

# Public Document Pack



## PLANNING COMMITTEE

Tuesday, 7th March, 2023 at 7.00 pm  
Conference Room, Civic Centre, Silver  
Street, Enfield, EN1 3XA

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## MEMBERS

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

**N.B. Involved parties may request to make a deputation to the Committee by contacting [Democracy@enfield.gov.uk](mailto: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 THE PLANNING COMMITTEE MEETINGS HELD ON WEDNESDAY 28 SEPTEMBER 2022, TUESDAY 18 OCTOBER 2022, TUESDAY 22 NOVEMBER 2022 & TUESDAY 13 DECEMBER 2022 (Pages 1 - 24)

To approve the minutes of the meetings held on Wednesday 28 September 2022, Tuesday 18 October 2022, Tuesday 22 November 2022 & Tuesday 13 December 2022 as a true and correct record.

### 4. REPORT OF THE HEAD OF PLANNING (Pages 25 - 28)

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

5. **21/04020/FUL - COMMERCIAL PREMISES, 179 HERTFORD ROAD, ENFIELD, EN3 5JH** (Pages 29 - 70)

**RECOMMENDATION:**

1. That subject to the completion of a Section 106 Agreement to secure the obligations set out in this report, the Head of Development Management be authorised to **GRANT** full planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final the wording of the conditions to cover those matters recommended in this report.

**WARD:** Brimsdown

6. **22/03818/ADV - 8 THE TOWN, ENFIELD** (Pages 71 - 84)

**RECOMMENDATION:**

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

**WARD:** Town

7. **22/02990/FUL - 18 COVERT WAY. BARNET, EN4 0LT** (Pages 85 - 116)

**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:** Cockfosters

8. **DATE OF FUTURE MEETINGS**

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

Tuesday 21 March 2023

Tuesday 18 April 2023

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

PLANNING COMMITTEE - 28.9.2022

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON WEDNESDAY, 28 SEPTEMBER 2022****COUNCILLORS**

**PRESENT** Elif Erbil (Chair), Kate Anolue, Gunes Akbulut, Nawshad Ali, Mahym Bedekova, Lee Chamberlain, Peter Fallart, Thomas Fawns, Ahmet Hasan, Michael Rye OBE and Jim Steven

**ABSENT** Sinan Boztas, Mohammad Islam and Doug Taylor

**OFFICERS:** Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), Gideon Whittingham (Planning Decisions Manager), Elizabeth Paraskeva (Principal Lawyer), Brett Leahy (Place Department), Sharon Davidson (Planning Decisions Manager), Karolina Grebowiec-Hall (Principal Planning Officer), David B Taylor (Head of Traffic and Transportation), Julie Thornton (Legal Services) and Mike Hoyland (Senior Transport Planner) and Robyn McIntock (Secretary)

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

**1  
WELCOME AND APOLOGIES**

The Chair, Cllr Elif Erbil welcomed everyone to the meeting.

Cllr Kate Anolue was nominated to be the Vice-Chair for the meeting.

Apologies were received from the following:

Cllr Sinan Boztas, substituted by Cllr Mahym Bedekova  
Cllr Doug Taylor, substituted by Cllr Thomas Fawns  
Cllr Mohammad Islam – no substitute

**2  
DECLARATIONS OF INTEREST**

Cllr Elif Erbil stated that she was a ward councillor for Lower Edmonton.  
Cllr Thomas Fawns stated that he was a ward councillor for Upper Edmonton.

**3  
MINUTES OF PREVIOUS MEETING**

**AGREED** that the minutes of the meeting held on 6 September 2022 as a correct record.

**4**

PLANNING COMMITTEE - 28.9.2022

**REPORT OF THE HEAD OF PLANNING**

Received the report of the Head of Planning, which was **NOTED**.

**5**

**22/00168/OUT - MONTAGU INDUSTRIAL ESTATE, ENFIELD, LONDON, N18 2NG**

1. The introduction by Gideon Whittingham (Planning Decisions Manager), clarifying the proposals.
2. Officers, responding to questions from Members, advised that the relocation of the church is secured as part of the legal agreement and the Council as the landowner is working with businesses and tenants onsite to relocate them. The wedding venue will not be relocated. Due to the nature of the site, there is expected ground contamination, the assessment of which will be conditioned. The more detailed full application would see 15 trees planted to replace the current 10. The outline element currently proposed no tree removal and any proposed would be subject to approval through discharge of condition.
3. Officers clarified that the total number of disabled car spaces provided are policy compliant but the spilt can still be determined. The space for electric charging spaces is within London Plan standards and funded by the developer. The rest of the spaces are passive electric charging spaces and can be changed if there is a future demand. Existing access will be maintained to avoid directing traffic onto residential streets, pedestrian access is more accessible from adjacent roads.
4. Following questions from Members, Officers confirmed that at present the site has 611 full time employees.
5. The unanimous support of the Committee for the officers' recommendation.

**AGREED:**

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

**6**

**21/04742/FUL - MERIDIAN WATER WILLOUGHBY LANE AND MERIDIAN WAY LONDON N18**

1. The introduction by Karolina Grebowiec-Hall (Principal Planner), clarifying the proposals. An update report was circulated with amendments to the report including the assessment of flood risk, ecology, viability, and waste management as well as an update to the recommendation.

**PLANNING COMMITTEE - 28.9.2022**

2. The deputation of Matt Burn, who spoke against the officers' recommendation, asking for deferral in order to address three main concerns. Firstly, if the Community Garden could be made permanent; secondly for the cycle and bin store distance issues to be addressed and thirdly to fully consult the London Fire Brigade regarding the safety of the single staircase design.
3. The response from Sara Parkinson (Vistry).
4. Members commented on the flood risk. Strong concerns were also raised regarding the safety of a single staircase design by several members. Cllr Chamberlain noted that while legally permitted, that was likely to change and that he felt that the technical safeguards were insufficient. The adequacy of play space, safety of roof garden, height, the function of waste services, no family sized units and the lack of response from the Fire Brigade and the education department was also raised. There were additional questions regarding the naturalisation of Pymmes Brook.
5. Officers explained the play space available is appropriate in relation to the number of children expected and the comments of Sport England had been addressed by the proposal. The wind conditions around the building can be dealt with by a planning condition to ensure there is appropriate mitigation. Sprinklers will be installed into the building. The arrangements for waste are set out in the update report. The collection of waste by the refuse collector will require a managed solution and the S106 Agreement will include a requirement for an Estate Management Plan that will need to cover this.
6. Following questions from members, Officers confirmed that the application would provide 143 jobs during the construction period, including 45 apprenticeships. The non-residential floor space will be returned to Enfield Council for future allocation use.
7. The new Section 106 will cover the provision of 2 bus stops in which crossing points will be considered. Condition 46 covers a waste management plan to ensure it works for the development and future residents.
8. The Director of Planning and Growth confirmed that the flood risk had been under significant assessment over the past 9 months, and that the Environment Agency supported the recommendation. The Council's LLFA officer and team also supported the recommendation of this application. In the very unlikely event there was an issue, the item would be referred back to the Planning Committee. The Legal Team consider this approach to be reasonable.
9. On the basis that the proposal had a number of issues remaining to be resolved, a motion was proposed by Cllr Rye, and seconded by Cllr Chamberlain to defer making a decision against the officer's recommendation to grant planning permission. This was on the basis that the application was deficient in resolving the flooding issue, management of waste, appropriate play space and fire safety, particularly the use of a single stairwell.

**PLANNING COMMITTEE - 28.9.2022**

10. The majority voted against the motion, with 6 against and 5 for. The motion was not carried.
11. The officer's recommendation put before members was considered and then agreed with 6 votes for, 2 against and 2 abstentions.

**AGREED:**

1. If **NO OBJECTION** is received from the Environment Agency, following referral of the application to the Greater London Authority and the completion of a S106 Agreement to secure the matters covered in this report, the Head of Development Management shall be authorised to **GRANT** planning permission subject to conditions.
2. If an **OBJECTION** is raised by the Environment Agency but they request additional information and/or changes in order for their objection to be withdrawn, and this is provided and/or agreed to be provided such that it leads to a withdrawal of the objection, the Chair, Vice Chair and Opposition Lead shall be consulted to determine if the changes required to address the objections raised by the Environment Agency require the scheme to be brought back to Planning Committee for further consideration.
3. If an **OBJECTION** is maintained by the Environment Agency which cannot be resolved, or it is agreed with the Chair, Vice Chair and Opposition Lead following paragraph 2 above that the matter should be brought back to Planning Committee this item shall be referred back to this Committee for further consideration.
4. That the Head of Development Management be granted delegated authority to finalise the wording of the S106 Agreement and agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

**7**

**22/00106/FUL - MERIDIAN WATER, KIMBERLEY WAY, LONDON, N18**

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals, explaining the relationship of this proposal to the wider development.
2. Discussion around design and specific comments from members concerning the loss of approved community space. Officers explained that building on the approved community space was offset by provision elsewhere and that there was still sufficient amenity space being provided.
3. The unanimous support of the Committee for the Officers recommendation.

**AGREED:**

1. That subject to the finalisation of a S106 Agreement linking this application to the S106 Agreement for the wider Phase 1 site, the Head

**PLANNING COMMITTEE - 28.9.2022**

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 S106 Agreement and conditions to cover the matters in the Recommendation section of this report.

**8**

**20-01815-FUL - 41-52 GILDA AVENUE, ENFIELD, EN3 7UJ**

1. The introduction by Andy Higham, Head of Development Management clarifying the proposals.
2. Officers responded to queries from Members and confirmed they can work with the applicant to ensure window design can be conditioned. It was also confirmed that 6 trees are being removed with 14 semi mature trees being replaced.
3. The unanimous support of the Committee for the Officers recommendation

**AGREED:**

1. That subject to the finalisation of a S106 to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.
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.

**9**

**22-00047-FUL - ENFIELD DISTRICT HEAT NETWORK BETWEEN SOUTHBURY ROAD EN1 HERTFORD ROAD AND ST MARTINS ROAD N9**

1. The introduction by Sharon Davidson, Planning Decisions Manager, clarifying the proposals. Noted the additional conditions set out in the update report.
2. Members requested that maps on reports or presentations show the road names in future.
3. Members were concerned that this would cause major traffic disruption and works should be scheduled during school holidays when traffic is lighter. The Head of Traffic and Transportation advised that they would do what they could to minimise the impact, but not all of the works could be carried out during the school holidays. There will be temporary lights and traffic management measures, and these would be processed in accordance with standard highway procedures.
4. Following questions and comments from members, officers confirmed they will be working with local businesses to minimise their disruption and business rate relief could be applicable. Although there is no precise time scale, the works are likely to last for several months.

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Officers will be working to control the hours that work takes place for environmental aspects.

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

**AGREED:**

1. In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to **GRANT** full planning permission subject to planning 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.

**10**

**FUTURE MEETING DATES**

**NOTED** the dates of the future meetings.



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

**COUNCILLORS**

**PRESENT** Sinan Boztas, Elif Erbil, Nawshad Ali, Gunes Akbulut, Kate Anolue, Lee Chamberlain, Peter Fallart, Mohammad Islam, Bektas Ozer, Michael Rye OBE, Jim Steven and Doug Taylor

**ABSENT** Ahmet Hasan (Associate Cabinet Member (Enfield North))

**OFFICERS:** Ian Davis (Chief Executive), Brett Leahy (Director of Planning and Growth), Terry Osborne (Director of Law and Governance), Vincent Lacovara (Head of Planning), Andy Higham (Head of Development Management), Allison de Marco (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Gideon Whittingham (Planning Decisions Manager), Sharon Davidson (Planning Decisions Manager), Elizabeth Paraskeva (Principal Lawyer, Regeneration and Contracts Teams), Harriet Bell (Heritage Officer), Mike Hoyland (Senior Transport Planner - Environment), Lap-Pan Chong (Principal Planning Officer), Sarah Odu (Principal Planning Officer), Tom Rumble (Urban Design Lead and Deputy Team Manager), 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 all attendees to the meeting.

Members were reminded of the need to declare all pecuniary or non-pecuniary interests of the items on the agenda and, if applicable, the nature of the interest. Additionally, Members were asked to disclose at this point if they had been lobbied on any of the agenda items (whether it be by the applicant, agent, someone connected to them, by objectors and or residents) and to confirm for the record the nature of any contact. Members were also reminded of the need to have an open mind to the items before Committee and to make their decision solely on the papers and arguments being presented.

Apologies for absence were received from Councillor Ahmet Hasan, who was substituted by Councillor Bektas Ozer.

The Chair agreed to amend the running order of the agenda to accommodate the deputees, who following their item were welcome to leave the meeting. Therefore, the agenda was taken in the following order – Item 7, 8, 9, 5 and 6.

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However, for clarity the minutes are shown in the order of the published agenda.

**2**

**DECLARATIONS OF INTEREST**

**NOTED** that Councillor Doug Taylor declared a non-pecuniary interest as a Council appointed Director of Energetik and would withdraw from the meeting during the discussion of Item 9 - 22/02098/RM - Meridian Water Former Gas Holder Site, Leaside Road, London, N18.

**3**

**MINUTES OF PREVIOUS MEETING**

In relation to Item 9 - 21/04742/FUL – Meridian Water Willoughby Lane and Meridian Way London N18, Councillor Chamberlain commented that the major concerns raised by the depute, Mr Burn about the Community Garden, ground floor layout and consultation with the London Fire Brigade, particularly in relation to fire safety and the single staircase had not been referenced in the minutes.

**AGREED** that the minutes of the above meeting be withdrawn from the agenda due to issues raised by Councillor Chamberlain and be brought back to a future Committee meeting.

**4**

**REPORT OF THE HEAD OF PLANNING**

**RECEIVED** and **NOTED** the report of the Head of Planning.

**5**

**22/01738/FUL - 385 COCKFOSTERS ROAD, BARNET, EN4 0JS**

David Gittens, Planning Decisions Manager, introduced the report and described the proposals.

Councillor Alessandro Georgiou, Ward Member for Cockfosters, spoke against the Officer's recommendations.

Mr Makasis, architect, spoke on behalf of the applicant in support of the Officer's recommendations.

During the discussion, Members raised concerns regarding reference in the report to the accommodation being not strictly compliant with Policy DMD 3. The parking provision was also argued to be inadequate as it did not allow for visitor parking or for delivery or maintenance vehicles. Members also debated possible conditions for extra parking and tree replacement (where they were seeking confirmation of the number of trees being replanted). Concerns were also raised regarding the visual impact of the outbuilding on the green belt which was not typical of the surrounding area.

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Councillor Michael Rye proposed that the application be deferred due to the inaccuracies of the report of Officers regarding Policy DMD3, the inadequacy of car parking provision, insufficient replacement trees proposed and the impact of the outbuilding, which was out of character in the area and would set a precedent for any future development in the vicinity. The proposal was seconded by Councillor Lee Chamberlain.

On being put to the vote, there were seven votes for the proposal to defer the application, four against and one abstention.

**AGREED** that planning permission be **DEFERRED** for the aforementioned reasons.

**6**

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

Gideon Whittingham, Planning Decisions Manager, introduced the report and described the proposals. Mr. Whittingham advised the committee that a further letter of objection had been received from Feryal Clark MP objecting to the development.

