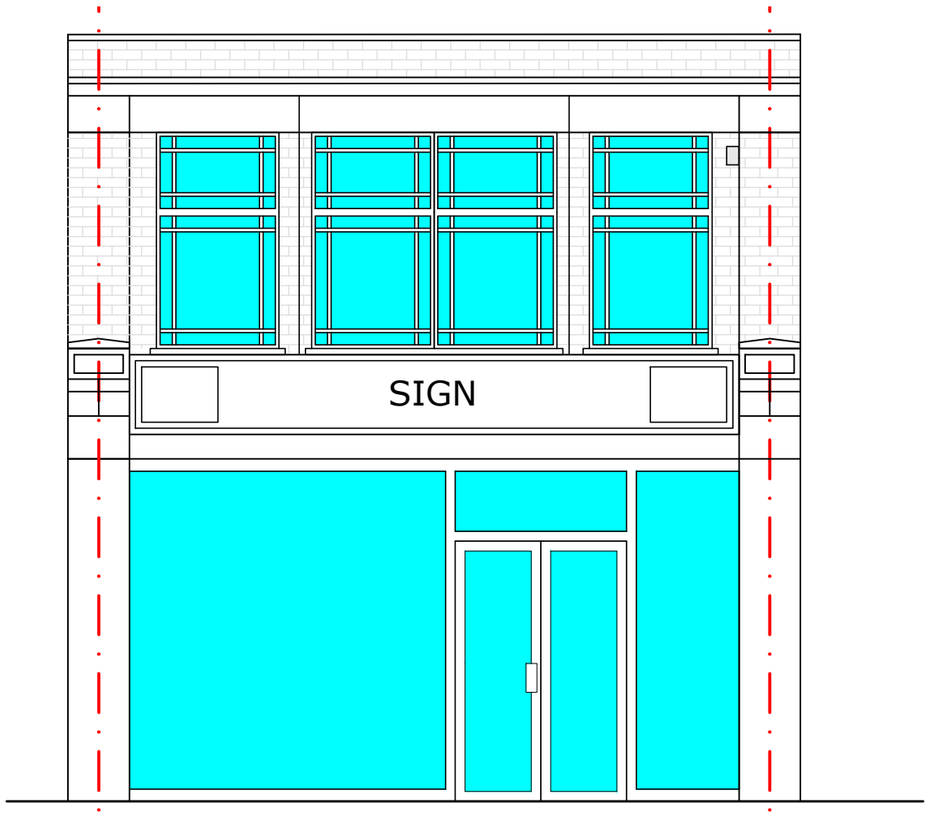
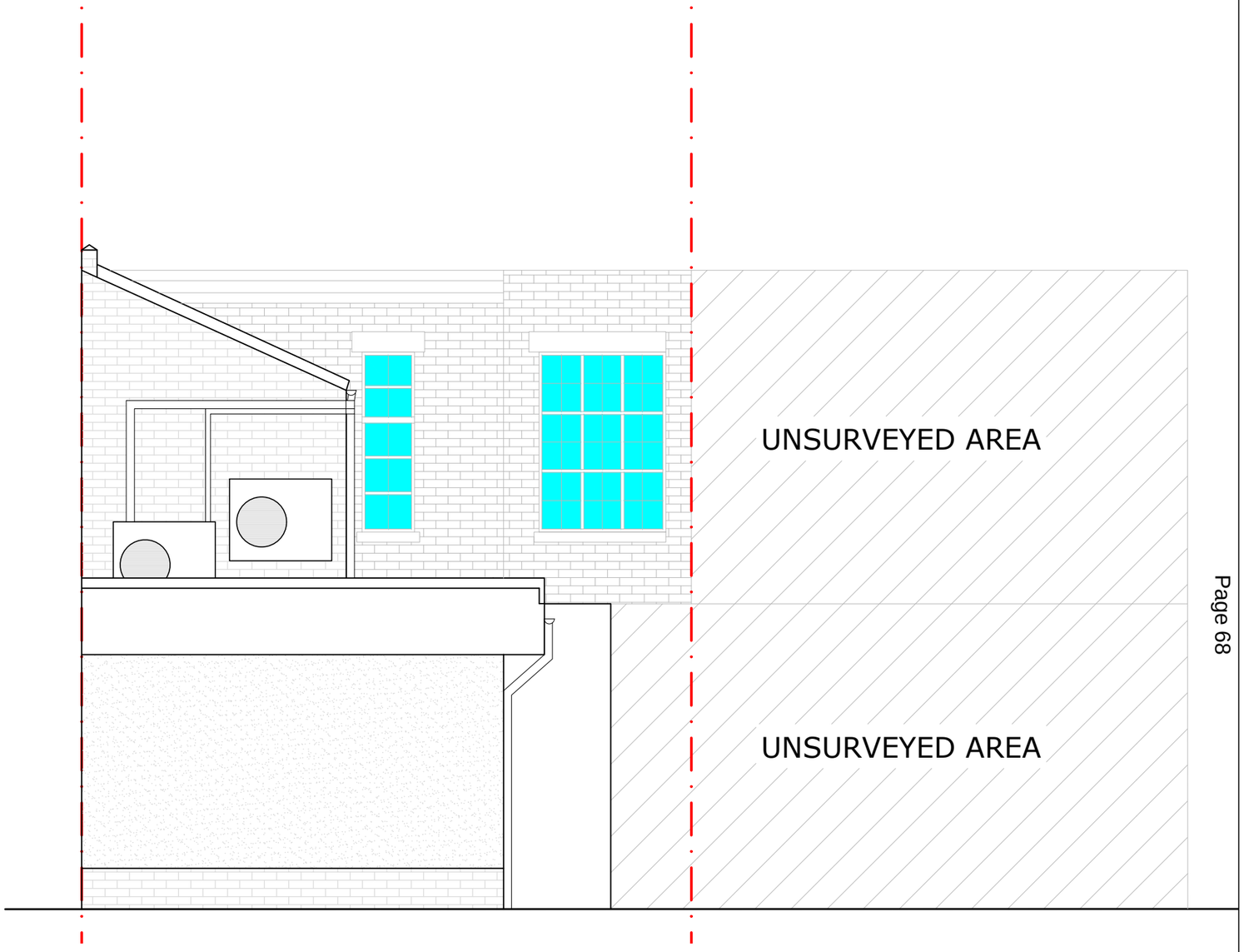


EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

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Scale (@ A3) 1 : 50

0.25m 0.5 1 1.5 2 2.5

Drawn By	IE	PROJECT STATUS	PLANNING	PROJECT	161 FORE STREET, EDMONTON, N18 2XB	SHEET	ELEVATIONS	DRAWING NUMBER	P101	REV	
Checked By	KK		EXISTING ELEVATIONS			JOB No.	22.011	DATE	25/02/22		