The deputies Mr Mitchell, local resident and Mr Daniele, agent for the applicant, spoke against the Officer's proposal to refuse the application.

During the discussion which ensued, concerns were raised regarding the lack of changes to the previously considered scheme, the non-compliant fire safety provision, the safety of the children's play area located on the twenty-first floor, the loss of community space and the need for more landscaping. Concerns were also raised about the close proximity of the first-floor amenity space and habitable room windows on Langley Court. Further discussion centred on viability / level of affordable housing contribution and the loss of the public house (although there was an acceptance that the public house had been closed for some time).

Andrew Marsden, the Council's Building Control Manager gave specific advice on the building regulations and concerns about fire safety, and this was echoed by Brett Leahy, Director of Planning & Growth who stated that of all the reasons for refusal, fire safety was the most concerning. Noting that while the block had two staircases, they shared a single lobby as an exit point. Cllr Rye expressed concern about the safety of the children's play area on the roof as there were no security fencing proposed.

Members also expressed concerns regarding the timeframe given by the Committee at its meeting on 19 July 2022 to the applicant to address the reasons for refusal contained in the previous application. Some Members considered this to be insufficient for such a large development. Members were reminded that the timings had been mandated by the Committee themselves and that officers had worked to those timescales.

**PLANNING COMMITTEE - 18.10.2022**

Further concerns were expressed by several Members of the Committee, which related to fire safety whereby the single staircase discharged into an escape route which connected to a covered car park by way of the lobbies did not comply with building or fire safety regulations. Additional concerns included the proposed children's playground which was located on the roof, for which safety features had not been provided and were considered to be inadequate and dangerous.

Councillor Michael Rye proposed, seconded by Councillor Peter Fallart, that planning permission be refused as per the officer's recommendations.

On being put to the vote, there were five votes for the proposal to refuse the application and seven against.

Members went on to discuss the application further. During the debate, Councillor Mohammad Islam appeared to suggest that he had been in communication with the Applicant who had advised that the communication from the Planning Department had not been adequate. This prompted Elizabeth Paraskeva, the Council's Principal Lawyer, Regeneration and Contracts Teams to seek clarification and to ask Councillor Mohammad Islam to repeat what he had just said. The Councillor explained he was referring to the communication between Enfield's planning officer and the developer's planning agent, rather than direct contact. Brett Leahy, Director of Planning & Growth, advised that he had seen the communication to and from the Applicant and that it was incorrect to say the communication had been inadequate.

Councillor Mohammad Islam proposed that the item be deferred to consider further fire safety and the children's play area but, following a request from Councillor Taylor, it was agreed that it would be sensible to include all 12 reasons for refusal contained in the report so there could be future discussions with the Applicant on all 12 reasons during the period of deferral.

Discussion took place amongst Members as to what would be an appropriate timeframe for the deferral and 6 months was agreed as reasonable. Following further advice from Brett Leahy, Director of Planning & Growth, it was acknowledged that this period may not naturally fall on a scheduled Committee date and officers would therefore bring back a report on this item, to an appropriate meeting around this timescale.

Councillor Mohammad Islam proposed an amended motion, seconded by Councillor Gunes Akbulut, that the planning application be deferred for 6 months to allow the applicant sufficient time to address all the 12 reasons for refusal set out in the Officer's report.

On being put to the vote, there were eight votes for the proposal to defer the application, three against and one abstention.

Councillor Jim Steven commented that he was extremely concerned that the committee had agreed to defer this item rather than refusing planning

**PLANNING COMMITTEE - 18.10.2022**

permission given the very serious concerns raised by officers during the debate.

**AGREED** that the planning application be **DEFERRED** for 6 months to allow the applicant sufficient time to address all the 12 reasons for refusal set out in the Officer's report.

**The Chair adjourned the meeting at 21.01 until 21.12.**

**7**

**22/02098/RM - MERIDIAN WATER FORMER GAS HOLDER SITE,  
LEESIDE ROAD, LONDON, N18**

**NOTED** that Councillor Doug Taylor having declared a non-pecuniary interest as a Council appointed Director of Energetik withdrew from the meeting during the discussion of this item.

Sarah Odu, Principal Planning Officer, supported by Sharon Davidson, (Planning Decisions Manager – Corporate Projects) introduced the report and described the proposals.

Mr Burn, resident of a neighbouring property, spoke against the officer's recommendation.

Ms Parkinson, Vistry, on behalf of the applicant, spoke in favour of the officer's recommendation.

Members, during the discussion which ensued, raised concerns regarding the current fire safety legislation which allowed for a single staircase escape route, which in the proposed development connected to a covered car park by way of the lobbies.

Andrew Marsden, the Council's Building Control Manager gave specific advice on the building regulations and the relationship to fire safety and confirmed that he was satisfied in this regard.

Concerns were also raised by Members in relation to accessibility to disabled parking through the lobbies together with access and location of the refuse stores, as well as the adequacy of car parking spaces

The sub-optimal levels of daylight / sunlight for occupiers of some of the rooms in the proposed units were also discussed.

On being put to the vote, there were seven votes for and four against.

**AGREED:**

1. That the Head of Development Management be authorised to **GRANT** approval for the reserved matters application Subject to Conditions.

**PLANNING COMMITTEE - 18.10.2022**

2. That the Head of Development Management be granted delegated authority to finalise the wording of the conditions to cover the matters in the Recommendation section of this report.
3. That the Head of Development Management be authorised to discharge the details submitted pursuant to conditions 9,11,5,23,27,29, 31,32,35,36,37,39,40,43,47,48,49,50,52,53,54,57,58,60,61,63,76,77 and 80.

**8**

**22/01566/VAR - 50 SLADES HILL, ENFIELD, EN2 7EE**

David Gittens, Planning Decisions Manager, introduced the report and described the proposals.

**NOTED** that Councillor Doug Taylor having withdrawn during the discussion on the previous item returned to the meeting.

A letter from Councillor Joanne Laban had been circulated ahead of the meeting, reflecting concerns raised by residents.

On being put to the vote, there were eleven votes for and one abstention.

**AGREED:**

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

**9**

**22/01625/RE4 - 263 BULLSMOOR LANE, ENFIELD, EN1 4SF**

Lap-Pan Chong, Principal Planning Officer, together with Allison De Marco, Planning Decisions Manager, introduced the report and described the proposals.

Members questioned the height of the development on the basis that the recently completed development on the adjoining site should not set a precedence. It was also confirmed by officers that although the north wall had been proposed in an earlier iteration, it had been removed but there remained a distinct boundary between the site and the wider conservation area beyond. Clarification was also provided as regards the play space area, amenity space, daylight, the relationship to the New River and Conservation Area beyond and the visuals in the report. Officers responded to Cllr Chamberlain's question regarding the location of the off-site improvements to play space.

The Urban Design and Heritage officer spoke in support of the proposal.

**PLANNING COMMITTEE - 18.10.2022**

On being put to the vote, there were nine votes in favour, one against and two abstentions.

**AGREED:**

1. That in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, and subject to the finalisation of a shadow Section 106 Agreement to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to **GRANT** Planning Permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to finalise the wording of the Shadow section 106 Agreement and agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

**10**

**FUTURE MEETING DATES**

**NOTED** the dates of future meetings of the Committee which would be held in the Conference Room at the Civic Centre, Enfield and commence at 7.00pm.

Tuesday 01 November 2022 Cancelled  
Tuesday 22 November 2022  
Tuesday 13 December 2022  
Tuesday 10 January 2023 \* Provisional  
Tuesday 24 January 2023  
Tuesday 7 February 2023 \* Provisional  
Tuesday 21 February 2023  
Tuesday 7 March 2023 \* Provisional  
Tuesday 21 March 2023  
Tuesday 18 April 2023

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

**COUNCILLORS**

**PRESENT** Sinan Boztas, Elif Erbil, Nawshad Ali, Gunes Akbulut, Kate Anolue, Lee Chamberlain, Peter Fallart, Ahmet Hasan (Associate Cabinet Member (Enfield North)), Mohammad Islam, Michael Rye OBE, Jim Steven and Doug Taylor

**ABSENT**

**OFFICERS:** Vincent Lacovara (Head of Planning), Gideon Whittingham (Planning Decisions Manager), David Gittens (Planning Decisions Manager), Brett Leahy (Place Department), John Hood (Legal Services), Nicholas Page (Conservation & Heritage Adviser) and David B Taylor (Head of Traffic and Transportation) Robyn McLintock (Secretary)

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

**1  
WELCOME AND APOLOGIES**

The Chair welcomed everyone to the meeting.

There were no apologies given.

**2  
DECLARATIONS OF INTEREST**

Members were reminded of the need to declare all pecuniary or non-pecuniary interests of the items on the agenda and, if applicable, the nature of the interest.

The following declarations of Interest were received:

**NOTED** that Councillor Doug Taylor declared a non-pecuniary interest as a Council appointed Director of Energetik and would withdraw from the meeting during the discussion of Item 8 22/00716/FUL – Celbic Hall, Lancaster Road, Enfield, EN2 0DW.

All other Labour Members on the Planning Committee declared a non-pecuniary interest of Item 8 22/00716/FUL – Celbic Hall, Lancaster Road, Enfield, EN2 0DW as this is the base for the constituency Labour Party.

**3**

**MINUTES OF PREVIOUS MEETINGS**

**AGREED** to defer the minutes due to only receiving them three days prior the meeting.

Comments required as agreed in the minutes of 28 September 2022 on the lack of safety on the roof garden and fire safety with single stair case for item 6 21-04742-FUL - MW1 - Meridian Water Willoughby Lane final.

**4**

**REPORT OF THE HEAD OF PLANNING**

The report of the Head of Planning was **NOTED**.

**5**

**22/01738/FUL - 385 COCKFOSTERS ROAD, BARNET, EN4 0JS**

David Gittens, Planning Decisions Manager, introduced the report and described the proposals.

Cllr Georgiou had contacted the Chair to advise he would not be attending the meeting; his arguments would be identical to those he expressed at the meeting which took place on 18 October 2022 and he still opposes the scheme

Members welcomed the extra car parking spaces that was now being provided, the additional trees and the removal of the outbuilding in this application.

The proposal having been put to the vote, members voted:

**7 FOR  
4 AGAINST**

and so it was

**AGREED:**

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

**6**

**PLANNING COMMITTEE - 22.11.2022**

**22/01739/FUL - 272 ST MARYS ROAD, LONDON, N9 8NP**

Gideon Whittingham, Planning Decisions Manager, introduced the report and described the proposals.

Members raised comments and questions regarding the height inside the flat, lack of amenity space, impact on the flats beneath and it being suitable living space. Members asked for clarity on the cycle storage condition in the application.

Officers confirmed 75% of the room is of acceptable height at 2.5metres. Although policy seeks amenity space for all units where achievable or reasonable, there was no reasonable place to introduce this. The building control regulations will require a suitable amount of sound control installation.

Officers explained that typically they do not require full details for the cycle storage beforehand but are satisfied there is a location where this can be located.

The proposal having been put to the vote, members voted:

**5 FOR  
5 AGAINST  
2 ABSTENTIONS**

The Chair sought clarification on his options at this point.

Cllr Rye proposed to refuse the officers recommendation due to the inefficient provision of private amenity space, concerns on floor to ceiling height and concerns on suitable living space. This was seconded by Cllr Chamberlain.

The proposal to refuse planning permission having been put to the vote, members voted:

**7 FOR  
5 ABSTENTIONS**

and so it was

**AGREED:**

That planning permission be **REFUSED** for the reasons outlined during the discussion.

**7**

**22/02415/FUL - CHURCH HALL, GROVE ROAD, LONDON, N11 1LX**

Gideon Whittingham, Planning Decisions Manager, introduced the report and described the proposals.

**PLANNING COMMITTEE - 22.11.2022**

Following questions from members, Officers clarified that after a balanced assessment the compliance of the scheme is considered to be sufficient as the benefits outweigh the harm. The mix size of units is a policy aspiration but there is still a need to deliver houses and although the application is the below the family unit threshold the quality of these units are acceptable.

Officers confirmed that the application will be contributing towards CPZ which would allow the use of curb side parking. Electric car charging points would be placed off street and three parking spaces would be allocated to specific users.

Members raised queries about community space and concerns on the safety of the children's play area. Officers explained they took into consideration the proximity to the park and sustainable drainage system measures which needed to be put in place. The design of the play space is regarded as safe and suitable which includes a glazed boundary and railing with the floor slightly sunken and seats for adults.

The Chair suggested a condition be put in place for safety measures in the play space to enhance and add more detail to the safety in the children's area.

Cllr Taylor declared a non-pecuniary interest as he was on the board for Energetik and asked for advice on this issue for future meetings.

The Heritage Officer explained that the two surrounding buildings are of local value rather than national so this application would not have an impact on their core values.

The proposal having been put to the vote, members voted:

**7 FOR  
4 AGAINST**

and so it was

**AGREED:**

1. That subject to the finalisation of a Section 106 Agreement to secure the matters covered in the report and to be appended to the decision notice, the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of both the Section 106 Agreement and conditions to cover the matters in the Recommendation section of this report.

**8**

**22/00716/FUL - CELBIC HALL, LANCASTER RD, ENFIELD, EN2 0DW**

**PLANNING COMMITTEE - 22.11.2022**

David Gittens, Planning Decisions Manager, introduced the report and described the proposals. Highlighting the sites long standing links with the Labour Party.

Recommendation one on the application was expanded to; the Head of Development Management be authorised to GRANT planning permission subject to conditions and legal agreement.

Members raised concerns on the bulk, height and mass of the proposal and sought clarity on the involvement of the design panel. Officers confirmed that this application has been considered by the design and review panel and that the process of redesign has now been incorporated. Members commented that they would have liked it to have gone back to the panel after the changes were made.

Members had concerns and questions about the design not fitting in with the area and about parking, cycle parking, fire escapes, flats being affected by noise from the community space below and the fact the images did not show views from the residential streets behind.

Officers confirmed that the design is suitable for its time. Surveys were completed which showed that there is space to absorb vehicles on the street and that there would be 2 cycle spaces per flat. There is no proposal for a CPZ but if one should come forward in future, then residents of the units wouldn't be able to apply for the Council's on street parking permits. There is a condition to ensure sufficient noise insulation installed. There is one exit for the units, at the front of the building. The community space has a separate fire escape route.

Members also commented they liked the new modern design.

The proposal having been put to the vote, members voted:

**7 FOR and  
4 AGAINST**

and so it was

**AGREED:**

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

**9  
FUTURE MEETING DATES**

**PLANNING COMMITTEE - 22.11.2022**

The Head of Planning notified the committee that he will be leaving his position at Enfield and thanked the Committee for their work with him over the last 4 years.

The Chair thanked Vincent on behalf of the Committee.

The committee **NOTED** the dates of future meetings of the Committee which would be held in the Conference Room at the Civic Centre, Enfield and commence at 7.00pm.