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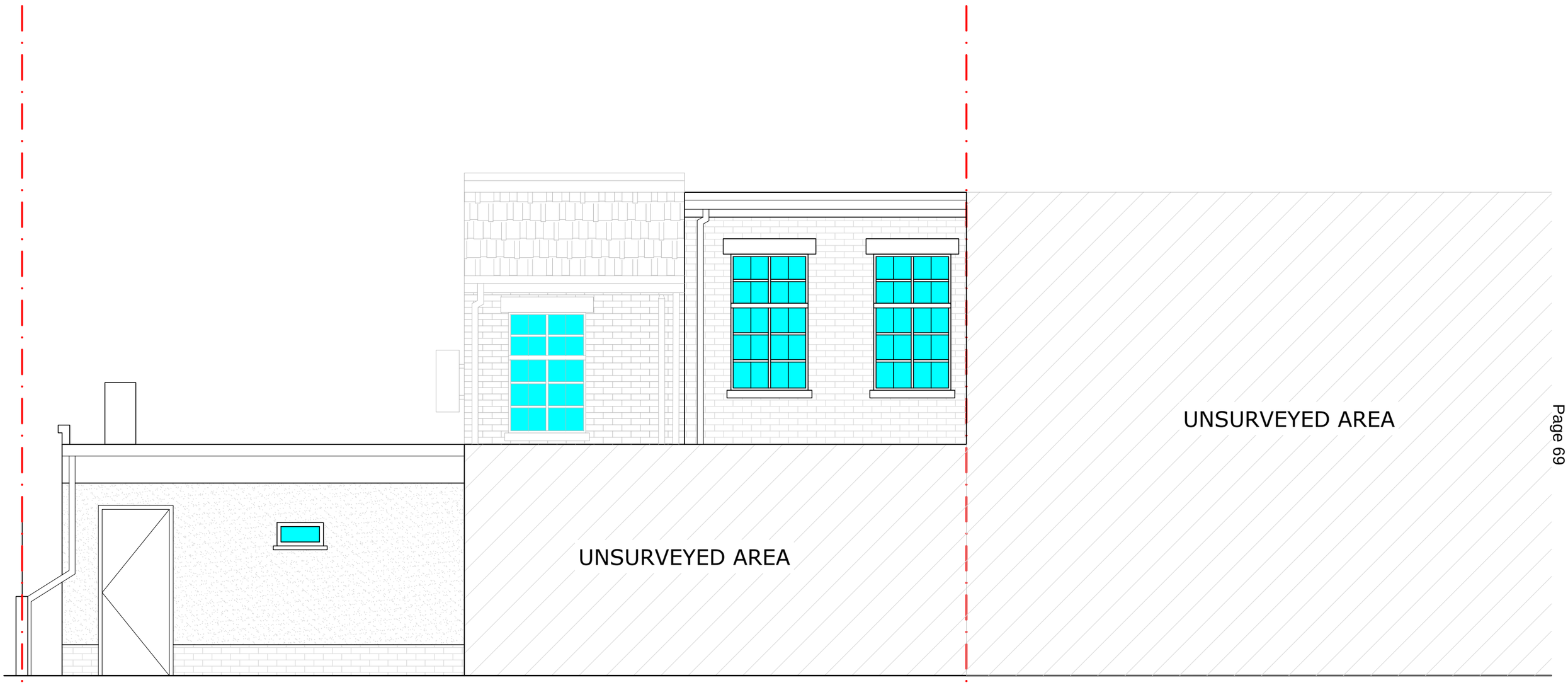

EXISTING SIDE ELEVATION

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Scale (@ A3) 1 : 50

0.25m 0.5 1 1.5 2 2.5

Drawn By	IE	PROJECT STATUS	PLANNING	PROJECT	161 FORE STREET, EDMONTON, N18 2XB	SHEET	ELEVATIONS	DRAWING NUMBER	P102	REV
Checked By	KK		EXISTING ELEVATION			JOB No.	22.011	DATE	25/02/22	

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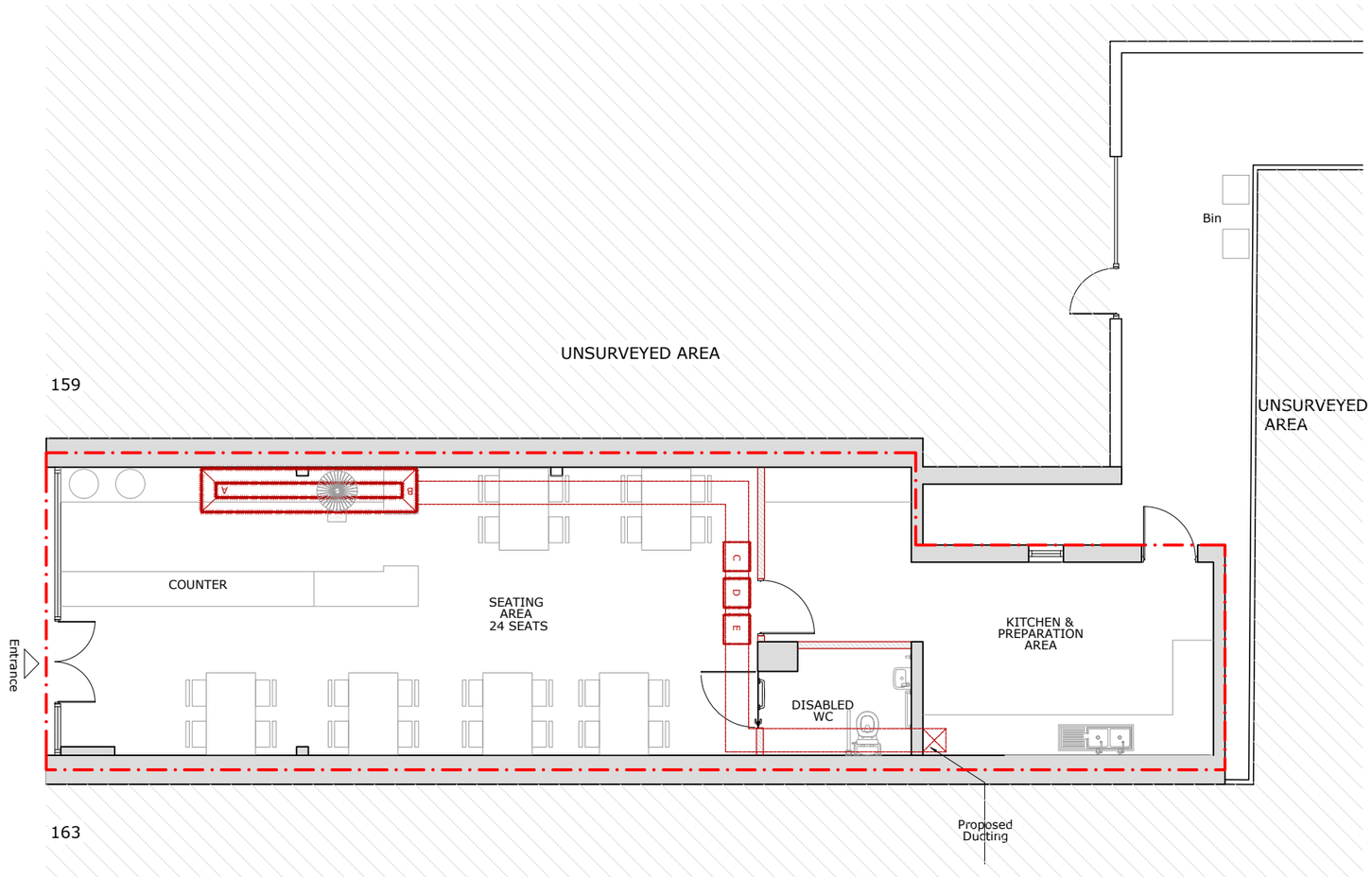

SCHEMATIC DIAGRAM OF A KITCHEN VENTILATION SYSTEM LEGEND

A. COOKING AREA

B. CANOPY
GFBE JASUN BAFFLE GREASE FILTERS CODE:GFBEx-1818
SIZE:445X445X45MM.
RATED AIRFLOW M3/HR :1069 FILTERS TO BE INSTALLED AT ANGLE OF NOT LESS THAN 45° AT FROM HORIZONTAL

C. ACTIVATED CARBON FILTERS
WIRE MESH SUPPORTED PLEATED SYNTHETIC MEDIA (EU4)
PREFILTER MUST BE REPLACED EVERY 2-4 WEEKS

D. FAN/ MOTOR UNIT
MODEL NO : GBW500.1.1
HELIOS CENTRIFUGAL FAN

E. SOUND ATTENUATORS

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Scale (@ A3) 1 : 100
0.5m 1 2 3 4 5

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Checked By	KK		PROPOSED GROUND FLOOR PLAN			JOB No.	22.011	DATE	25/02/22	

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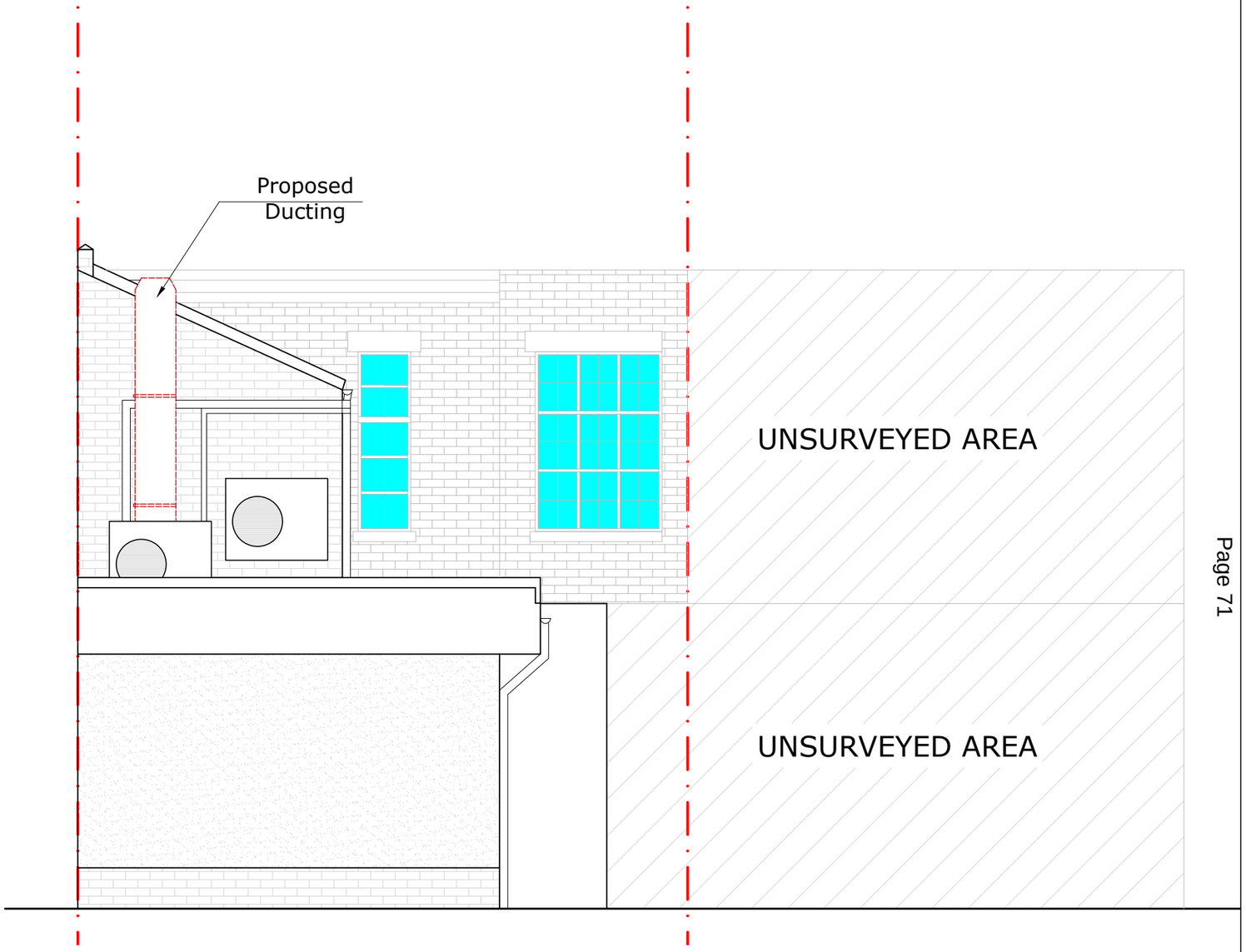
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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Scale (@ A3) 1 : 50

0.25m 0.5 1 1.5 2 2.5

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Checked By	KK		PROPOSED ELEVATIONS			JOB No.	22.011	DATE	25/02/22	

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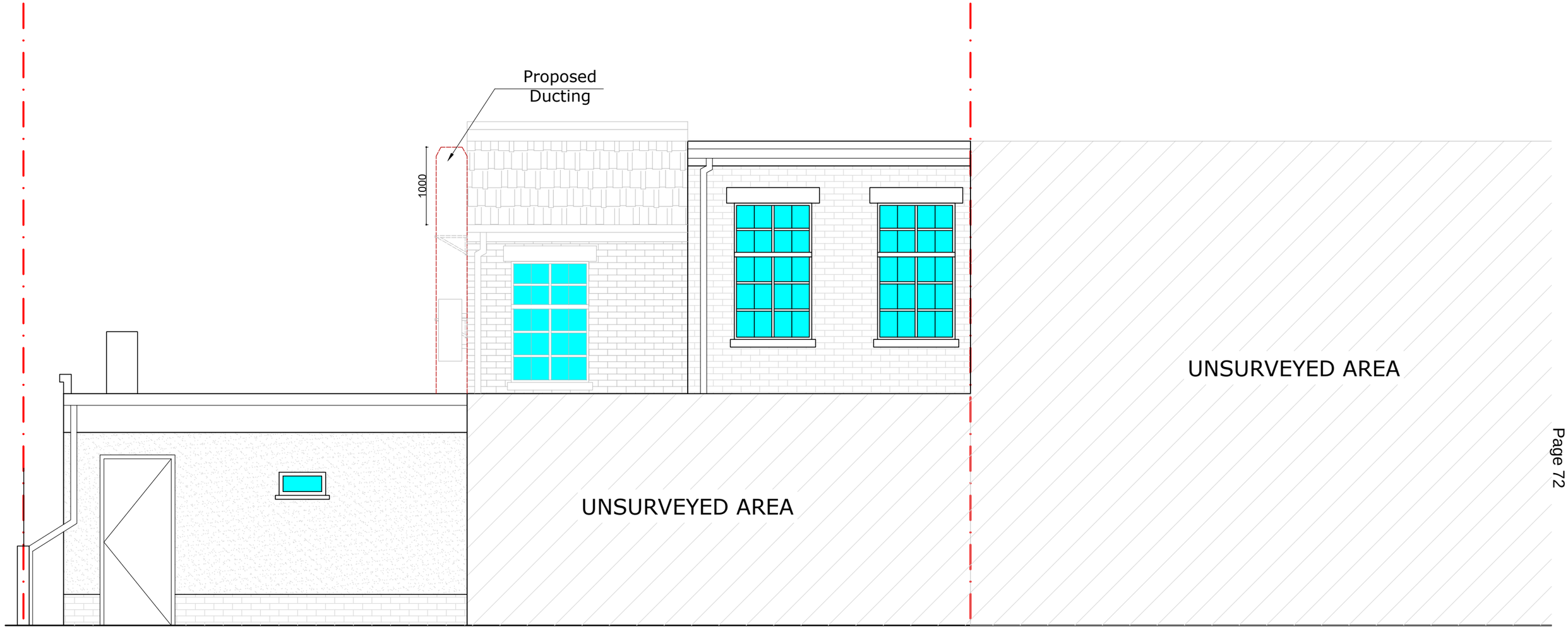

PROPOSED SIDE ELEVATION

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Scale (@ A3) 1 : 50

0.25m 0.5 1 1.5 2 2.5

Drawn By	IE	PROJECT STATUS	PLANNING	PROJECT	161 FORE STREET, EDMONTON, N18 2XB	SHEET	ELEVATIONS	DRAWING NUMBER	P105	REV
Checked By	KK		PROPOSED ELEVATION			JOB No.	22.011	DATE	25/02/22	

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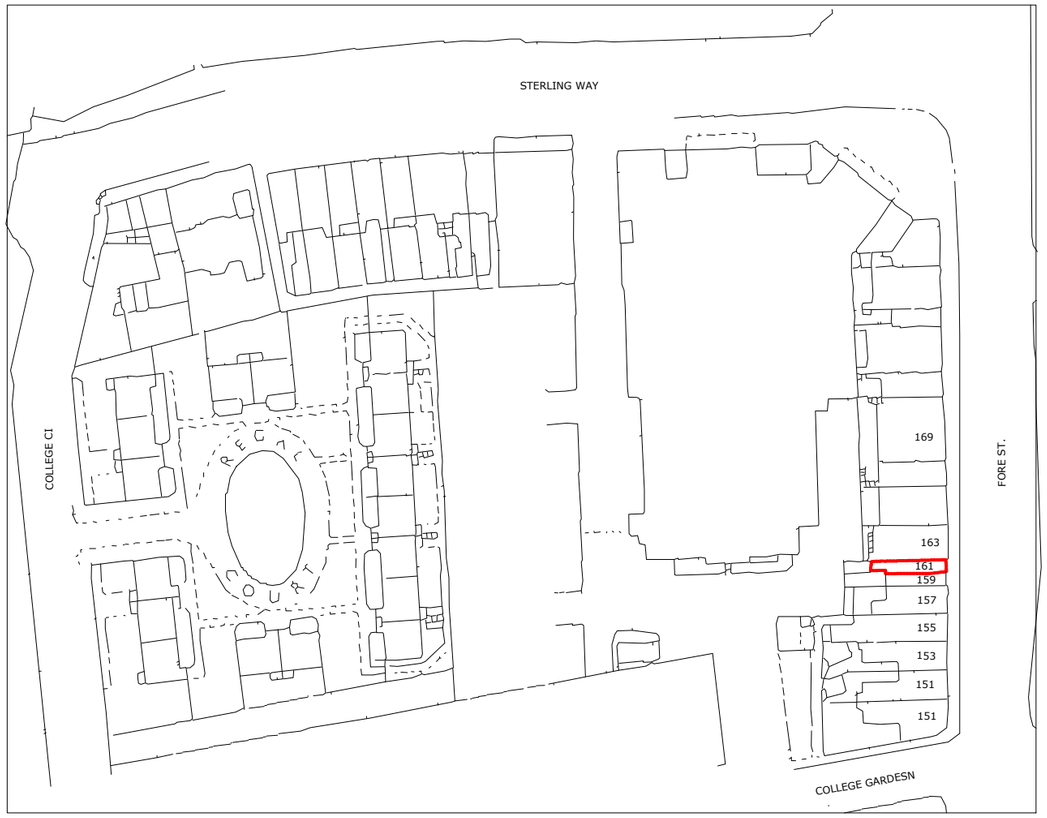