Tuesday 13 December 2022  
Tuesday 10 January 2023 \* Provisional  
Tuesday 24 January 2023  
Tuesday 7 February 2023 \* Provisional  
Tuesday 21 February 2023  
Tuesday 7 March 2023 \* Provisional  
Tuesday 21 March 2023  
Tuesday 18 April 2023

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 13 DECEMBER 2022**

**COUNCILLORS**

**PRESENT** Sinan Boztas, Nawshad Ali, Gunes Akbulut, Kate Anolue, Lee Chamberlain, Hivran Dalkaya, Peter Fallart, Ahmet Hasan (Associate Cabinet Member (Enfield North)), Mohammad Islam, Michael Rye OBE, Jim Steven and Nia Stevens

**ABSENT** Elif Erbil and Doug Taylor

**OFFICERS:** Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), David Gittens (Planning Decisions Manager), David B Taylor (Head of Traffic and Transportation), Julie Thornton (Legal Services), Nicolas Page (Conservation & Heritage Adviser) and Marie Lowe (Secretary) and Robyn McLintock (Secretary)

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

**1  
WELCOME AND APOLOGIES**

The Chair welcomed everyone to the meeting.

Apologies for absence were received from Cllr Doug Taylor who was substituted by Cllr Nia Stevens.

Apologies for absence were received from Cllr Elif Erbil, who was substituted by Cllr Hivran Dalkaya.

**2  
DECLARATIONS OF INTEREST**

Members were reminded of the need to declare all pecuniary or non-pecuniary interests in the items on the agenda and, if applicable, the nature of the interest.

No declarations of interest were received at the meeting.

**3  
MINUTES OF PREVIOUS MEETING**

**AGREED** that the minutes of the meetings held on 28 September 2022, 18 October 2022 and 22 November 2022 be resubmitted to the next meeting of

**PLANNING COMMITTEE - 13.12.2022**

the Committee to contain the amendments proposed and agreed by Members of the Committee for the following reasons.

28 September 2022

Agenda Item 6 - 21/04742/FUL - Meridian Water Willoughby Lane and Meridian Way London N18 (Minute Number 6 refers)

Mr Burn, the depute, speaking against the Officer's recommendation to grant the application, stated he had three main concerns and asked the committee to defer the application:

1. To allow time to see whether the Community Garden can be made a permanent green space.
2. To allow time for the issues related to the ground floor layout to be properly resolved.
3. To give officers time to consult the London Fire Brigade regarding the single staircases.

18 October 2022 - Councillor Lee Chamberlain stated that the minutes of this meeting did not reflect the points made by the depute, as agreed (see comments above).

Agenda Item 6 - 21/01140/FUL - Public House, Green Street, Enfield, EN3 7SH (Minute Number 6 refers), Councillor Michael Rye proposed, supported by Councillor Lee Chamberlain, that the concerns expressed by the Committee be included relating to fire safety whereby the single staircase discharged into an escape route which connected to a covered car park by way of the lobbies be referred to in the minutes of the meeting.

Councillor Michael Rye was also of the view that the Committee's concerns be included regarding the proposed children's playground, located on the roof, which had not been provided with safety features and was considered to be inadequate and dangerous.

22 November 2022 – Councillor Lee Chamberlain stated that the minutes of the meeting had not been circulated with the agenda pack published on 5 December 2022. The Committee agreed to defer the minutes.

**4  
REPORT OF THE HEAD OF PLANNING**

Received the report of the Head of Planning, which was **NOTED**.

**5  
20/02137/HOU - 29A CAMLET WAY, BARNET, EN4 0LJ**

David Gittens, Planning Decisions Manager, introduced the report and described the proposals.



**PLANNING COMMITTEE - 13.12.2022**

Under the Council's Constitution for deputations at the Planning Committee, Members heard the deputation of Robert Wilson (Local Resident) against the Officer's recommendation, the statement of Cllr Alessandro Georgiou as Cockfosters Ward Member against the Officer's recommendation and the response of Michael Vanoli (Agent) in support of the Officer's recommendation.

Members expressed continued concerns regarding the impact of the development on neighbours in respect to surface water drainage, flooding, loss of trees, and the effect on the setting of the adjoining Conservation Area.

Officers explained that there are no current controls over the existing trees on the site and the trees could be removed without any consent being obtained. The Council's Tree Officer had visited the site and does not consider any of the trees within the site to be either of sufficient quality, or have significant public amenity value, to justify the serving of a tree preservation order.

The Heritage Officer advised that the proposal involving the felling of three trees would cause no harm to the character and appearance of the conservation area and due to their location, the trees do not have a significant presence in the public realm.

Officers were satisfied that the proposal would provide a satisfactory sustainable drainage system in accordance with the requirements of the Council's sustainable drainage SUDS Team. The development's flood management strategy would mitigate against increased flooding and would not make it worse. The application was not a major application and could not solve the wider flooding issues in the area.

The proposal having been put to the vote; members voted:

**7 FOR**  
**2 AGAINST**  
**3 ABSENTIONS**

and so, it was **AGREED**:

1. That the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.
2. That delegated authority be granted to the Head of Development Management to finalise the wording of the conditions.

**6**  
**22/02777/FUL - LAND WEST OF MERIDIAN WATER STATION, SOUTH OF A406, FORE STREET, EDMONTON, N18**

The Committee, whilst noting that these were not material planning considerations, requested that, in order to maximise traffic flow and minimise the impact of the major works over a number of months on local businesses,

**PLANNING COMMITTEE - 13.12.2022**

that a timed, co-ordinated approach to the major works be taken and local businesses be notified of any forthcoming works.

The proposal having been put to the vote, members voted **UNANIMOUSLY** in favour and so it was **AGREED**:

1. In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to **GRANT** full planning permission subject to planning conditions.
2. That delegated authority be granted to the Head of Development Management to finalise the wording of the conditions.

**7**

**DATES OF FUTURE MEETINGS**

The dates of the future meetings, which would commence at 7:00pm in the Conference Room at the Civic Centre were **NOTED** as follows:

Tuesday 10 January 2023 Cancelled as advised by the Head of Development Management

Tuesday 24 January 2023

Tuesday 7 February 2023 \* Provisional

Tuesday 21 February 2023

Tuesday 7 March 2023 \* Provisional

Tuesday 21 March 2023

Tuesday 18 April 2023

**London Borough of Enfield****Committee: PLANNING COMMITTEE****Meeting Date: 7<sup>th</sup> March 2023**

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

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**Purpose of Report**

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

**Proposal(s)**

2. To note the reported information.

**Reason for Proposal(s)**

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

**Relevance to the Council Plan**

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

**Background**

5. Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise.
6. The development plan for the London Borough of Enfield is the London Plan (March 2015), the Core Strategy (2010) and the Development Management

Document (2014) together with other supplementary documents identified in the individual reports.

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

### **Main Considerations for the Council**

8. On the Schedules attached to this report, recommendations in respect of planning applications and applications to display advertisements are set out.
9. Also set out in respect of each application a summary of any representations received. Any later observations will be reported verbally at your meeting.
10. In accordance with delegated powers, 503 applications were determined between 12/01/2023 and 21/02/2023, of which 182 were granted and 65 refused.
11. A Schedule of Decisions is available in the Members' Library.

### **Safeguarding Implications**

12. None

### **Public Health Implications**

12. None

### **Equalities Impact of the Proposal**

14. None

### **Environmental and Climate Change Considerations**

15. None

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

16. Not applicable

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

17. Not applicable

### **Financial Implications**

18. None

### **Legal Implications**

19. None

**Workforce Implications**

20. None .

**Property Implications**

21. None

**Other Implications**

22. None

**Options Considered**

23. None

**Conclusions**

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

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

**Date of report: 23.2.2023**

**Appendices**

None.

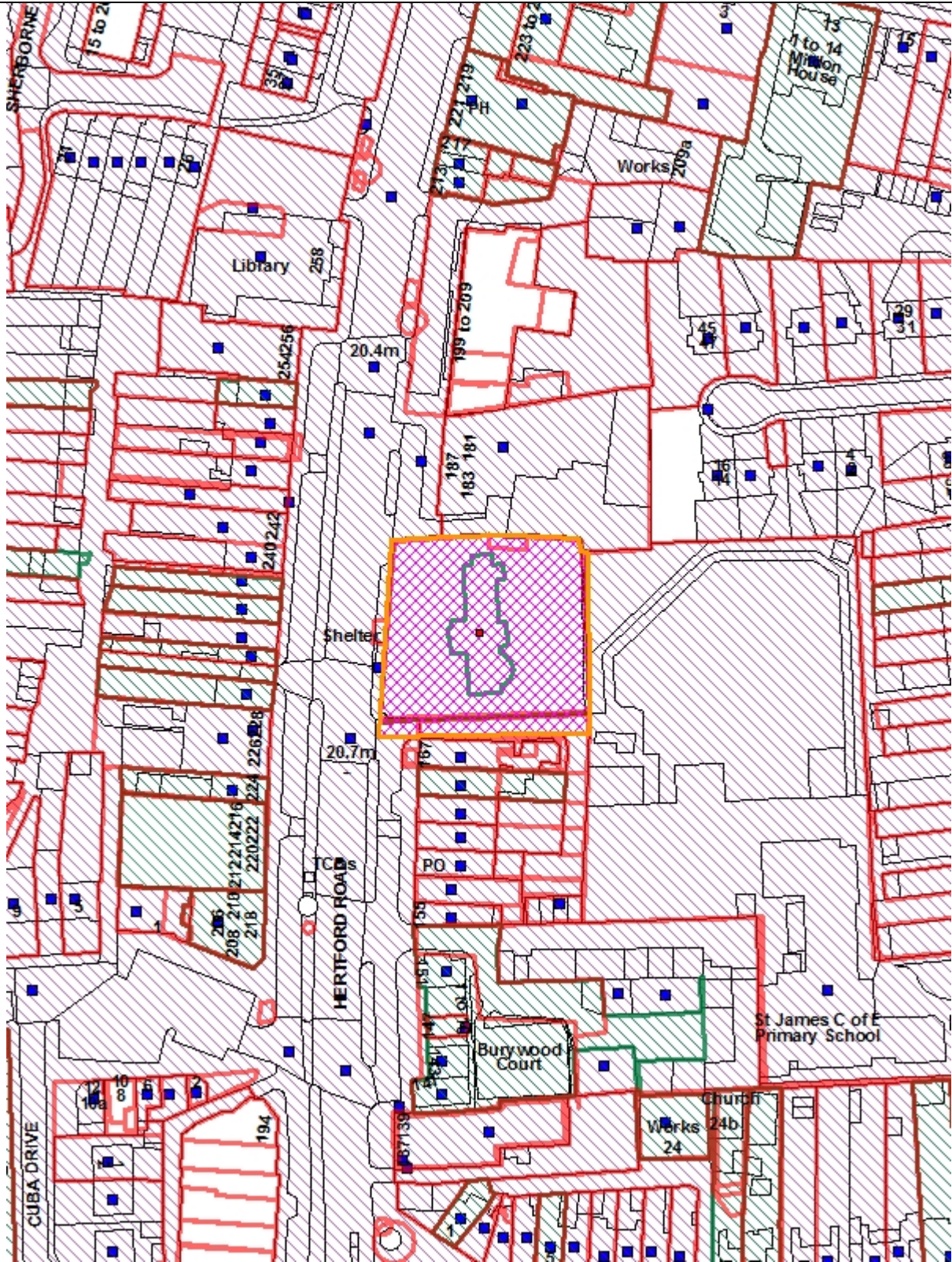
Background Papers

To be found on files indicated in Schedule.

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<b>LONDON BOROUGH OF ENFIELD</b>		
<b>PLANNING COMMITTEE</b>	<b>Date: 7 March 2023</b>	
<b>Report of</b> Head of Planning	<b>Contact Officers:</b> Dino Ustic David Gittens	<b>Category</b> Major
<b>Ward</b> Brimmsdown	<b>Councillor Request</b> No Councillor request	
<b>LOCATION:</b> Commercial Premises, 179 Hertford Road, Enfield, EN3 5JH		
<b>APPLICATION NUMBER:</b> 21/04020/FUL		
<b>PROPOSAL:</b> Redevelopment of site and erection of 6 storey building with basement level to provide 38 self-contained residential units (C3) and 2 commercial units on the ground floor.		
<b>Applicant Name &amp; Address:</b> Mr H Gholizadeh White Gold Properties Ltd	<b>Agent Name &amp; Address:</b> Mr Francis Caldwell Aragon Land & Planning Ltd	
<p><b>RECOMMENDATION:</b></p> <p>1. That subject to the completion of a Section 106 Agreement to secure the obligations set out in this report, the Head of Development Management be authorised to <b>GRANT</b> full planning permission subject to conditions.</p> <p>2. That the Head of Development Management be granted delegated authority to agree the final the wording of the conditions to cover those matters recommended in this report</p>		

Ref: 21/04020/FUL LOCATION: Commercial Premises, 179 Hertford Road, Enfield, EN3 5JH



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North





**1. Note for Members**

- 1.1 This application is reported to the Planning Committee as it comprises a 'major' development, involving more than 10 residential units.

**2. Recommendation:**

- 2.1 That the Head of Development Management be authorized to GRANT full planning permission subject to the following planning conditions:

1. Time limit.
2. Accordance with plans
3. Details of surfacing materials
4. Landscaping details
5. Construction Methodology
6. Commercial unit customers not to use undercroft parking
7. Details of external lighting
8. Compliance with submitted Energy Statement
9. Installation of approved cycle storage
10. Contamination investigation/remediation
11. Electric Vehicle Charging Points (20% active, 20% passive)
12. Piling method statement
13. Details of service road to be adopted as public highway
14. Submission of a Travel Plan
15. Details of building elevation materials, windows and reveals
16. No pipes or vents to the external elevations
17. Details of noise of any plant to be installed
18. 10% wheelchair accessible units
19. Emissions standards for construction/demolition machinery
20. Noise insulation for residential units
21. BREEAM "Excellent" certification
22. Considerate constructors scheme
23. Water consumption
24. Submission of sustainable drainage strategy
25. SUDS verification report
26. Protection of retained trees

- a. That the Head of Development Management be granted delegated authority to agree the final wording of the Section 106 Agreement and conditions to cover those matters recommended in this report

**3. Executive Summary**

- 3.1 This redevelopment application seeks the grant of planning permission for a residential led mixed use scheme comprising of 2 commercial units at ground

floor with 38 residential units above to a total of six storeys.

- 3.2 The application follows a previous consent for mixed use redevelopment of the site granted in April 2019 for the erection of a part four, part five storey building to provide 3 commercial units at ground floor level and 25 self-contained flats above comprising (1 x studio, 6 x 1 bed, 9 x 2 bed, 9 x 3 bed with balconies and terrace together with associated parking, landscaping and amenity space.
- 3.3 Although a more intensive development of the site the current proposal successfully amplifies the scale of the previous scheme and delivers a height, scale and massing that would be appropriate in the street scene without adversely impacting upon the amenity of existing nearby residents.
- 3.4 The planning application satisfies overarching planning policy aims to increase the housing stock of the borough and is considered to be acceptable subject to appropriate planning conditions.
- 3.5 The proposal would deliver a viability tested 29% of units as affordable housing (25.6% by habitable room).
- 3.6 The Government prescribes a “tilted balance” in favour of housing delivery to the Council’s planning decision-making as a result of Enfield’s current inability to demonstrate a 5-year housing land supply as well as the Council’s shortfall in meeting housing delivery targets. This means that applications for new homes should be given greater weight, and Councils should grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the housing proposal. Officers consider that there are no adverse impacts of the scheme that would outweigh the benefits of the proposed housing.
- 3.7 It is recognised that small and medium windfall sites such as this need to be optimised in order to minimise encroachment into the Borough’s Green Belt and protected Strategic Industrial Locations. It is considered that the current application that seeks to provide 38 new good quality residential units on the site, a larger amount than the previously approved 25 units scheme, is an example of such optimisation and carries significant weight in favour of the proposed development.