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Scale (@ A3) 1 : 1250

0 12.5 25 37.5 50

Drawn By	IE	PROJECT STATUS	PLANNING	PROJECT	161 FORE STREET, EDMONTON, N18 2XB	SHEET	LOCATION PLAN	DRAWING NUMBER	P106	REV
Checked By	KK		LOCATION PLAN			JOB No.	22.011	DATE	25/02/22	

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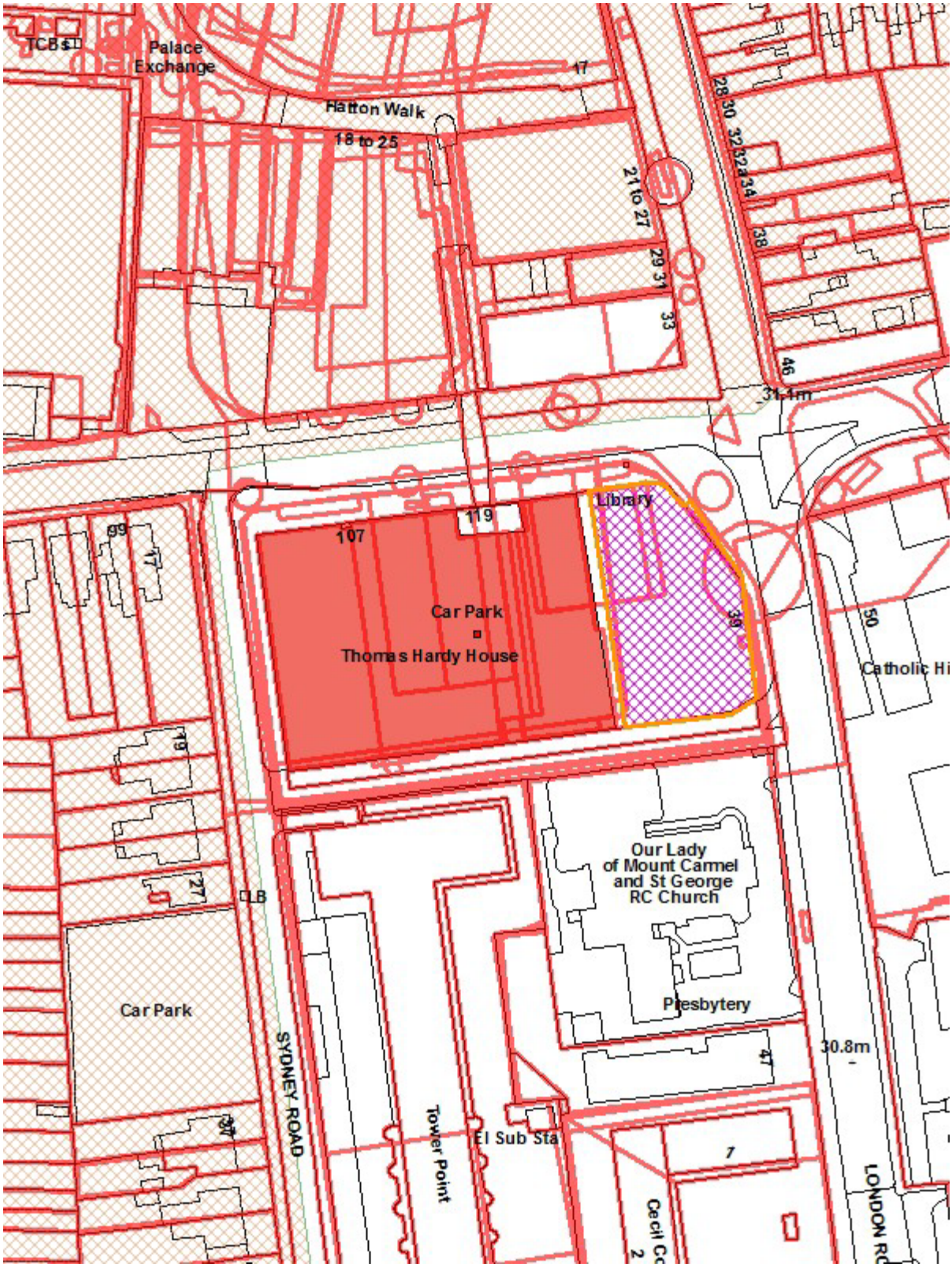
LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE	**Date:** 6th September 2022	
Report of: Head of Planning – Vincent Lacovara	**Contact Officer:** Andy Higham David Gittens Tel No: 020 8132 0870	**Ward:** Grange Park
Application Number: 22/01189/VAR	**Category**: Major	
LOCATION: Thomas Hardy House 39 London Road Enfield EN2 6DS		
PROPOSAL: Variation of condition 02 of application 21/00754/RE4 to allow relocation of main entrance, alterations to fenestrations and external seating.		
Applicant Name & Address: Helen Finnemore London Borough of Enfield Civic Centre Silver Street Enfield EN1 3XA	**Agent Name & Address**: Mr Mike Ibbott tp bennett LLP One America Street London SE1 0NE	
RECOMMENDATION: 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. 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: 21/00754/RE4 **LOCATION: Thomas Hardy House, 39 London Road, Enfield, EN2 6DS**



ENFIELD Council

Scale 1:1250

North

1. Note for Members

1.1 The application is reported to Planning Committee for determination in accordance with the scheme of delegation because the application site is both Council owned and is classed as a "major" planning application.

2. Recommendation

2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission be GRANTED and the proposed drawings be substituted into condition 2 of the previously approved decision for 21/00754/RE4 subject to the original conditions that remain in force or have not yet been discharged as follows.

1. Time Limited Permission
2. Approved Plans (as amended)
3. Materials to Match
4. Acoustic Report / Noise Levels of Plant (discharged dated 25 January 2022)
5. Cycle Parking Provision
6. Energy
7. Travel Management Plan
8. Construction Management Plan (discharged dated 11 March 2022)

2.2 That the Head of Development Management be granted delegated authority to ensure they reflect any issues raised by Planning Committee and / or any reported updates to the meeting/ to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

3. Executive Summary

3.1 Planning permission was obtained in 2021 for changes to Thomas Hardy House. These changes involved the change of use of part of the ground and first floor from community (Class F1) to office (Class E) use with associated external alterations at ground and first floor levels, cycle parking and replacement roof level plant.

3.2 Condition 2 of this approval (ref: 21/00754/RE4) confirmed the approved drawings in respect of the application. This application is now made to amend the list of approved drawings in order to facilitate some minor changes to the approved scheme. The key changes involved are the relocation of the main entrance, alterations to the fenestrations and the provision of external seating.

3.3 The reasons for recommending approval of this application are:

- The proposed changes to the approved scheme would allow the scheme to continue to contribute positively to the aims of the original proposal, which was to provide a suitable replacement community facility that maintains public provision and accessibility;
- The proposed changes to the approved scheme would not cause harm to the vitality and viability of the Major Centre of the borough and would not result in any harm to the character and appearance of the wider area and the adjacent Enfield Town Conservation Area;
- Due to the minor nature of the proposed changes to the approved scheme it would not result in any harmful impacts upon the amenity of neighbouring or nearby residents;
- The proposed changes to the approved scheme would not result in any significant harm to highway safety or the flow of traffic in the locality.
- The development would continue to be in accordance with relevant National and Regional Policy, the Core Strategy and Development Management Document policies.