#### **4. Site and Surroundings**

- 4.1. The application site is located on the eastern side of Hertford Road and is a vacant cleared site situated within the middle of an existing commercial parade. The Black Horse pub previously existed on site prior to its demolition.
- 4.2. The surrounding area comprises a mixture of commercial and residential uses. To the north and south are commercial uses, predominantly threestoreys,

some with residential uses on the upper floors. This is also the case on the opposite side (west) of Hertford Road. To the rear of the site (east) are playing fields and grounds associated with St James Church of England Primary School.

- 4.3. The site is not located in a Conservation Area, and does not relate to a Listed Building but is located within the Enfield Highway Large local Centre.
- 4.4. The site has a public transport accessibility (PTAL) rating of 2.

## **5. Proposal**

- 5.1. Application is made for the construction of a 6 storey building with basement level to provide 38 self-contained C3 residential units (12 x 1 bed, 15 x 2 bed, 11 x 3 bed) and 2 commercial units on the ground floor together with associated parking, landscaping and amenity space.
- 5.2. The top floor is of a reduced footprint, with setbacks on each side. The upper floors (1-5) will comprise of 38 self-contained flats, with a green roof.
- 5.3. The proposal includes 11 units of affordable housing, equating to 29% on site affordable provision. The affordable units would comprise x 8 social rented (3 x 1-bed, 3 x 2-bed and 2 x 3-bed) and 3 x 1-bed shared ownership units. Following a review of the Financial Viability Assessment (FVA) by an external consultant on behalf of the Council, this level of affordable housing provision has been agreed as the maximum reasonable amount of affordable housing that can viably be delivered in this scheme.
- 5.4. Long stay residential cycle parking is proposed internally (70 spaces), as well as 8 short stay cycle spaces (6 commercial and 2 residential spaces) on the frontage. Dedicated refuse storage is provided for at ground floor, with easy access gained from the existing service access that is adjacent. The ground floor undercroft area to the rear will accommodate 14 residents parking spaces including 2 disabled bays, 1 car share space and 2 commercial spaces. Short stay parking spaces can be accommodated within the slip road, along the site frontage. Access to the site will continue to be from Hertford Road.
- 5.5. The existing slip road to the front of the site is within the applicant's ownership, however this is being offered to the Council to help facilitate the development, by being dedicated as highway and provide a service road for the development, whilst also allowing cycling improvements planned for the area as part of the Cycle Enfield project and will also allow for improved pedestrian access. This offering up of land to the Council will be secured through the Section 106 agreement.

## **6. Consultations**

Neighbours/Public

- 6.1 A number of site notices directly outside and in the vicinity of the site were

displayed on 24 November 2021, and the proposed development advertised in the Enfield Independent on 24 November 2021

- 6.2 Consultation letters were sent to 136 adjoining and nearby residents on 05 November 2021. In response, no objection comments were received at the conclusion of the 21 day consultation period.

Internal

### 6.3 Traffic and Transportation

Hertford Road itself is well protected by parking restrictions and it is considered unlikely that the development would adversely impact on this key corridor. There are a number of streets nearby (such as Cedar Avenue) that could experience additional parking pressure to the detriment of the amenity of existing residents. This risk could potentially be mitigated by a future CPZ and a contribution towards the cost of a future resident permit parking scheme would be appropriate, along with an obligation that future residents of the new development would not be eligible to apply for permits.

Consultees advise they are mindful of paragraph 111 of NPPF, which states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. In addition, Policy T6(C) of the London Plan directs that: 'An absence of local on-street parking controls should not be a barrier to new development, and boroughs should look to implement these controls wherever necessary to allow existing residents to maintain safe and efficient use of their streets'.

Whilst the level of on-site parking is less than ideal, this alone is not considered sufficient to warrant a recommendation for the refusal of the application.

It is requested that any consent be subject to conditions requiring the submission and approval of, further details of parking layout (including slip road parking), service road/slip road layout details, provision of electronic vehicle charging points (EVCP) and a Construction Logistics Plan.

Any permission should also secure the following contributions through Section 106 agreement:

- £15,835 for sustainable transport mitigation measures and/or a contribution to a future controlled parking zone in the area;
- £5,455 for Travel Plan monitoring; and
- Developer to enter into an agreement with the Council to secure the adoption of the new service road as a highway, maintainable at public expense.

### 6.4 SuDS Officer

Objection is raised as it is considered that the groundwater FRA provided is not sufficient for the proposed basement. More information is requested around the existing basement on whether this has flooded before. In light of planning approval ref: 17/02599/FUL it is considered that subject to appropriate SuDS conditions, including the submission and approval of a detailed Sustainable Drainage Strategy, and Verification report that this alone should not be a reason to refuse the scheme.

#### 6.5 Environmental Health

No objections, subject to conditions relating to mitigation against external noise sources (i.e. road noise), detailed site investigation for possible contamination and a Construction Management Plan.

#### 6.6 Urban Design Officer

It is noted that considerable pre-application discussions have been undertaken with respect to the scale and massing of the proposals, with the application scheme reflecting previous advice to ensure the parapet height of the front elevation sat in line with the consistent and predominant ridge height of neighbouring buildings. Although the top floor extends above the predominant height of surrounding buildings, the further set back and reduction in footprint of the upper floor that has been undertaken significantly reduces its visibility from Hertford Road.

The simple, contemporary architectural approach is supported in principle. As is the use of two high quality contrasting bricks across elevations, with the top floor set back clad in a material to reflect its status as a recessive element within the overall proposal.

It was recommended that:

- The top floor set back, including the lift overrun, should be clad in a natural metal cladding e.g. standing seam zinc. This has been incorporated into the scheme.
- More planters are needed. This has been incorporated into the scheme.
- Samples of all external materials, with a lighter material used for the proposed brick, should be conditioned as part of any approval, with sample brickwork panels to be constructed on site to confirm the mortar finish and colour. This has been incorporated into the scheme.
- Additional Dual aspect windows proposed. With the initial pre-app the scheme achieved 54% dual aspect apartments, through the process of design development this has been increased closer to 75%
- In addition to the above, details of the shopfronts (including signage), glass

balustrades, privacy screens, canopies, soffits and parapets should be conditioned as part of any approval.

External

6.7 Crime Prevention Officer

Insufficient information provided around doors/windows, access control, postal strategy, landscaping, boundary treatments, emergency treatments, emergency services egress, refuse and cycle storage, parking, under-croft area, security, roof access, balcony details, airlock. CCTV and lighting. A condition is recommended around security measures has been suggested.

6.8 Thames Water/Waste

No objections in relation to sewerage or water infrastructure, subject to a condition detailing any piling works.

The consultee comments have been duly taken into consideration in weighing up the planning merits of the scheme.

**7. Relevant Planning History**

- 7.1 22/01383/CND - Details pursuant to ref: 17/02599/FUL: Construction Methodology (5), ground investigation (11), electric vehicle charging points (12), service road details (14), Considerate Constructors Scheme (23), Arboricultural Method Statement and Tree Protection Plan (27), for the redevelopment of site and erection of a part four, part five storey building to provide 3 commercial units at ground floor level and 25 self-contained flats above comprising (1 x studio, 6 x 1 bed, 9 x 2 bed, 9 x 3 bed with balconies and terrace together with associated parking, landscaping and amenity space. Refused 14.07.2022.
- 7.2 17/02599/FUL - Redevelopment of site and erection of a part four, part five storey building to provide 3 commercial units at ground floor level and 25 self-contained flats above comprising (1 x studio, 6 x 1 bed, 9 x 2 bed, 9 x 3 bed with balconies and terrace together with associated parking, landscaping and amenity space. S106 Granted with conditions. 26.04.2019.
- 7.3 16/03853/PADE (Prior Approval Not Required) - Demolition of detached 2 storey building.

**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.

- 8.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document (2014); and The London Plan (2021).

#### National Planning Policy Framework (2021)

- 8.3 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:

“...(c) approving development proposals that accord with an up-to date development plan without delay; or,  
(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:  
(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or  
(ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.”

- 8.4 The related footnote(8) advises that “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites ..... or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.

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

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

- 8.7 The Council's recent housing delivery has been below its increasing housing targets. This translated into the Council being required to prepare a Housing Action Plan in 2019 and more recently being placed in the "presumption in favour of sustainable development" category by the Government through its Housing Delivery Test.
- 8.8 This is referred to as the "tilted balance" and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole - - which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be 'out of date'.
- 8.9 However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 200 requires, in accordance with the development plan unless material considerations indicate otherwise.
- 8.10 Key relevant policy objectives from the NPPF that relate to this scheme include:
- Section 5 – Delivering a sufficient supply of homes Para 60 – 77;
  - Section 11 – Making effective use of land Para 119 -125; and
  - Section 12 – Achieving well-designed places, Para 126-136
- 8.11 The policies listed below are considered to be consistent with the National Planning Policy Framework and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

8.11.1 London Plan (2021)

Policy GG1 Building Strong and Inclusive communities  
Policy GG2 Making the best use of land  
Policy GG4 Delivering the homes Londoners need  
Policy G7 Trees and woodlands  
Policy SD6 Town Centres  
Policy SD8 Town Centres: Development Principles & Development Plan  
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 D8 Public Realm  
Policy D12 Fire Strategy  
Policy D14 Noise  
Policy H1 Increasing housing supply



Policy H6 Affordable housing tenure  
Policy H7 Monitoring Affordable Housing  
Policy H10 Housing size mix  
Policy SI 1 Improving Air Quality  
Policy SI 2 Minimising greenhouse gas emissions  
Policy SI 5 Water Infrastructure  
Policy SI 7 Reducing waste and supporting the circular economy  
Policy SI 8 Waste capacity and net waste self-sufficiency  
Policy SI12 Flood risk management  
Policy SI13 Sustainable Drainage  
Policy TR2 Healthy Streets  
Policy T3 Transport capacity, connectivity and safeguarding  
Policy T4 Assessing and mitigating transport impacts  
Policy T5 Cycling  
Policy T6 Car Parking

#### 8.11.2 Enfield Core Strategy (2010)

CP2 Housing Supply and Locations for New Homes  
CP3 Affordable Housing  
CP4 Housing Quality  
CP5 Housing Types  
CP9 Supporting community cohesion  
CP17 Town Centres  
CP18 Delivering shopping provision across Enfield  
CP19 Offices  
CP20 Sustainable energy use and energy infrastructure  
CP21 Delivering sustainable water supply, drainage and sewerage infrastructure  
CP24 The road network  
CP26 Public transport  
CP25 Pedestrians and cyclists  
CP28 Managing flood risk  
CP30 Maintaining and improving the quality of the built and open environment  
CP32 Pollution  
CP46 Infrastructure Contribution

#### 8.11.3 Enfield Development Management Document (2014)

DMD1 Affordable Housing-Sites Capable of Providing 10 units or more  
DMD3 Providing a Mix of Different Sized Homes  
DMD6 Residential Character  
DMD8 General Standards for New Residential Development  
DMD9 Amenity Space  
DMD10 Distancing  
DMD30 Floorspace above Commercial Premises  
DMD32 Managing the Impact of Food & Drink Establishments  
DMD37 Achieving High Quality and Design-Led Development

DMD45	Parking Standards and Layout
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD55	Use of Roof Space
DMD56	Heating and Cooling
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD62	Flood Control and Mitigation Measures
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD66	Land Contamination
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD73	Children's Play Space
DMD79	Ecological Enhancements
DMD80	Trees on Development Sites
DMD81	Landscaping

#### 8.11.4 Other relevant policy/guidance

Enfield Climate Action Plan (2020)  
Enfield Housing and Growth Strategy (2020)  
Enfield Biodiversity Action Plan  
National Planning Practice Guidance  
Community Infrastructure Levy Regulations 2010  
LBE S106 SPD  
London Councils: Air Quality and Planning Guidance (2007)  
TfL London Cycle Design Standards (2014)  
GLA: Control of Dust and Emissions during Construction and Demolition (2014)  
GLA: London Sustainable Design and Construction SPG (2014)  
GLA: Accessible London: Achieving an Inclusive Environment SPG (2014)  
GLA: Social Infrastructure SPG (2015)  
GLA: Homes for Londoners: Affordable Housing and Viability SPG (2017)  
GLA: Mayor's Transport Strategy (2018)  
GLA: Mayor's Housing SPG (2016)  
GLA: Mayor's Affordable Housing & Viability SPG (2017)  
Healthy Streets for London (2017)  
Manual for Streets 1 & 2, Inclusive Mobility (2005)  
National Planning Practice Guidance  
National Design Guide (2019)  
Technical housing – nationally described space standards  
The Environment Act 2021  
The Planning (Listed Buildings and Conservation Areas) Act 1990

Mayor's Housing SPG (2016)

Mayor's Affordable Housing & Viability SPG (2017)

Nationally Described Space Standards (2015)

## 9. Analysis

9.1 This report sets out an analysis of the issues that arise from the proposals in the light of adopted strategic and local planning policies. The main issues are considered as follows:

- Principle of mixed-used development
- Housing provision, including affordable and tenure mix
- Design
- Siting, layout and massing
- Quality of proposed accommodation
- Impact on neighbouring amenity
- Parking, access and servicing
- Sustainability credentials
- Landscaping, biodiversity and trees
- Environmental considerations

### *Principle of mixed use development*

9.2 Paragraph 17 of the NPPF sets out 'core planning principles', including that planning should "encourage the effective use of land by reusing land that has been developed previously, provided that it is not of high environmental value". These principles also include to "proactively drive and support sustainable economic development to deliver homes ..." The NPPF goes on to state that development proposals that accord with the development plan should be approved without delay.

9.3 The existing site has a nil use now that the previous pub building has been demolished.

9.4 Policy H1 of the current London Plan recognises the need for more homes in London to promote opportunity and choice in ways that meet their needs at a price that is affordable. Policy D3 promotes the optimisation of housing output within different types of location. Policy H10 of the London Plan also encourages the Council to provide a mix of housing choices in order to take account of the various different groups. Housing should be provided across a range of different sizes and types taking account of the requirements of different user groups. Policy H6 seeks that the "maximum reasonable amount of affordable housing" be sought when negotiating on schemes.

9.5 Officers give significant weight to the planning merits of providing new homes (including a significant proportion of affordable homes), new commercial floorspace to enhance the vitality and viability of Hertford Road, to an enhanced public realm and to making efficient use of the land by providing these homes at a reasonably high density.

9.6 In addition, previous planning decisions are a material planning consideration. In this instance, under regd no: 17/02599/FUL, the redevelopment of the site and

erection of a part four, part five storey building to provide 3 commercial units at ground floor level and 25 self-contained flats above (comprising 1 x studio, 6 x 1 bed, 9 x 2 bed, 9 x 3 bed with balconies and terrace together with associated parking, landscaping and amenity space) was previously granted planning permission on 26.04.2019. The principle of residential-led mixed use development is therefore established.