4. Site & Surroundings

4.1 The site is located in Enfield Town, the principal commercial and administrative centre of the Borough and is designated as a Major Centre. The public transport accessibility level (PTAL) of the site is 5 (Very Good).

4.2 The site is bound to the north by Cecil Road, to the east by London Road, to the south by Our Lady of Mount Caramel and St George Roman Catholic Church and Tower Point and to the west by Sydney Road.

4.3 The site is approximately 1.5ha and encompasses the single structure known as Thomas Hardy House. This building was constructed in the early 21st century as part of a wider town centre regeneration development. This building houses the Dugdale Centre - a theatre, café and museum, the Enfield Local Studies Library and Archive, conference facilities and offices occupied by the local Council, the Palace Exchange car park and two retailers (Iceland Foods and Lidl).

4.4 The site is located outside of the Enfield Town Conservation Area, however the northern side of Cecil Road (opposite side of the road) and western side of Sydney Road (opposite side of the road) is located within the Enfield Town Conservation Area. There are no Listed Buildings, Scheduled Monuments or World Heritage Sites in the immediate vicinity. The Our Lady of Mount Caramel and St George Roman Catholic Church is however Locally Listed.

4.5 Thomas Hardy House is serviced from an access road to the south of the building, as are the adjoining retailers.

5. Proposal

5.1 Permission is sought to vary the extant permission to enable alterations to be made to the previously approved scheme. The current proposal seeks the following:

- Relocate the main entrance doorway designed with a new canopy supported by a new column which together would overhang/ be located on the highway;
- Infilling the existing entrance with curtain walling;
- Create a new secondary entrance doorway;
- Accommodate some tables and chairs either side of the new secondary entrance doorway

6. Consultation

Statutory and Non-Statutory Consultees

Internal

Traffic & Transportation:

No objection, subject to the strip of land located in front of the site intended to accommodate permanent tables and chairs being “stopped up” using powers under section 247 of the Town and Country Planning Act 1990. The canopy and post will need to be licensed/subject to further Highways approval.

Public

6.1 Consultation letters were sent to 235 neighbouring and nearby properties by letter dated 12 May 2022 with a final response date of 5 June 2022. At the time of writing, no responses have been received.

7. Relevant Planning History

7.1 No.109-111 Cecil Road

- TP/03/2030/4 - Details of shopfront for Unit LSU4 submitted pursuant (in part) to Condition 04 of approval under Ref: TP/03/2030 and Condition 04 of approval under Ref: TP/00/0977/7 for development involving retail space, cultural facility and multi-storey car park in association with the Enfield Town Centre development. Approved 29 November 2007

- TP/03/2030/VAR1 - Variation of condition 21 of Ref:TP/00/0977, condition 10 of Ref:TP/00/0977/7 and condition 09 of Ref:TP/03/2030 to allow extension of delivery times to 0700 - 1900 hours Mondays to Saturdays and 0800 - 1800 hours on Sundays for Unit LSU3. Refused 11 Oct 2007. Appeal allowed 08 May 2008.
- TP/03/2030 - Redevelopment of site to provide retail floor space, cultural facility including library and multi-storey car park in association with the comprehensive redevelopment of land at Enfield Town Centre under planning permission Ref:TP/00/0977. Granted with Conditions 25 Aug 2004

7.2 Known as Enfield Town Centre:

- 20/03575/LBEPRE - Proposed change of use of part ground and first floor from community (Class F1) to office (Class E) use with associated external alterations. Date Issued 05 December 2020

- TP/00/0977/44 - Revised details of a scheme for external lighting (initially approved in 15 December 1004 under ref: TP/00/0977/27) submitted pursuant to condition 10 of approval under Ref: TP/00/0977/2 for Enfield Town Centre redevelopment (reserved matters application). 13 February 2007

- TP/00/0977/41 - Details of the treatment of the common boundary with Nos. 21-27 London Road, involving construction of an externally illuminated word-wall, submitted pursuant to condition 07 of approval under Ref:TP/00/0977 for Enfield Town Centre redevelopment. Approved 05 January 2007

- TP/00/0977/48 - Submission of details as follows in respect of redevelopment of the Town Centre: Planting / landscaping, cycle parking and street furniture pursuant to conditions 04, 13 & 25 of approval under Ref:TP/00/0977; Link bridge, fountain island, treatment of George Mews, landscaping within the retail development and landscaping/enclosure for the civic facility and multi-storey car park pursuant to conditions 02, 05, 08, 09 & 13 of approval under Ref:TP/00/0977/2; Link bridge and landscaping/enclosure for the civic facility and multi-storey car park pursuant to conditions 02 & 09 of approval under Ref:TP/00/0977/7; Link bridge and landscaping/enclosure for the civic facility and multi-storey car park pursuant to conditions 02 & 08 of approval under Ref:TP/03/2030. Approved 15 December 2006

- TP/00/0977/45 Revised details of external materials submitted pursuant to condition 01 of approval granted under ref: TP/00/0977/35 and conditions 1 and 3 of TP/00/0977/2, TP/00/0977/7 (reserved matters applications) and TP/03/2030 (full application) for Enfield Town Centre redevelopment (Cecil Road Block). Approved 18 December 2006

- TP/00/0977/35 - Revised details of external appearance (Cecil Road block only) pursuant to condition 3 of the outline planning permission granted under Ref: TP/00/0977 for the redevelopment of the site for retail, leisure, library and cultural facility, multi-storey car park and associated road works. Granted with Conditions 16 December 2005.

- TP/00/0977/11 - Approval of proposed shopfronts and facility for security grills integral to the design (Unit LSU2 only), pursuant to condition 4 of Planning Approval Ref TP/00/0977/2 dated 11/12/01 for the related Approval of Details submission regarding the details of siting, design, external appearance, materials of construction, and servicing arrangements pursuant to conditions 1, 2 (part only), 3, 24 of the outline planning permission granted under Ref: TP/00/0977 for the redevelopment of the site for retail, leisure, library and cultural facility, multi-storey car park and associated road works. Approved 19 August 2003

- TP/00/0977 - Demolition and part demolition of buildings and structures together with comprehensive redevelopment for retail (Class A1/A2/A3), leisure (Class D2), and cultural facility including library (Class D1) together with car parking and servicing, alterations to existing highway including permanent stopping up of Sydney Road (between Cecil Road and Church Street) and extension to Genotin Road to link London Road, landscaping and other ancillary works. Granted with Conditions 03 May 2001

7.3 Redwood House (33 London Road)

- 20/01920/FUL - Construction of a part 4th,5th and 6th floor rooftop extension with terraces to provide 7 self-contained units. Approved - January 2022

7.4 Thomas Hardy House

- 21/00754/RE4 - Change of use of part ground and first floor from community (Class F1) to office (Class E) use with associated external alterations, replacement plant and cycle parking – Approved: August 2021

8. Relevant Planning Policies

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

8.2 National and Regional Policies (2021)

National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance (NPPG)

8.3 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

GG1	Building strong and inclusive communities
GG2	Making the best use of land
GG3	Creating a healthy city
GG5	Growing a good economy
GG6	Increasing efficiency and resilience
Policy SD6	Town centres and high streets
Policy D1	London's form, character and capacity for growth Policy D2 Infrastructure requirements for sustainable densities

Policy D3	Optimising site capacity through the design-led approach Policy D4 Delivering good design
Policy D5	Inclusive design Policy D14 Noise
Policy S1	Developing London's social infrastructure Policy E1 Offices
Policy HC1	Heritage conservation and growth Policy HC3 Strategic and Local Views
Policy SI 1	Improving air quality
Policy SI 2	Minimising greenhouse gas emissions Policy SI 13 Sustainable drainage
Policy T2	Healthy Streets
Policy T3	Transport capacity, connectivity and safeguarding Policy T4 Assessing and mitigating transport impacts
Policy T5	Cycling
Policy T6	Car parking
Policy T6.2	Office Parking Policy T6.3 Retail parking
Policy T6.4	Hotel and leisure uses parking
Policy T6.5	Non-residential disabled persons parking Policy T7 Deliveries, servicing and construction

8.4 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
CP13	Promoting economic prosperity CP17 Town Centres
CP19	Offices
CP20	Sustainable energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22	Delivering sustainable waste management
CP24	The road network
CP25	Pedestrians and cyclists CP26 Public transport
CP28	Managing flood risk through development
CP30	Maintaining and improving the quality of the built and open environment
CP31	Built and Landscape Heritage
CP32	Pollution

8.5 DMD

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

DMD17	Protection of Community Facilities
DMD25	Locations for New Retail, Leisure and Office Development
DMD37	Achieving High Quality Design-Led Development
DMD42	Design of Civic/Public Buildings and Institutions '
DMD44	Conserving and Enhancing Heritage Assets
DMD45	Parking standards and layout (parking, design, car free aspects, car club, traffic flow)
DMD47	Access, new roads, and servicing (pedestrians, cyclists, vehicular access, refuse, operations for nurseries)
DMD48	Transport assessments, travel plans, servicing & delivery plans

DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD68	Noise
DMD79	Ecological Enhancements
DMD81	Landscaping
DMD 84	Areas of Special Character

Enfield Draft New Local Plan

8.6 Work on a New Enfield Local Plan has commenced so the Council can proactively plan for appropriate sustainable growth, in line with the Mayor of London's "good growth" agenda, up to 2041. The Enfield New Local Plan will establish the planning framework that can take the Council beyond projected levels of growth alongside key infrastructure investment.

8.7 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.

Other relevant policy and guidance

- 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)
- Healthy Streets for London (2017)
- Manual for Streets 1 & 2, Inclusive Mobility (2005)
- National Design Guide (2019)

9. Analysis

9.1 Built in the early 2000s, as part of the 'Enfield Town Centre Phase II Redevelopment' (Ref: TP/00/0977), Thomas Hardy House was a major objective within the Council's Leisure Strategy and an opportunity to provide a fully accessible community facility incorporating theatre, archive, local history museum and a new central library directly linked at first floor level, thus helping to meet lifelong learning and social inclusion objectives coupled with the art gallery and performance spaces at ground floor level. The provision at first floor level of a new central library was subsequently replaced at the development stage, with conference facilitates provided instead, following the refurbishment of the nearby Enfield Town Library on Church Street.

9.2 Thomas Hardy House and specifically the Dugdale Centre has more recently comprised a theatre, café and museum at ground floor level, the Enfield Local Studies Library and Archive and conference facilities at first floor level, and the offices of the Children and Family Services at second floor of the building.

9.3 The previously approved scheme relocated the Enfield Local Studies Library and Archive at first floor level to a newly formed space meeting the National Archive accreditation standards within the Civic Centre via a temporary home at the Ridge Avenue Library (Winchmore Hill). The conference facilities at first floor level within the Dugdale Centre would be replaced in a refurbished ground floor of the Civic Centre which would also see a newly formed meeting and training hub, capable of hosting public meetings.

9.4 At ground floor level, the Dugdale Centre would still retain the theatre, café and museum, with a greater capacity to host meetings, conferences and training events. These changes have already been granted planning permission.

9.5 The current application seeks to adjust this existing planning permission by the relocation of one entrance with a canopy, providing an additional secondary entrance, and the provision of outdoor tables and chairs.

Heritage and Design

9.6 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

9.7 Chapter 12 ("Achieving well-designed places") of the NPPF outlines the importance of good design to the built environment. Paragraph 130 outlines a number of criteria that planning policies and decisions should aim to ensure of developments. Of most relevance in this case are those sections which relate to local distinctiveness, character and integration of development into the built environment in that the proposal should aim to be "sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)"

9.8 London Plan policy D3 ("Optimising site capacity through the design-led approach") advises that development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

9.9 London Plan policy HC1 ("Heritage conservation and growth") advises that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

9.10 Enfield Core Strategy Policy CP30 ("Maintaining and improving the quality of the built and open environment") seeks to ensure that new developments are high quality and design-led, having regard to their context while Policy CP31 ("Built and Landscape Heritage") of the of the Core Strategy sets out a requirement that development should conserve and enhance designated and non-designated heritage assets.

9.11 Policy DMD37 ("Achieving High Quality Design-Led Development") states that development that is not suitable for its intended function that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused. However, it also recognised there is a degree of subjectivity in this assessment of acceptable design.

9.12 Enfield Development Management Document Policy DMD42 ("Design of Civic/Public Buildings and Institutions") states that Civic buildings, institutions and other buildings providing services to the public, must be designed to a high standard and have prominence within their community.

9.13 Policy DMD44 ("Conserving and Enhancing Heritage Assets") states that development which fails to conserve and enhance the special interest, significance or setting of a heritage asset will be refused. The design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance.

Site Review and Setting

9.14 Thomas Hardy House is in a prominent location on the corner of London Road and Cecil Road. It has a strong presence in the local townscape, being visible in the approach from the east from Genotin Road and in views north and south along London Road.

9.15 In terms of surroundings, opposite, on the north side of Cecil Road is the wider part 2 storey Palace Exchange complex and four storey Redwood House (No.33 London Road) commercial and residential block. On the east side of London Road, is the part two - part three storey St Anne's Catholic High School for Girls. To the south, beyond the service road, is part one – part four storey in height Our Lady of Mount Carmel and Saint George Roman Catholic Church, a locally listed building, in addition to the fourteen storey high-rise residential building (Tower Point) beyond.

9.16 Thomas Hardy House, at four storey in height, containing 3 commercial floors and 6 levels of parking, represents a modern development in appearance, with curved elevations clad in glass and timber, but is designed to fit in with the existing buildings at the eastern end of the town centre through attention to scale and material, with plant visible from public vantage points at main roof level.

9.17 Whilst the application site itself does not fall within a relevant designation, opposite the site is the Enfield Town Conservation Area (a designated heritage asset, and the impact of the development upon its setting should also be considered.

9.18 What must therefore be determined is whether any of the elements revised proposed will harm the significance of the heritage asset, having regard to the statutory requirement to give special attention to preserving or enhancing the character or appearance of a conservation area (s.72)

9.19 The existing building already has a distinctive presence in the local townscape. The elevational changes to the approved scheme would be visible from public vantage points principally at street level both within and outside of the adjacent conservation area.

Elevational alterations and Materials

9.20 The original application had intended to replace the existing revolving door entrance on London Road serving the Dugdale Centre with new automatic bi-parting doors of a similar material and appearance, to improve accessibility for all, particularly those requiring step free access and wheelchair users. The proposal now seeks to block the existing entrance with curtain walling to match the existing facade. The main entrance would now be relocated to the Cecil Road façade and comprise of sliding, bi parting glazed doors. In addition, these new doors would be over-sailed by a canopy supported by a new column.

9.21 Further along from the existing London Road entrance, a new single leaf, powered swing door would be located to act as a secondary entrance. This entrance would be located amongst the new external tables and chairs located outside the building.

9.22 It is considered that the proposed alterations to the access points would not affect the character and appearance of the existing building, or the setting of the conservation area. Accordingly, the proposed changes are considered to be acceptable.

9.23 In addition to the changes to the building, it is proposed to locate a series of tables and chairs on the footway adjacent to the building. It is considered that the proposed arrangement of the tables and chairs, would be appropriate to the function of this municipal building.

9.24 Overall, the proposal represents sufficient design quality which accounts for the scale, form and use of the host building. The proposed changes to the scheme are acceptable and no harm is considered to result to the setting of the adjacent conservation area.

Highways

9.25 The Traffic and Transportation team have been consulted in respect of the proposed changes to the application. The relocated and newly formed entrances would continue to provide step free access, neither of which encroach onto the public highway, thereby improving accessibility for all, particularly those requiring step free access and wheelchair users.

9.26 No objection is raised to the proposal provided the strip of land identified on the drawings is appropriately stopped up" in order to facilitate the location of a row of tables and chairs on a permanent basis. It is acknowledged that an additional temporary row of tables and chairs may be acceptable subject to Highways licensing arrangements.

9.27 No objection is raised to the proposed canopy and column, subject to further Highways approval.

Impact on Residential Amenity

9.28 London Plan policies D1 ("London's form, character and capacity for growth") and D3 ("Optimising site capacity through the design-led approach") set out the importance of ensuring buildings are well designed to ensure against prejudicing neighbouring amenity.

9.29 Enfield Core Strategy Policy CP9 ("Supporting community cohesion") promotes attractive, safe, accessible and inclusive neighbourhoods while Core Strategy Policy CP30 ("Maintaining and improving the quality of the built and open environment") seeks to ensure that new developments are high quality and design-led, having regard to their context.