- 9.7 Planning merits must be balanced against all other relevant planning considerations which seek to ensure that appropriate regard is given to design, impact on the character of the area, impact on neighbour amenity and residential amenity, traffic generation and highway safety and acceptability with regards to sustainability and flooding.

*Residential led mixed-use development:*

- 9.8 London Plan Policy H1 'Increasing Housing Supply' recognises the pressing need for new homes in London and Table 4.1 gives an annual monitoring target of 1246 new homes per year in Enfield between 2019/20 and 2028/29. Finding available and suitable sites to accommodate this housing growth is a challenge across the Borough, and the proposal for 38 units, on this previously developed site would make a welcome contribution to the Borough's housing targets, including meeting affordable housing need (29% of the units affordable). Additionally, the Council has not met the most recent Housing Delivery Test and is therefore in the presumption in favour of sustainable development category. The tilted balance would therefore be applied in assessing and weighing up the benefits of the scheme.
- 9.9 The proposals would make effective and efficient use of previously developed land, in a sustainable location, which is consistent with National and local policy, and the residential element of this proposal is supported in principle.

*Commercial units:*

- 9.10 It is proposed that two commercial units (Use Class E) be provided, sized at 112sqm and 127sqm. These would front onto Hertford Road and will complement the existing commercial offer along this part of Hertford Road. Whilst changes to the Town and Country Planning (Use Classes) Order 1987 has meant that possible changes of use under permitted development within town centres does not fully align with the current Core Strategy and DMD policies, the location of the new commercial floorspace proposed within the Enfield Highway Large Local Centre would be in line with long established sequential test principles that seek to maintain the vitality and viability of existing centres.
- 9.11 To summarise, in broad terms, the principle of a mixed-use development that includes new residential units (with 29% affordable) to help meeting housing needs, and new class E units would be appropriate in this location and is consistent with the policies within the London Plan, the Core Strategy and the Development Management Document which seek to support development that contributes to the strategic housing needs of the Borough and Greater

London.

## **10 Housing Mix**

- 10.1 The National Planning Policy Framework requires local planning authorities to deliver a wide choice of high-quality homes and to plan for a mix of housing in terms of size, type, tenure and range based on local demand.
- 10.2 The London Plan reinforces this, Policy GG4 states that Londoners should have access to affordable homes, and which meet their requirements for different sizes and types of dwellings in the highest quality environments. New developments are required to offer a range of housing choices in terms of the mix of housing sizes and types. The London Plan sets a clear priority to create communities that are mixed and balanced by way of tenure, fostering social diversity, responsibility and identity (Policy GG4). The London Plan goes on to seek to maximise affordable housing provision, with a 60/40 housing tenure split between social/affordable rent and intermediate rent or sale to create a balanced and affordable housing sector, with priority to be given to affordable family housing. The need for an appropriate housing mix to address local needs is further reinforced in Enfield policies CP3, CP5 and DMD3.
- 10.3 Enfield Policy CP5 of the Core Strategy (2010) seeks to provide the following boroughwide mix for market housing:
- 20% 1 and 2 bed units (1-3 persons);
  - 15% 2 bed units (4 persons);
  - 45% 3 bed units, (5-6 persons); and,
  - 20% 4+ bed units (6+ persons)
- 10.4 Policy DMD3 of the Enfield Development Management Document (2014) states that sites capable of accommodating 10 or more dwellings should meet these dwelling mix targets. However, this is based on the assumption that larger schemes are sited on larger sites and are more capable of accommodating a mix of different house sizes and associated amenity space than smaller and more constrained parcels of land.
- 10.5 In this case, the application site is a constrained parcel of land, and the increase of 13 units over the previously approved scheme is achieved by extending the approved building footprint upwards and to the rear.
- 10.6 The proposal would create 38 residential units with a mix of:
- 12 x 1 bed;
  - 15 x 2 bed; and,
  - 11 x 3 bed.
- 10.7 This includes eleven affordable housing units (29%), and eleven (29%) of units will be family sized (3 bedroom) units.
- 10.8 In view of the physical constraints of the site, the constraints of the site, and mindful of the tilted balance, the overall mix of units is considered acceptable.

## 11 Affordable Housing

- 11.1 Affordable housing comprises of social rented/affordable rented and intermediate housing provided to eligible households whose needs are not met by the market housing (London Plan Policy H6). Policy DMD1 confirms that development should provide the maximum amount of affordable housing, having regard to the borough-wide affordable housing target of 40%; and with a target tenure mix of 70% social / affordable rent and 30% intermediate, and that this should be subject to scheme viability.
- 11.2 London Plan Policy H6 require that boroughs maximise affordable housing provision, set an overall target in local plans for the amount of affordable housing provision needed over the plan period, and seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes. Enfield's Core Strategy Policy CP2 sets out that the Council will plan for the provision of approximately 11, 000 new homes for the period 2010 - 2025 and sets a target that 40% of new homes should be affordable on sites over 10 units, subject to scheme viability. Developers are required to provide development appraisals to demonstrate that each scheme maximises affordable housing output.
- 11.3 The proposal for 38 residential units (12 x 1 bed, 15 x 2 bed, 11 x 3 bed) is supported by a Financial Viability Assessment, carried out on behalf of the applicant. The conclusions of this FVA were that the scheme could not viably support a policy compliant level of affordable housing.
- 11.4 This position has been independently assessed on behalf of the Council by an external consultant who has provided viability advice in relation to the original FVA submitted. The review undertaken raised some questions around comparable average sales values for residential units; breakdown of development costs and the Benchmark Land Value (BLV). It was concluded by the Council's consultant, that with CIL contributions, and a developer profit of 20% on GDV, the scheme could viably support a maximum of 11 affordable housing units on site. The affordable units would have the following mix:
- 8 x social rented (3 x 1-bed, 3 x 2-bed and 2 x 3-bed) and,
  - 3 x shared ownership units (3 x 1 bed).
- 11.5 The applicant's consultant accepted the findings of the Council's review of the development costs and that the scheme can viably support 11 affordable housing units, based on the mix set out above.
- 11.6 At 71% (8 units) social rent to 29% (3 units) intermediate units (shared ownership), the affordable housing split broadly complies with policy on mix of tenure which requires a 70% to 30% split. The emphasis on securing a significant proportion of units on site as affordable, with 29% family units has been given weight.

- 11.7 On balance, the proportion of affordable units (29%) is welcomed as this will help make a valuable contribution to the Borough's housing needs. The public benefit of this much needed affordable housing must be given appropriate weight when balancing the planning merits of the scheme, and any harmful impacts.
- 11.8 Given the proposed affordable housing level (29%) falls below the Local Plan 40% target, as well as the London Plan target, and the inherent uncertainty associated with FVAs, it is recommended that an early and late stage review mechanism be secured in the Section 106 agreement. Such review would examine actual costs and values closer to practical completion of the scheme. Any surplus or uplift generated could be used to secure additional contributions towards affordable housing in order to get closer to the 40% target required by Policy DMD1.

## **12 Design**

- 12.1 Policy DMD37 of the DMD encourages achieving a high quality and designed development that should be suitable for its function and appropriate in its context with appropriate regard to its surroundings. Additionally, Policy D3 and D4 of the London Plan specifies the need to respect the character of the surrounding area but also make a positive contribution to the places identity. This policy is reiterated by CP30 of the Core Strategy which requires new development to be of a high-quality design and in keeping with the surrounding area, as well as the fundamental aims of the NPPF.

### *Siting and layout:*

- 12.2 A six-storey high contemporary building is proposed. This will have a frontage directly onto Hertford Road, and this new building will respect the established building line.
- 12.3 At ground floor this is set on the back edge of the pavement, and behind the sliproad, which is no different to other buildings along this side of Hertford Road. A number of openings are proposed at ground floor which is to include large sections of glazing serving the new commercial units, and residential entrance. This will provide interest and activate the ground floor. Further details of the shopfront designs (including advertisements) will be secured through a general materials condition.
- 12.4 The building footprint and projection into the site is broadly in keeping with the existing neighbouring patterns of development and deemed appropriate in this location.

### *Scale and Massing:*

- 12.5 The now demolished pub was a two-storey building set back from Hertford Road. The surrounding context is predominantly three stories, with pitched roofs.



- 12.6 The proposed scheme would be over six floors (including ground floor) and the top floor would be set in from all sides. The proposed fourth floor terminates at the same height as the neighbouring terraces ridge line, and the top floor (5<sup>th</sup>) is proposed to be on a reduced footprint, with setbacks on all sides which helps reduce its bulk, scale and massing. Additional set-backs have been undertaken on the top floor and further recessing of the west elevation. It is considered that this respects the scale of buildings in the vicinity of the site.
- 12.7 The building does project rearwards off neighbouring properties either side, where residential uses exist above ground floor level. It has been demonstrated on plans submitted that the building footprint above ground floor level would not exceed a line taken from the mid-point of the nearest residential windows at an angle of 30 degrees. This test, is borrowed from policy DMD11 and used to limit the impact of rearward extensions upon nearby residential properties. As a consequence the proposal would not be harmful in terms of loss of light or outlook for existing neighbouring residential occupiers.
- 12.8 The height, scale and massing proposed means this will be visible from the adjacent school grounds to the east, and the proposed building will be higher than surrounding buildings fronting Hertford Road.
- 12.9 In view of the site's location, the existing surrounding building heights and the detached nature of the building the site is considered appropriate for accommodating a building of the height and scale proposed, subject to an acceptable impact on neighbour amenity being maintained.
- 12.10 In order to further justify the proposed height, high standards of design and architecture are required so that the building makes a positive contribution to its environment; this is reinforced through London Plan policy D3 & D4. It is considered that this would be achieved with the current contemporary design, through its simple, yet well considered palette of materials, fenestration and the architectural detailing which helps to articulate the building and break down the scale and massing.

*Materials:*

- 12.11 A simple and well considered palette of materials is proposed so that this building sits comfortably in its setting. That is achieved through a predominant use of brick which reflects the local vernacular. The top floor, which is setback is to be treated in a different material in order to appear subservient to the rest of the building. Details of materials for this top floor appear as zinc cladding, and this will be subject to condition. To help this appear sub-ordinate to the building below articulation of the building is achieved through the inclusion of recessed and projecting elements, external balconies, glass balustrades and window reveals.
- 12.12 Officers recognise the need to utilise sites to their optimum and this scheme does so whilst providing an attractive setting for future occupiers. Officers are supportive of the proposed design; the use of materials and articulation is well considered, and would result in a high-quality and sustainable development,

subject to conditions to ensure the quality and detailing would be delivered.

### **13 Quality of Residential Accommodation**

- 13.1 All residential units 38 in total meet or exceed the minimum space standards as set out in the London Plan, and the more recent nationally described space standards. This complies with London Plan policy, National Described Space standards and Enfield planning policies.
- 13.2 London Plan policy D5 seek to ensure that new development achieves the highest standards of accessible and inclusive design. The proposal will provide a minimum of 10% wheelchair accessible or adaptable units, whilst the remaining 90% of units will meet accessible and adaptable standards set out in Part M4(3) 'wheelchair user dwellings', and part M4(2) 'accessible and adaptable dwellings'. This provision will be secured by condition.
- 13.3 The layout and arrangement of units has allowed for the majority of units to be dual aspect units, ensuring good cross ventilation, daylight, sunlight and internal standards of accommodation,
- 13.4 In accordance with the Mayor's Housing SPG (2016) it has been confirmed that a minimum ceiling height of 2.5 metres for at least 75% of the gross internal area of the residential units can be achieved for all units.

#### *Window Distancing:*

- 13.5 Policy DMD10 sets out the minimum separation distances required between rear facing windows. The rearward facing windows within the development will be some 15m off the boundary. As these are directed towards the adjacent school grounds then there would be no impact on residential amenity. The proposed side facing windows (floors 1-4) are secondary windows only, and face onto flank walls of neighbouring buildings. As such these do not give rise to loss of privacy or overlooking concerns.

#### *Residential Amenity Space/Play space:*

- 13.6 Policy DMD9 is of most relevance to amenity space, stating that all new development must provide good quality private amenity space that is not significantly overlooked by surrounding development, and that meets or exceeds the standards listed in the policy. In addition to the internal space proposed there is also a sufficient level of on-site amenity space. Each unit is afforded access to a private balcony ranging in size between 6sqm and 24sqm. All balconies are sized to comply with the Mayor's Housing SPG. On balance the quantum, quality and combination of private and communal amenity space would be sufficient to meet the likely demands of future residents.
- 13.7 Considered against the policy compliant standard of accommodation and the tilted balance, the development would accord with London plan (2021) policies, Housing standards SPD (Adopted March 2016), Enfield Core Strategy 4 (Housing quality) and Enfield Development Management Document policies DMD8,

DMD9, DMD37 and DMD72.

## **14 Impact on Neighbouring Residential Amenity**

- 14.1 New development should not impact on the residential amenity of neighbouring residents. CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity.
- 14.2 To maintain a sense of privacy, avoid overshadowing and ensure adequate amounts of sunlight are available for new and existing developments policy DMD10 requires new development to maintain certain distances between buildings, unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/ sunlight or privacy for the proposed or surrounding development.
- 14.3 The nearest residential properties are those immediately to the south, situated at first floor level and above, within the commercial parade. Plans demonstrate that the proposed building footprint will meet the 30-degree test from these rearward facing windows, as such it is not considered that outlook would be unduly affected. There are no residential neighbours sited directly to the east, and those situated opposite the site to the west will be a sufficient distance away, with a busy principal road in between. On balance the proposal would not unduly harm the amenity of surrounding residential occupiers.
- 14.4 In summary, it is considered that the proposed development would not be unduly harmful to the amenity of nearby residential occupiers, through reduced daylight and sunlight conditions, overlooking and loss of privacy, having regard to relevant London Plan policies, Enfield policies, BRE guidelines and the NPPF.

## **15 Parking access and servicing**

- 15.1 The site has a PTAL of 2, which indicates 'poor' access to public transport services.
- 15.2 The subject site is on a classified road but is not within an operational Controlled Parking Zone (CPZ), though there are parking and loading restrictions along Hertford Road.
- 15.3 The applicant has confirmed that a strip of land at the front of the site will be offered to the Council for adoption, at no cost. Transportation are supportive of this, and this is a welcomed benefit of the scheme that will allow the Council to provide a new service/slip road to serve the development, whilst also permitting cycling improvements proposed for the area as part of the Cycle Enfield project. The adoption of this slip road will also improve pedestrian access.
- 15.4 The residential component of the site will generate additional vehicular traffic in

the peak hours, it is not thought that the overall increase in traffic generation will significantly affect the smooth flow of traffic on Hertford Road and the surrounding local highway network. Hertford Road itself is well protected by parking restrictions and it is considered unlikely that the development would adversely impact on this key corridor.

- 15.5 However, there are a number of streets nearby (such as Cedar Avenue) that could experience additional parking pressure to the detriment of the amenity of existing residents. This risk could potentially be mitigated by a future CPZ and a contribution towards the cost of a future resident permit parking scheme would be appropriate, along with an obligation that future residents of the new development would not be eligible to apply for the Council's on-street parking permits.
- 15.6 A revised parking statement has been submitted in support of the application. Although the surrounding area is fairly well built up, the proposed development (both commercial and residential) will increase traffic by various travel modes in the local area. A Travel Plan should establish existing trip generation by various travel modes, estimate the additional trips generated by the scheme and set out how to influence a shift in travel behaviour, to more sustainable travel modes. Targets should be set for the 1st, 3rd and 5th years post-occupation and show how a reduction from vehicular trips to more sustainable means of travel is achieved. Prior to commencement of the scheme, a Framework Travel Plan with defined targets should be provided, and will need to be reviewed following occupation, and this will be secured by condition.

*Parking:*

- 15.7 The London Plan, Core Strategy and DMD policies encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 15.8 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 15.9 London Plan policy T5 sets out maximum residential parking standards. Upon reviewing the 2011 Census data for the local area (E02000282: Enfield 006) suggests that flats typically generate 0.5 cars per household. A development comprising 38 flats might therefore be expected to generate demand for 19 parking spaces.
- 15.10 With 14 spaces being provided within the curtilage of the site, including 2 disabled bays, 1 car share space and 2 commercial spaces short stay visitor parking spaces can be accommodated within the slip road, along the site frontage a further 5 vehicles may be displaced into the surrounding streets. It is considered

that this level of parking will meet likely demand.

*Cycle Parking:*

- 15.11 The proposed development makes an allowance for 70 cycle bikes, as well as 8 short staycycle spaces and 2 commercial spaces on the frontage as shown on the "Proposed Ground Floor Plan" layout. This is an acceptable number and accords with residential standards, and the location is secure and covered.

*Access, Delivery and Servicing Arrangements:*

- 15.12 Vehicular access currently exists direct from Hertford Road, where the access serves the existing shared service road. This will continue to serve the proposed development.
- 15.13 Pedestrian access to the residential units and the commercial uses will be from Hertford Road and will enable step free access. Part of the works to the new slip road will also incorporate pedestrian crossing points at either end.
- 15.14 Servicing and deliveries to the site which will primarily be for the commercial units are expected to take place from the shared slip road that will be provided directly outside the site, on Hertford Road. Transportation officers are satisfied that the slip road is large enough to accommodate vehicles servicing the commercial uses. Further details concerning the slip road works will need be discussed and agreed with Transportation as this involves works that are to be adopted, and therefore will require a Section 38 agreement.
- 15.15 The nature and location of the proposal means the development does require the provision of a Construction Logistics Management Plan to minimise its impacts on the local road network. This will be secured by condition.
- 15.16 Refuse storage is shown in two separate locations for the residential and commercial uses. As set out above, Transportation officers would prefer to see the refuse storage located towards the front of the site so that it can be collected from Hertford Road. However, to do this and make the necessary internal/external alterations would have a detrimental impact on other aspects of the scheme. It would reduce the size of the commercial units, affecting their viability and attractiveness to prospective occupiers. It would also result in 'dead' frontage at ground floor. In urban design terms, it is far more preferable to have active ground floor frontages, and this would be reduced if the scheme were amended to incorporate an internal refuse store at the front of the site.
- 15.17 The proposed refuse collection arrangement would see collection vehicles using the existing shared access. Collection vehicles would either reverse into the access road, from Hertford Road, or drive in forward gear and reverse out. Either way, this is no different to the existing servicing arrangement utilised by a number of existing commercial units in close proximity to the site. A Refuse Collection Strategy has been submitted, and this sets out further details, and compliance with this would be secured by condition.

15.18 In order to mitigate the impacts of the development, in addition to the aforementioned Section 38 highway works, Transportation seek Section 106 contributions comprising of £15,835 for sustainable transport mitigation measures and/or a contribution to a future CPZ and £5,455 for Travel Plan monitoring.

15.19 In summary, the development is considered likely to have a negligible impact on vehicular traffic flows in the local area, subject to conditions and planning obligations. The transport impacts of the proposal are acceptable and in this respect the scheme complies with the relevant London Plan and Enfield policies and the guidance within the NPPF.

## **16 Energy and Sustainability**

16.1 London Plan Policy SI states that development proposals should make the fullest contribution to minimising carbon dioxide (CO<sub>2</sub>) emissions in accordance with the following energy hierarchy:

1. Be Lean: use less energy;
2. Be Clean: supply energy efficiency; and
3. Be Green: use renewable energy.

16.2 Enfield's DMD policy 49 requires the highest sustainable design and construction standards, having regard to technical feasibility and economic viability. These policies require new developments to address the causes and impacts of climate change by minimising energy use, supplying energy efficiently and using energy generated from renewable sources (Core Strategy Policy 20 and DMD51), seeking zero carbon developments (DMD50), using decentralised networks where feasible (DMD52), and providing on-site renewable energy generation to make-up any shortfall where feasible (DMD53).

16.3 A detailed Energy and Sustainability Statement supports the application, this seeks to demonstrate how the proposed scheme complies with the above aspects of both the London Plan and the Development Plan.

16.4 The proposed energy strategy seeks to reduce energy demand, and CO<sub>2</sub> emissions through the following:

- Energy efficiency measures
- Efficient heating systems
- Low air permeability
- Heat recovery system
- Energy efficient lighting
- Renewable technologies (solar PV panels)

16.5 The energy strategy, based on the London Plan principals of Be Lean, Be Clean and Be Green, combined with highly efficient boilers and PV panels results in a 35% reduction in carbon dioxide emissions.

- 16.6 The proposal broadly complies with the energy and sustainability requirements, subject to planning conditions that will agree the final measures needed to achieve the necessary savings.

## **17 Biodiversity, Trees and Landscaping**

- 17.1 Policy DMD79 seeks the provision of on-site ecological enhancements and DMD81 sets out that developments must provide high quality landscaping that enhances the local environment and should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off.
- 17.2 The submitted Ecology Report indicates that the existing site is of limited value ecologically. It concludes that the site offers no foraging, commuting, resting or breeding habitat for any protected species or habitats.
- 17.3 Trees on site have been removed, these were removed at the time the pub was demolished. Details of replacement planting will be secured through a landscape condition. Opportunities for landscaping are limited on site. Planters along the site frontage will assist in providing screening and defensible space from Hertford Road. There are third party trees outside of the site, and conditions are attached to ensure there are measures in place to protect these during construction.

## **18 Noise / Construction Dust**

- 18.1 Potential noise and construction dust impacts associated with the proposed uses are a material consideration. London Plan Policy D14 aims to reduce noise and enhance soundscapes. DMD 68 states that developments that generate or would be exposed to an unacceptable level of noise will not be permitted. It states that developments must be sensitively designed, managed and operated to reduce exposure to noise and noise generation.
- 18.2 Environmental Health officers consider the development's location on a busy road has potential for construction dust to be harmful to prospective resident's amenity. To address this a condition would be attached.

## **19 Contaminated Land**

- 19.1 The requirement to deal with contaminated land is set out in London Plan and is reinforced by the NPPF. It is considered that there is potential for the site to include some contaminated ground. To address this, and ensure the site is suitable for end users pre-commencement conditions are recommended

## **20 Air Quality**

- 20.1 The proposal would introduce additional residential units to an area already comprising residential accommodation. In this respect the proposal is considered

acceptable. Enfield policies CP32 and DMD64 seek to resist developments that would adversely impact on air quality, unless suitable mitigation measures can be achieved.

- 20.2 Environmental Health does not raise any concerns that the proposal would have a negative impact on existing air quality, subject to pre-commencement conditions being attached including the requirement for a Construction Management Plan, this must set out measures to mitigate against dust and emissions impacts and must be in accordance with the Mayor's SPG 'The Control of Dust and Emissions During Construction and Demolition'.

## **21 Sustainable Drainage / Flood Risk**

- 21.1 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. DMD policy 61 states that all developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS). Any proposed SuDS measures should be appropriate for the site conditions, seek to achieve greenfield runoff rates as well as maximise the use of SuDS.
- 21.2 A Flood Risk Assessment (FRA) supports the application. This confirms the site as being within Flood Zone 1, meaning it is at the lowest risk of a flood event from fluvial or tidal flooding. It is classified as having a less than 1 in 1000 annual probability of flooding.
- 21.3 An objection is raised by SUDS Officers as it is considered that the groundwater FRA provided is not sufficient for the proposed basement. In light of planning approval ref: 17/02599/FUL it is considered that subject to appropriate SuDS conditions prior to occupation a verification report would need to be submitted to and approved in writing, demonstrating that the approved drainage/SuDS measures have been fully implemented. The details submitted shall also confirm what depth the water table is with respect to the basement floor level; this may be covered as part of the site investigation condition.
- 21.4 Thames Water have not raised concerns in relation to surface water drainage, or sewerage infrastructure capacity. A condition is recommended requiring further details of any piling works prior to commencement.

## **22 Section 106 Contributions**

- 19.1 Regulation 122(2)(a) of the Community Infrastructure Levy Regulations 2010 (as amended) (CIL Regulations) requires that any planning obligations must be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Having regard to this, and the content above it is recommended that should planning permission be granted, the following obligations / contributions should be secured through a Section 106 legal agreement:



- Affordable Housing - provision of a minimum of 11 units as Affordable Housing dwellings
- Early and late stage viability review mechanisms;
- Local Employment and Skills Strategy
- Highways contributions;
- CPZ permit exemption;
- 5% monitoring fee for the financial contributions and £350 for monitoring any non financial obligations.

## **23 Community Infrastructure Levy (CIL)**

- 23.1 The CIL Regulations also 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.
- 23.2 The new GIA proposed as part of the development would be liable to a Community Infrastructure Levy contribution for both Mayoral CIL (£20 per sqm) and Enfield CIL (£40 per sqm for residential and £60 per sqm for class E uses).
- 23.3 This would result in a CIL contribution of £171,420.00 (subject to indexation).

## **24 Equalities Implications**

- 24.1 Section 149 of the Equality Act 2010 places obligations on local authorities with regard to equalities in decision making. In accordance with the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered that the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act compared to those who do not have those characteristics.

## **25 Conclusion**

- 25.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, states that planning permission should be granted unless “the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or 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”.
- 25.2 The Government prescribes a “tilted balance” in favour of housing delivery to the Council’s planning decision-making as a result of Enfield’s current inability to demonstrate a 5-year housing land supply as well as the Council’s shortfall in meeting housing delivery targets. This means that applications for new homes should be given greater weight, and Councils should grant permission unless any

adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the housing proposal. Officers consider that the adverse impacts of the scheme, are not sufficient to significantly and demonstrably outweigh the benefits of the proposed housing.

25.3 It is recognised that sites such as this need to be optimised in order to minimise encroachment into the Borough's Green Belt and protected Strategic Industrial Locations. It is considered that the social benefits, both in respect of the provision of high-quality new housing stock, and the delivery of affordable housing carry significant weight in favour of the proposed development.

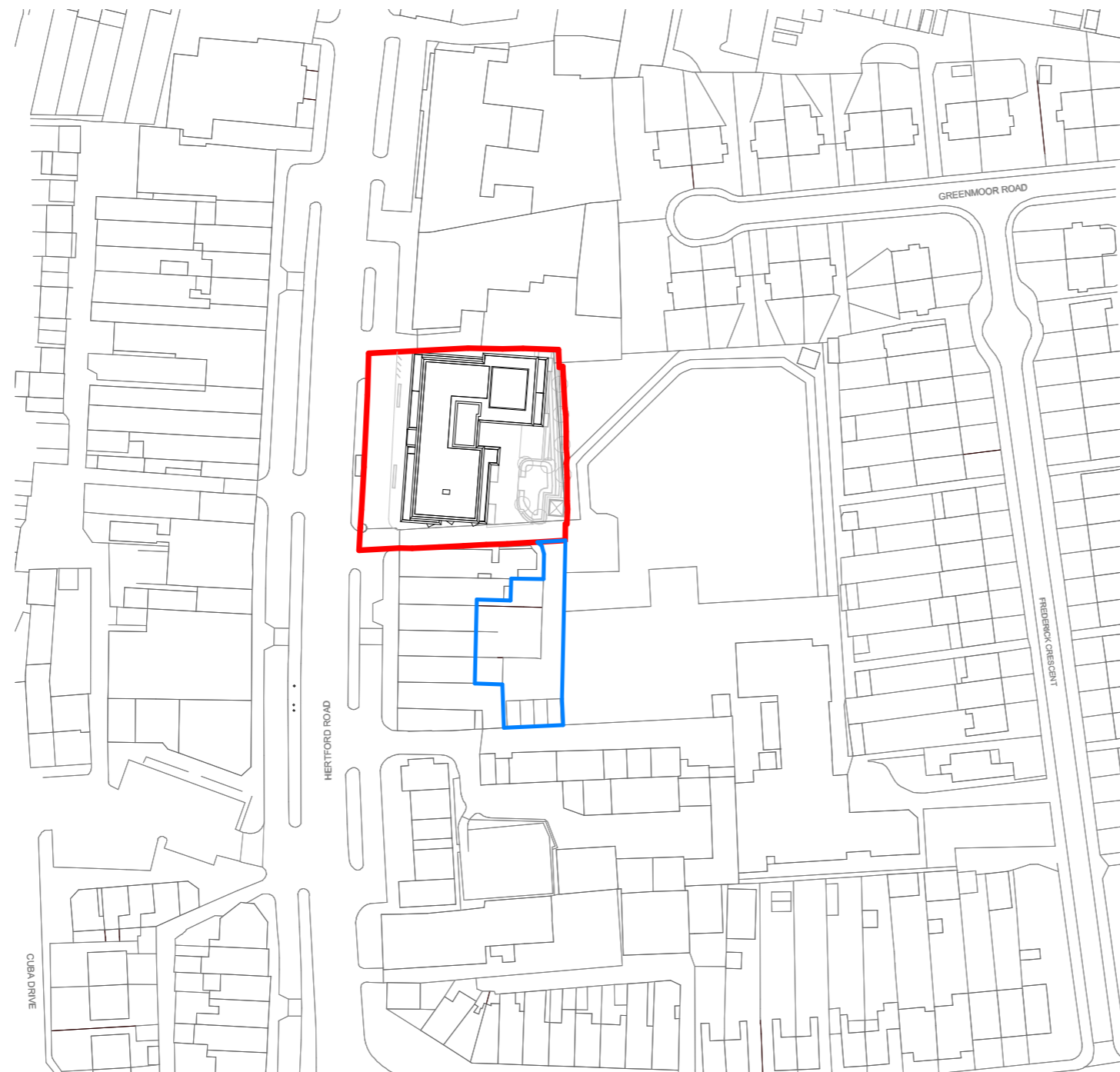
25.4 The proposed development would deliver the following wider planning benefits:

- The delivery of both affordable (29%) and private housing in a sustainable location, which makes effective and efficient use of land, optimises the housing potential, helping to meet the Borough's housing needs;
- A high-quality residential environment for all future occupiers. All of the new dwellings have been designed to meet the Mayor's London Housing Design Guide in terms of accessibility, size and layout, and achieve Lifetime Homes Standards;
- Redevelopment of existing vacant site, which will make a positive contribution to Hertford Road;
- Public realm improvements along Hertford Road, including new slip road;
- New commercial units to increase the offer along Hertford Road, and add to the vitality and viability of the area;
- High standards of urban design and architecture; and
- Sustainable design which will result in low levels of carbon emissions; and

25.5 Officers consider that on balance the scheme would make a positive contribution to the locality. It would deliver much needed additional homes and much needed affordable housing. The development would be in general compliance with Council policy and there are no material considerations of sufficient weight that would suggest that the application should be refused. Officers are therefore recommending approval of the scheme in accordance with the presumption in favour of sustainable development as set out by the National Planning Policy Framework (NPPF).