9.30 The surrounding area, a mix of commercial and residential. The scope of the works proposed including the provision of outdoor tables and chairs in this vibrant town centre setting, is so minimal as to not have any impact of significance upon the amenity of residents.

Sustainable Design and Construction

9.31 London Plan policies SI 1 ("Improving air quality") and SI 2 ("Minimising greenhouse gas emissions") Identify and deliver further improvements to air quality and seek to reduce greenhouse gas emissions in operation and minimise both annual and peak energy demand respectively.

9.32 Enfield Core Strategy Policy CP20 ("Sustainable Energy Use and Energy Infrastructure") sets a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough.

9.33 Enfield Development Management Document Policies DMD49 ("Sustainable Design and Construction Statements"), DMD50 ("Environmental Assessment Methods") and DMD51 ("Energy Efficient Standards") provides the criteria upon which developments will be assessed with regard to achieving the highest sustainable design and construction standards, having regard to technical feasibility and economic viability and compliance with targets relating to the relevant adopted environmental assessment methods respectively.

9.34 In respect of DMD50, the development is required to achieve BREEAM Outstanding under BREEAM 2011 or an updated scheme. The applicant has provided a BREEAM Refurbishment and Fit Out Pre-assessment (produced by Pick Everard) to address this policy requirement and indicates the ability to achieve BREEAM Outstanding is significantly limited by the scope of works, effectively upgrading building services, inserting new fenestration in the main façade and other internal design improvements. Achieving BREEAM performance is either impaired or cannot be addressed as these elements are outside the scope of current works. It should be noted that less than 1% of UK new non-domestic buildings meet BREEAM Outstanding.

9.35 Due to the minor nature of the changes to the original proposal the application would have no significant impact upon the annual carbon shortfall of the scheme.

Community Infrastructure Levy (CIL)

CIL

9.36 As of the 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 to enable the funding of a wide range of infrastructure that is needed as a result of development.

Mayoral CIL

9.37 The Mayor of London charges CIL in Enfield at the rate of £60 per sqm. However, in this instance the non-residential office development is not CIL liable.

Enfield CIL

9.38 As of 1st April 2016 Enfield has been charging CIL at the rate of £120 per sqm (Higher Rate Zone). However, in this instance the non-residential office development is not CIL liable.

10. Public Sector Equality Duty

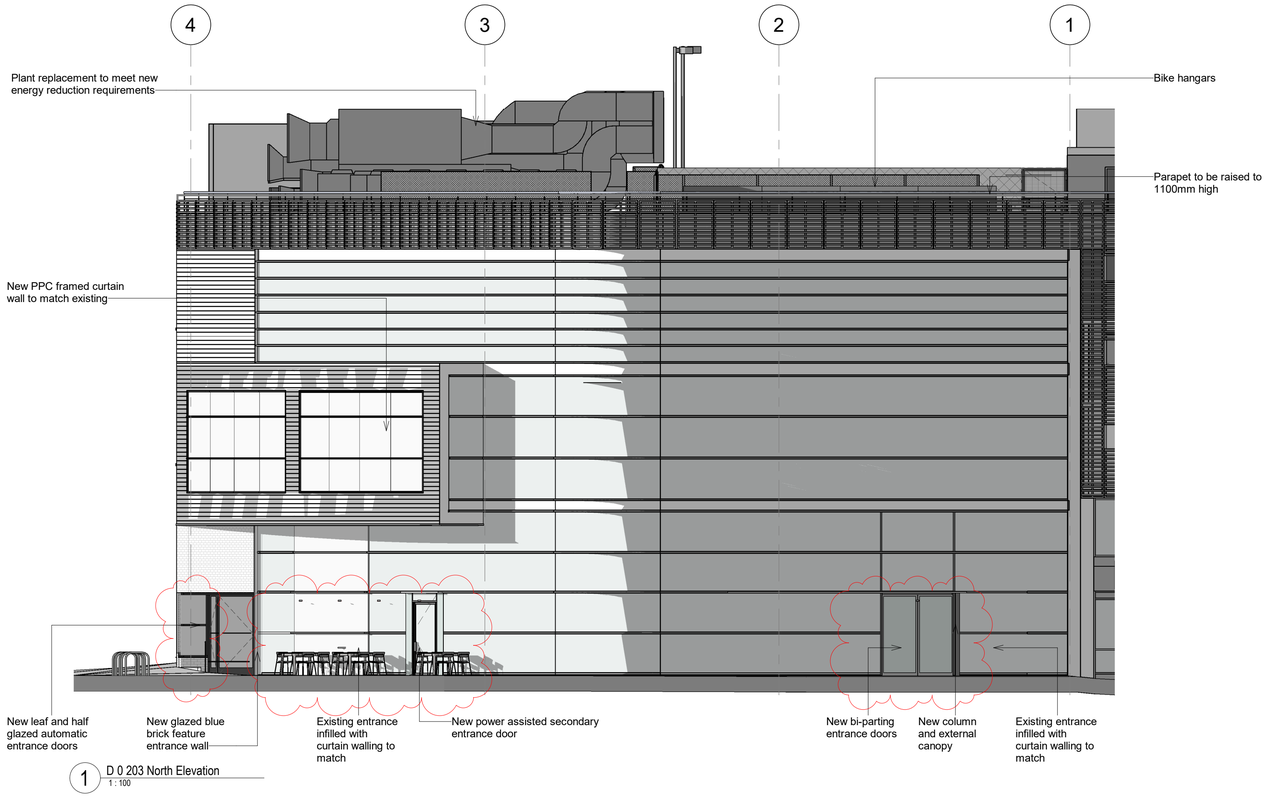
10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

11. Conclusion

11.1 Having regard to the above assessment, it is considered the proposal is acceptable for the following reasons:

- The proposed changes to the approved scheme would allow the scheme to continue to contribute positively to the aims of the original proposal, which was to provide a suitable replacement community facility that maintains public provision and accessibility;
- The proposed changes to the approved scheme would not cause harm to the vitality and viability of the Major Centre of the borough and would not result in any harm to the character and appearance of the wider area and the adjacent Enfield Town Conservation Area;
- Due to the minor nature of the proposed changes to the approved scheme it would not result in any harmful impacts upon the amenity of neighbouring or nearby residents;
- The proposed changes to the approved scheme would not result in any significant harm to highway safety or the flow of traffic in the locality.
- The development would continue to be in accordance with relevant National and Regional Policy, the Core Strategy and Development Management Document policies.
- The proposals would preserve the setting of the conservation area.

11.2 In addition, the development is still safeguarded by the previously imposed planning conditions as reflected in section 2 of this report.



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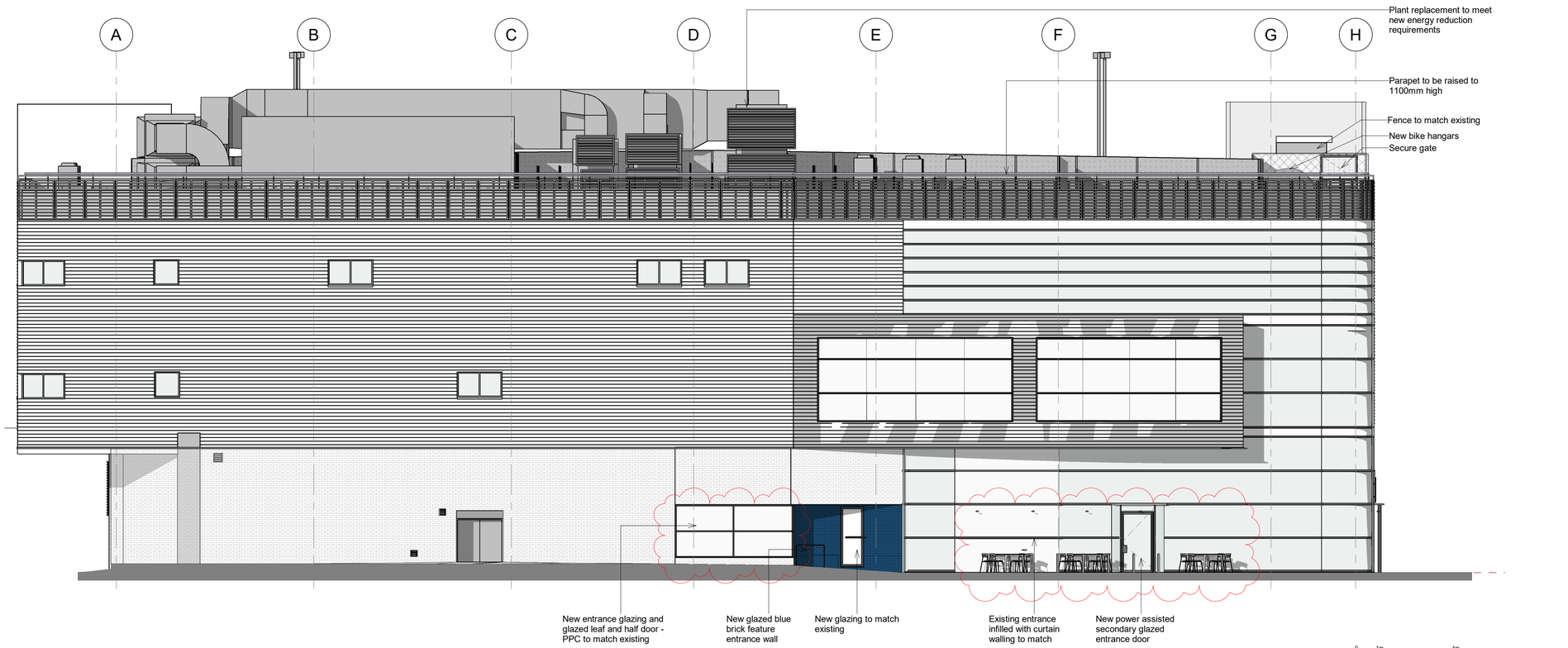