## **26 Recommendation**

26.1 It is therefore recommended that planning permission be granted subject to securing the measures set out above through the Section 106 legal agreement, and the conditions outlined in section 2 of this report.




**Notes**

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 Application Site

 Adjacent land owned by applicant

Revisions

Status

**Planning**

Client

**WhiteGold Properties Ltd**

Project

**179 Hertford Road  
 Enfield, EN3 5JH**

Title

**Block Plan**

Scale	Size	Date	Drawn	Checked
1:1250	A3	19/10/21	SC	RM

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Drawing No.

**200017-3DR-ZZ-XX-DR-A-08004**

Rev.

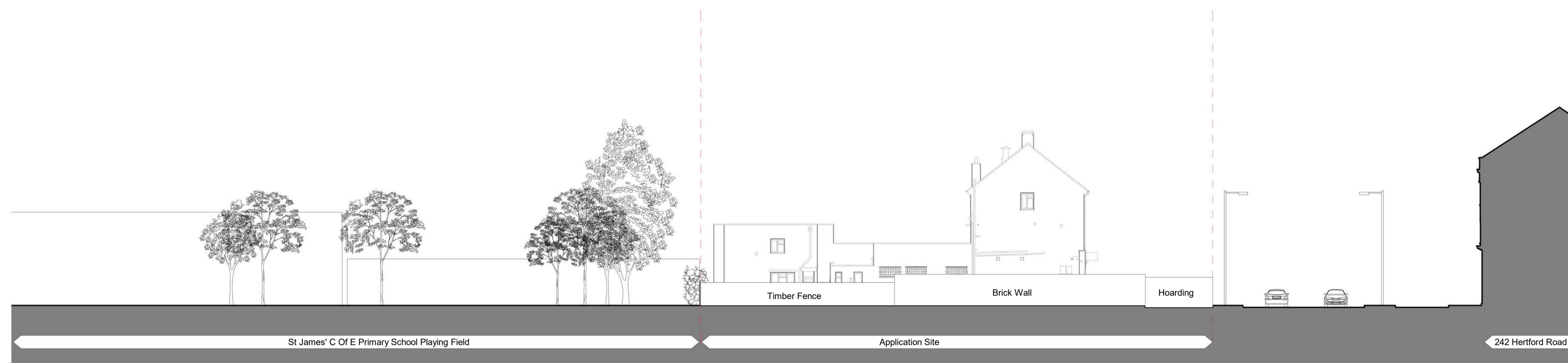


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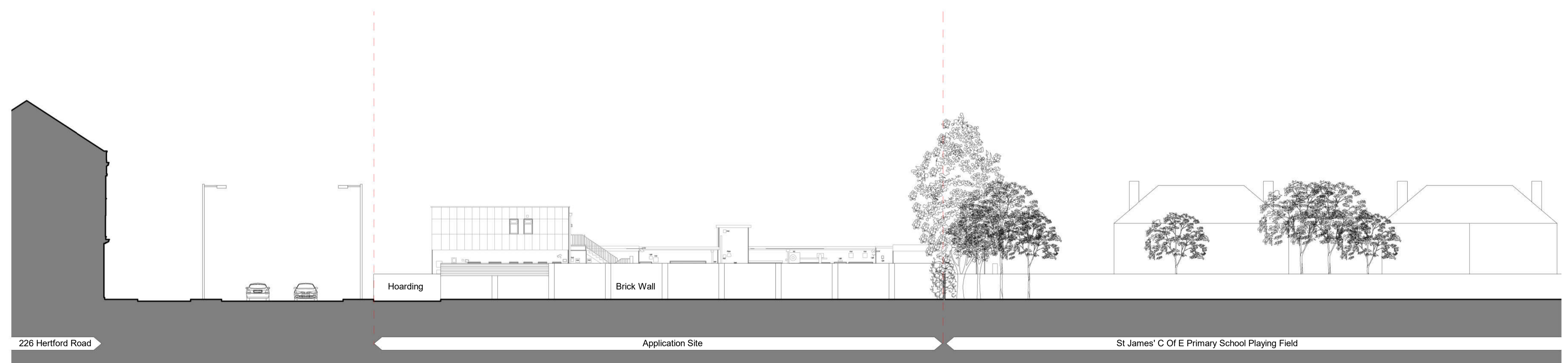
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**1 Existing North Elevation**  
1 : 200



**2 Existing South Elevation**  
1 : 200

2	19/10/21	Existing boundary conditions updated	RM
1	14/10/21	Updated existing landscaping	RM

Revisions

Status

**Planning**

Client

**WhiteGold Properties Ltd**

Project

**179 Hertford Road  
Enfield, EN3 5JH**

Title

**Existing North and South  
Elevations**

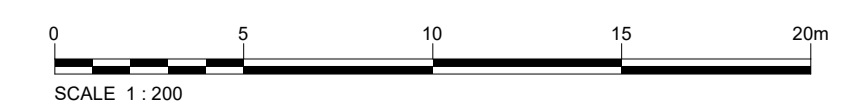
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1:200	A1	05/10/21	SC	RM

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Drawing No. Rev.

200017-3DR-ZZ-XX-DR-A-08003 2

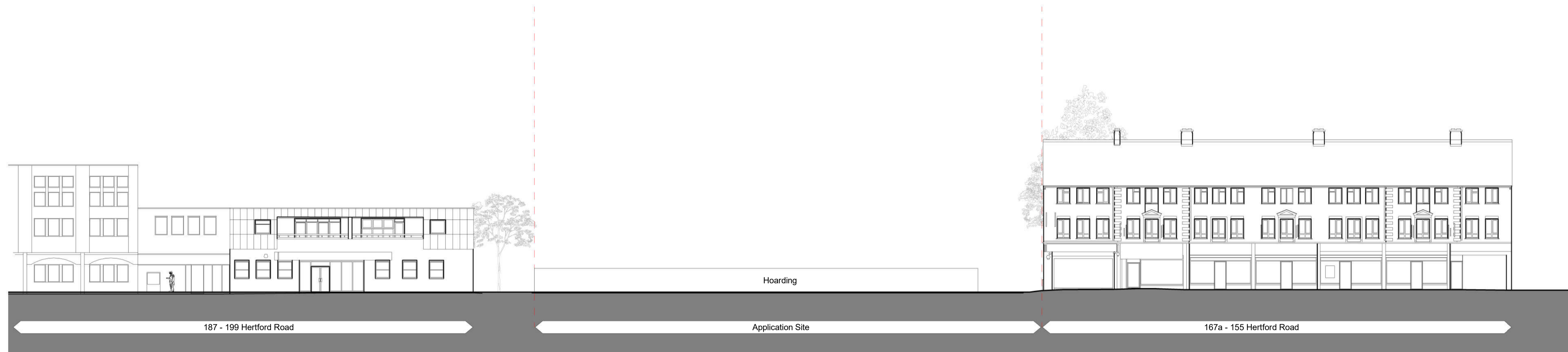


**Notes**

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**1 Existing West Elevation**  
1 : 200



**2 Existing East Elevation**  
1 : 200

2	19/10/21	Existing boundary conditions updated	RM
1	14/10/21	Updated existing landscaping	RM

Revisions

Status

**Planning**

Client

**WhiteGold Properties Ltd**

Project

**179 Hertford Road  
Enfield, EN3 5JH**

Title

**Existing West and East Elevations**

Scale	Size	Date	Drawn	Checked
1:100	A1	05/10/21	SC	RM

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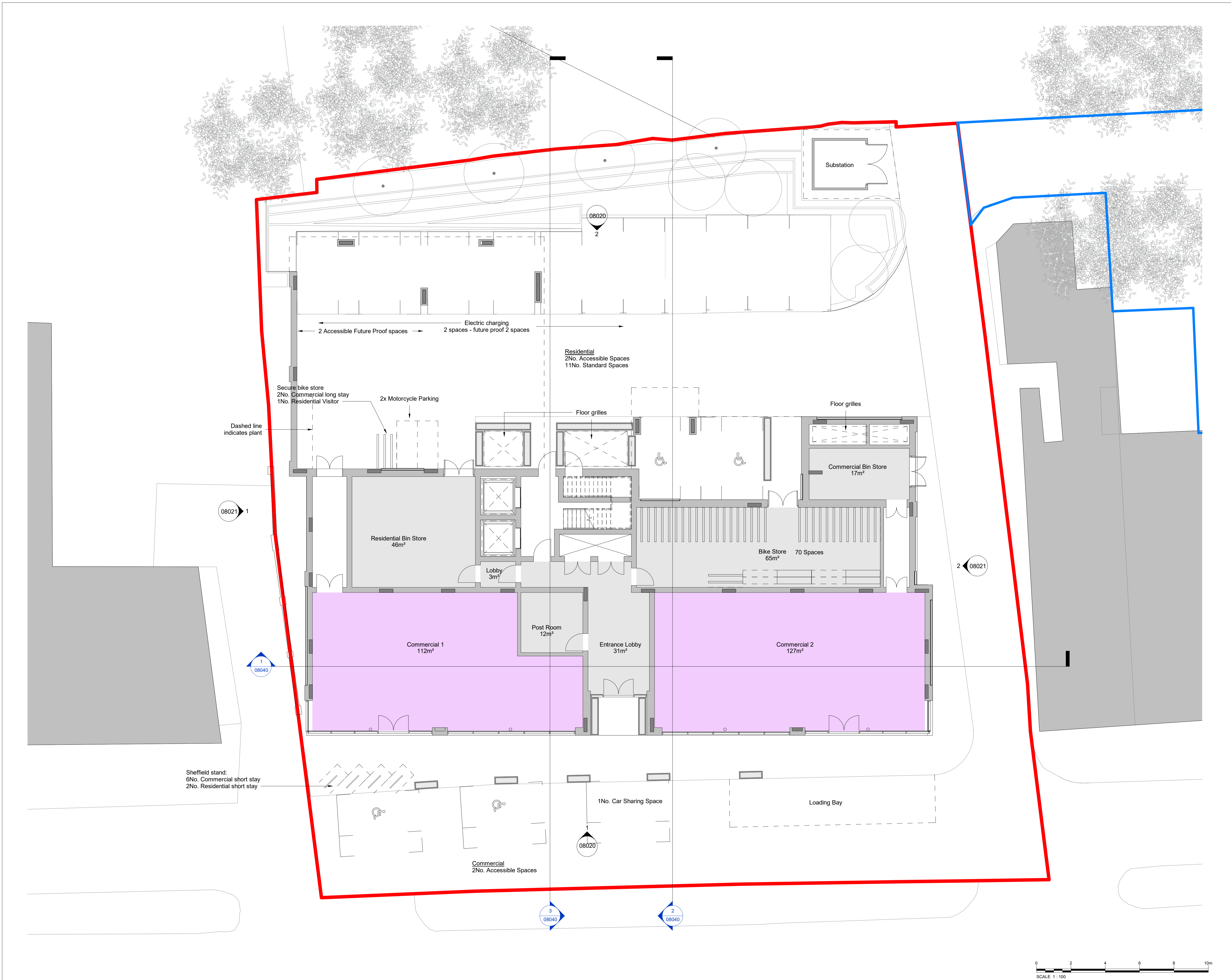


Drawing No.

**200017-3DR-ZZ-XX-DR-A-08002 2**

Rev.



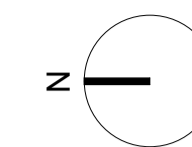


**Notes**

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- Application Site
- Adjacent land owned by applicant
- Extent of Open Space
- Commercial
- BoH

Revisions	Date	Description	By
12	05/01/23	Re-issued for Planning	SC
11	30/08/22	Issued to Local Authority for comment. Additional Car parking space added to rear car parking space and amendment to parking at front	SC
10	17/06/22	Issued to Local Authority for comment. Landscape area at rear amended, parking provision increased at rear and front of the site	SC
9	09/06/22	Issued for comment - Landscape Area at rear amended, parking provision increased	SC
8	19/10/21	Landscaping design updated	RM
7	14/10/21	Landscaping and parking updated	RM
6	11/10/21	Updated to fire comments	RM
5	05/10/21	Issued for planning	RM
4	24/09/21	Issue to consultants	SC
3	14/09/21	Updated to consultant comments	RM
2	02/09/21	Draft Issue - For Information	SC
1	25/08/21	Draft Issue - For Information	SC

Status  
**Planning**

Client  
**WhiteGold Properties Ltd**

Project  
**179 Hertford Road  
Enfield, EN3 5JH**

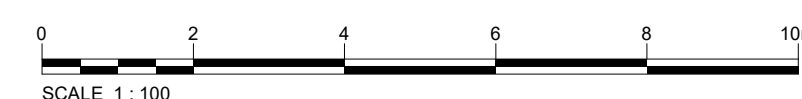
Title  
**Proposed Ground Floor Plan**

Scale	Size	Date	Drawn	Checked
1:100	A1	04/08/21	SC	RM

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Drawing No. **200017-3DR-ZZ-00-DR-A-0801112** Rev.