2 Proposed East Elevation
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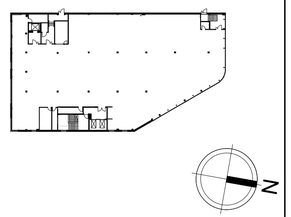
Pick Everard

CONSULTANT

KEY PLAN



NOTES:
DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.

ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECUASE OF (EG) SURVEY, DESIGN DEVELOPMENT, CONSTRUCTION TOLERANCES, STATUTORY REQUIREMENTS OR RE-DEFINITION OF THE AREAS TO BE MEASURED.

No.	Date	Comments	Drawn	Checked
P8	06-05-2022	Amendments Identified	RP	AC
P7	12-04-2022	Amendments Identified	RP	AC
P6	23-02-2022	Updated Entrance	ZC	AC
P5	07-06-2021	Roof top plant adjusted	RB	AC
P4	11-05-2021	Bike shelter removed and replaced with bike storage	RB	AC
P3	03-03-2021	Revised Notes	RB	AC
P2	26-02-2021	Planning Issue	RB	AC
P1	25-02-2021	First Issue	RB	AC

Revisions

Issue Status
Construction

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architecture
interiors
planning

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Project
Thomas Hardy House
39 London Road
London, EN2 6DS

Drawing Title
Proposed Elevations

Drawn	Date	Scale @ A1	Alt. Ref.
Author		1 : 100	A11914 D 0

Project	Originator	Volume	Level	Type	Role	Number	Rev.
A11914	TPB	ZZ	ZZ	DR	A	202	P8

BIM Model Ref: A11914-TPB-ZZ-ZZ-M3-A-0001-S0-C7

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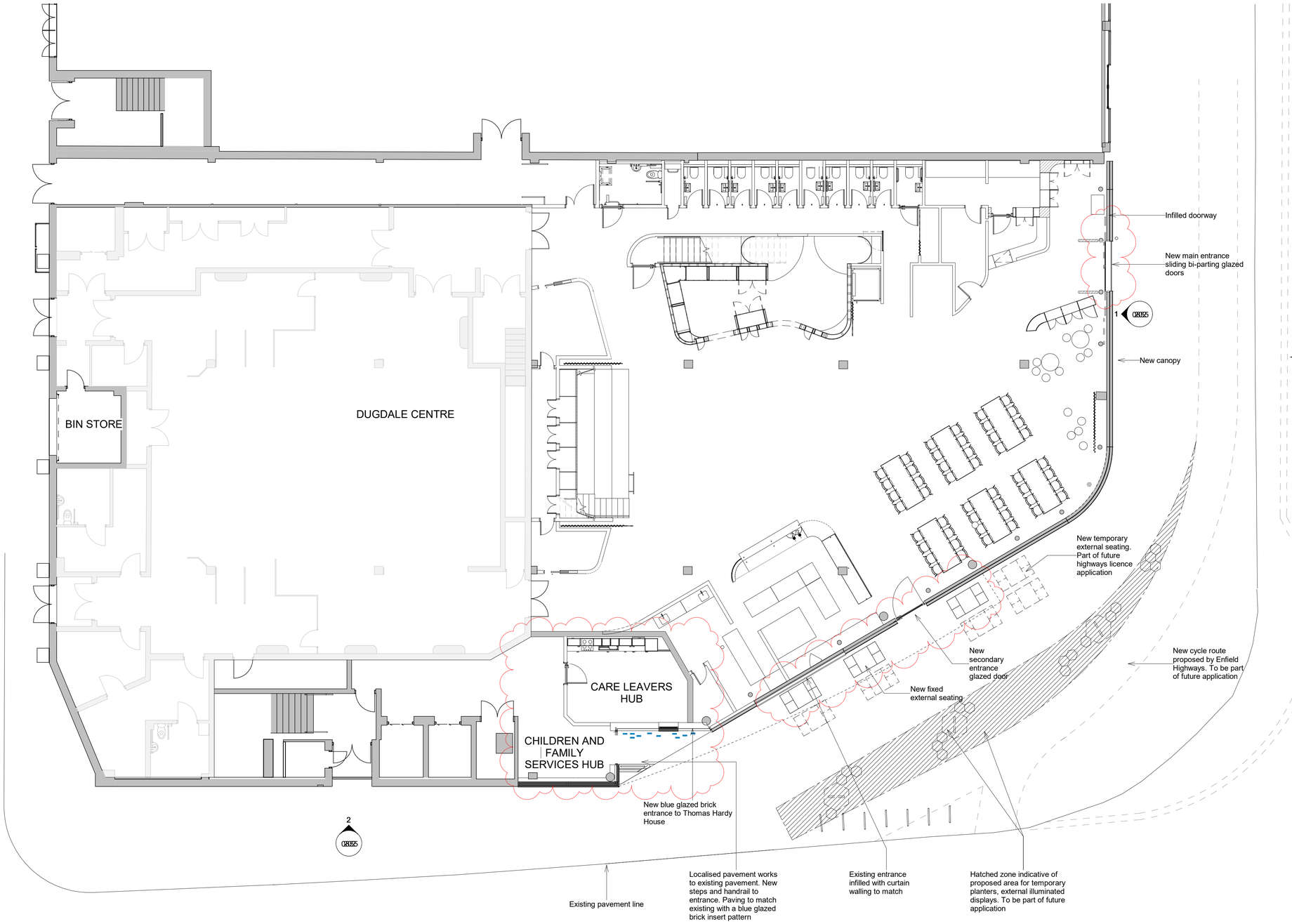

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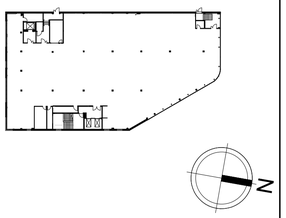
KEY PLAN



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☐ Out of scope

No.	Date	Comments	Drawn	Checked
P8	26-04-2022	Amendments Clarified	RP	AC
P7	12-04-2022	Amendments Identified	RP	AC
P6	30-03-2022	External seating clarified	RP	AC
P5	23-02-2022	Updated Plan	ZC	AC
P4	02-03-2021	Updated Notes	RB	AC
P3	26-02-2022	Planning Issue	RB	AC
P2	24-02-2021	Doors amended	RB	AC
P1	23-02-2021	First Issue	RB	AC

Revisions

Issue Status

Construction

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Project

Thomas Hardy House
39 London Road
London, EN2 6DS

Drawing Title

Proposed Ground Floor Plan

Drawn	Date	Scale @ A1	Alt. Ref.
Author		1 : 100	A11914 D 0

Project	Originator	Volume	Level	Type	Role	Number	Rev.
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BIM Model Ref: A11914-TPB-ZZ-ZZ-M3-A-00001-S0_D8

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