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- Application Site
- Adjacent land owned by applicant
- 1 Bed
- 2 Bed
- 3 Bed

Revisions

No.	Date	Description	By
7	05/01/23	Re-issued for Planning	SC
6	19/10/21	Landscaping design updated	RM
5	14/10/21	Landscaping and parking updated	RM
4	05/10/21	Issued for planning	RM
3	24/09/21	Issue to consultants	SC
2	02/09/21	Draft Issue - For Information	SC
1	25/08/21	Draft Issue - For Information	SC

Status  
**Planning**

Client  
**WhiteGold Properties Ltd**

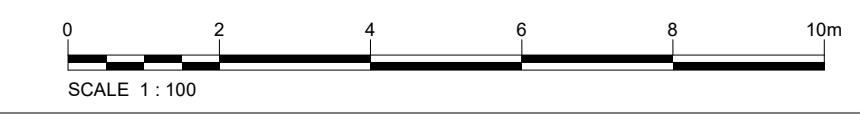
Project  
**179 Hertford Road  
 Enfield, EN3 5JH**

Title  
**Proposed 1st-4th Floor Plans**

Scale	Size	Date	Drawn	Checked
1:100	A1	04/08/21	SC	RM



Drawing No. **200017-3DR-ZZ-ZZ-DR-A-08012** Rev. **7**



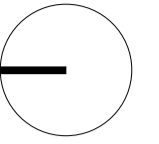


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- Application Site
- Adjacent land owned by applicant
- 1 Bed
- 2 Bed
- 3 Bed

Revisions	Status
7 05/01/23 Re-issued for Planning	SC
6 19/10/21 Landscaping design updated	RM
5 14/10/21 Landscaping and parking updated	RM
4 05/10/21 Issued for planning	RM
3 24/09/21 Issue to consultants	SC
2 02/09/21 Draft Issue - For Information	SC
1 25/08/21 Draft Issue - For Information	SC

**Planning**

Client  
**WhiteGold Properties Ltd**

Project  
**179 Hertford Road  
Enfield, EN3 5JH**

Title  
**Proposed 5th Floor Plan**

Scale	Size	Date	Drawn	Checked
1:100	A1	04/08/21	SC	RM

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Drawing No. **200017-3DR-ZZ-05-DR-A-08013** Rev. **7**



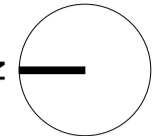


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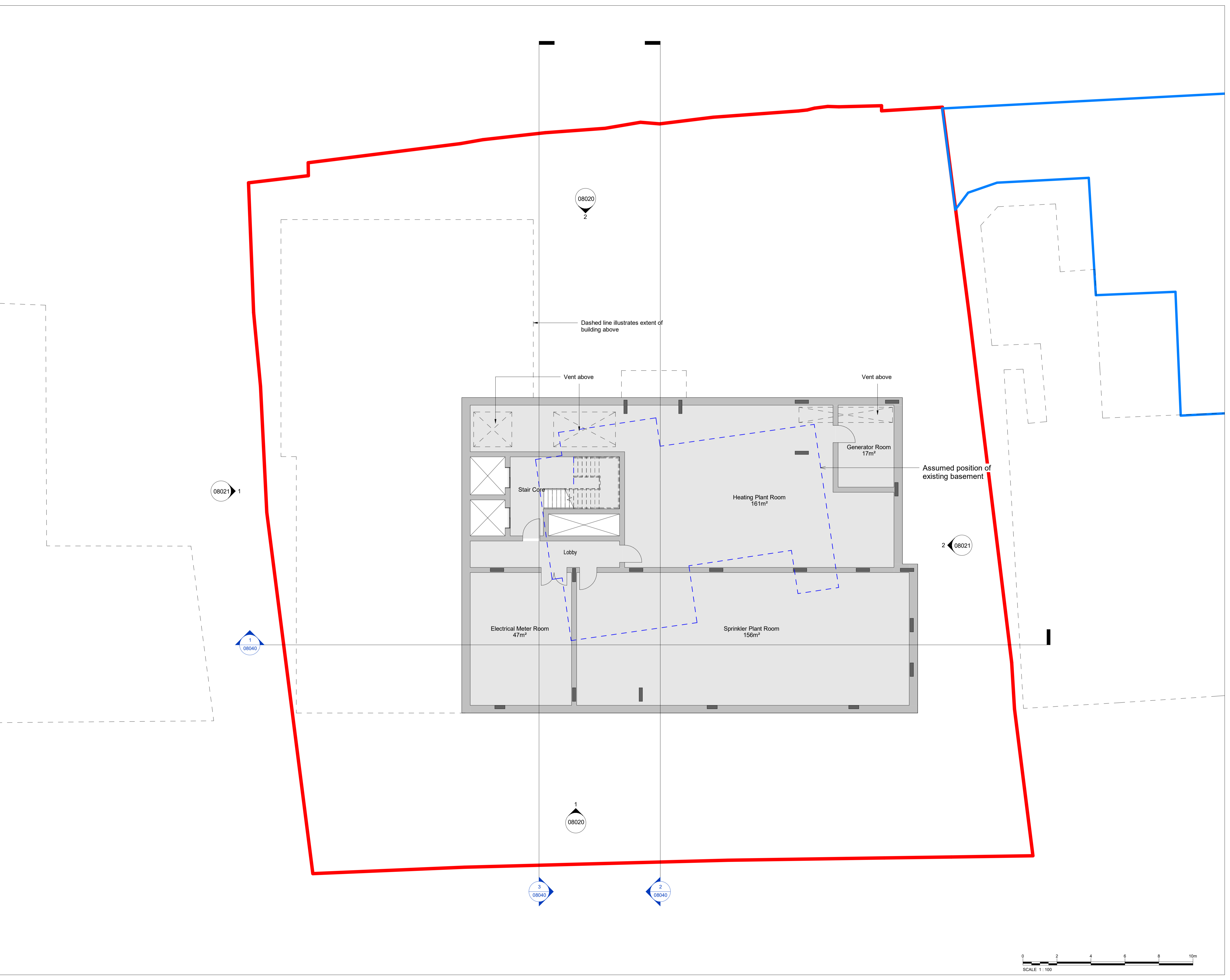
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- Application Site
- Adjacent land owned by applicant



Revisions	Status
5 05/01/23 Re-issued for Planning	SC
4 14/10/21 Landscaping and parking updated	RM
3 11/10/21 Updated to fire comments	RM
2 05/10/21 Issue for planning	RM
1 24/09/21 Issue to consultants	SC

**Planning**

Client  
**WhiteGold Properties Ltd**

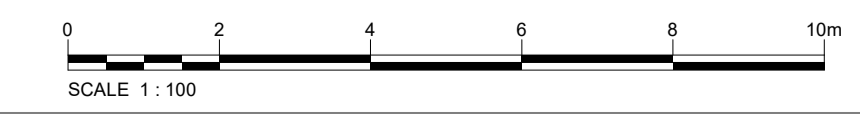
Project  
**179 Hertford Road  
Enfield, EN3 5JH**

Title  
**Proposed Basement Floor Plan**

Scale	Size	Date	Drawn	Checked
1:100	A1	16/09/21	SC	RM

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Drawing No. **200017-3DR-ZZ-B1-DR-A-08025** Rev. **5**



**Notes**

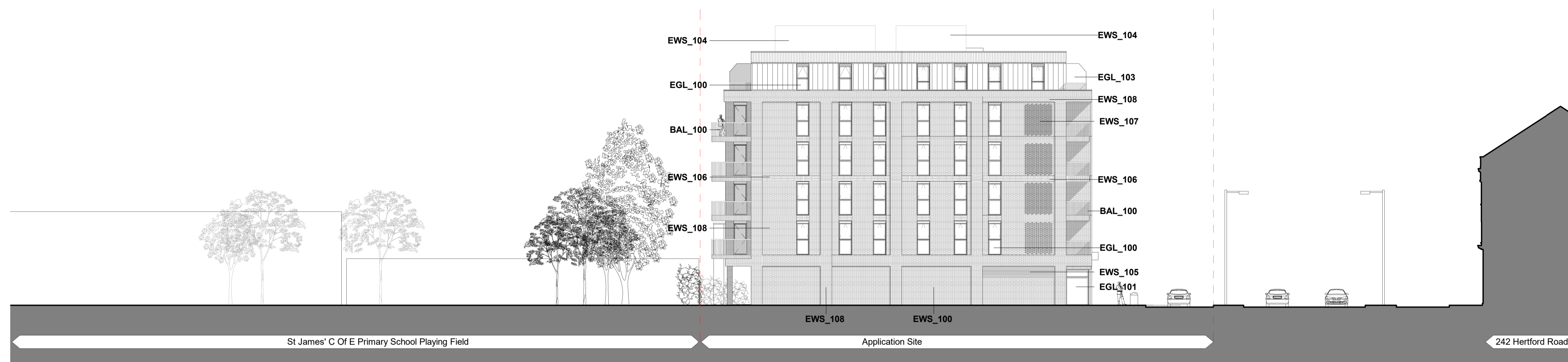
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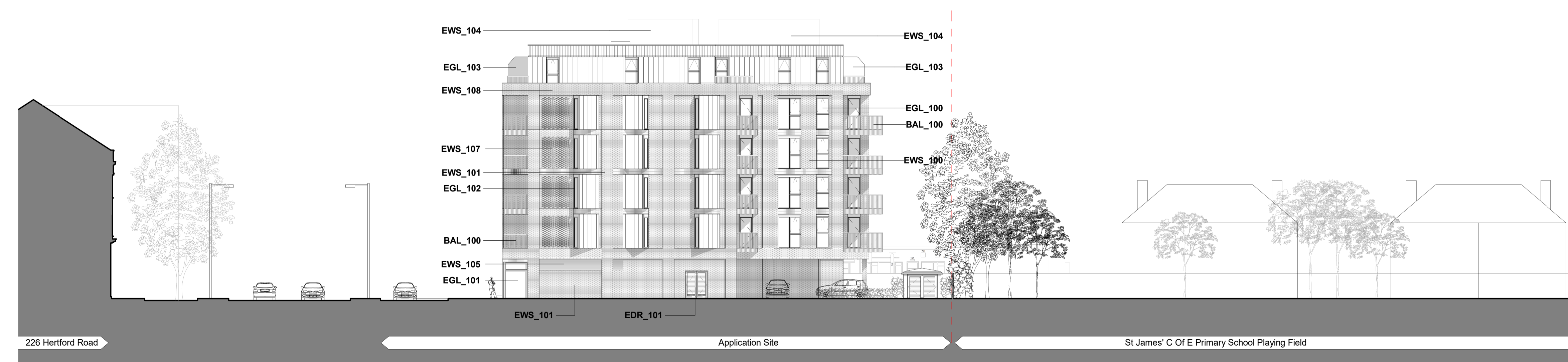
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**MATERIAL KEY**

- BAL\_100 - Bronze Colour Metal Balustrade
- BAL\_101 - Bronze Colour Metal Screen
- EDR\_100 - Double Glazed Door
- EGL\_100 - Bronze Colour Aluminium Glazing
- EGL\_101 - Shopfront Glazing
- EGL\_102 - Oriel Windows
- EGL\_103 - Glass Screen
- EGL\_104 - Translucent Glazing
- EWS\_100 - Red Brick
- EWS\_101 - Grey Brick
- EWS\_102 - Bronze Colour Standing Seam
- EWS\_103 - Protruding Brick Soldier Course
- EWS\_104 - Light Grey Metal Cladding
- EWS\_105 - Metal Louvres
- EWS\_106 - Brick Soldier Course
- EWS\_107 - Pop Out Brick Detail
- EWS\_108 - Light Grey Brick
- SGN\_100 - Commercial Signage



**1 North Elevation**  
1 : 200



**2 South Elevation**  
1 : 200

Revisions	Status
5 05/01/23 Re-issued for Planning	SC
4 19/10/21 Landscaping design updated	RM
3 14/10/21 Landscaping and parking updated	RM
2 05/10/21 Issue for planning	RM
1 24/09/21 Issue to consultants	SC

**Planning**

Client  
**WhiteGold Properties Ltd**

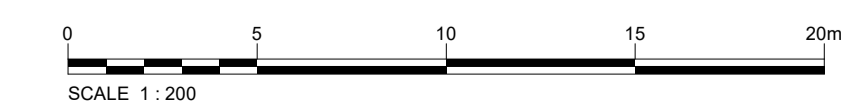
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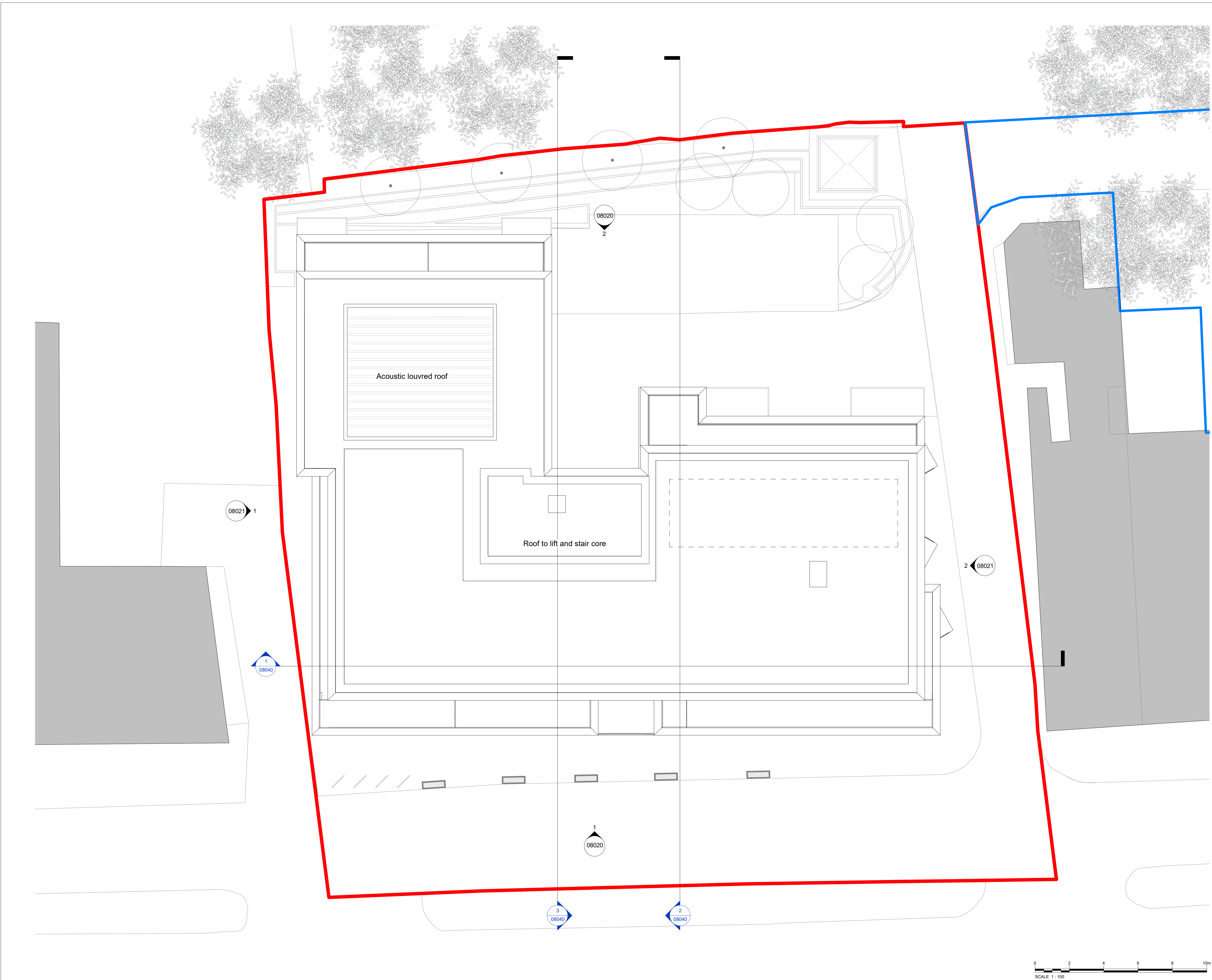
Title  
**Proposed North and South  
Elevation**

Scale	Size	Date	Drawn	Checked
1:200	A1	04/08/21	SC	RM

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Drawing No. **200017-3DR-ZZ-SE-DR-A-08021** Rev. **5**






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 Application Site

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Revisions	Date	Description	Status
7	05/01/23	Re-issued for Planning	SC
6	19/10/21	Landscaping design updated	RM
5	14/10/21	Landscaping and parking updated	RM
4	05/10/21	Issued for planning	RM
3	24/09/21	Issue to consultants	SC
2	02/09/21	Draft Issue - For Information	SC
1	25/08/21	Draft Issue - For Information	SC

Status  
**Planning**

Client  
**WhiteGold Properties Ltd**

Project  
**179 Hertford Road  
Enfield, EN3 5JH**

Title  
**Proposed Roof Plan**

Scale	Size	Date	Drawn	Checked
1:100	A1	05/10/21	SC	RM

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Drawing No. 200017-3DR-ZZ-R1-DR-A-08015 Rev. 7

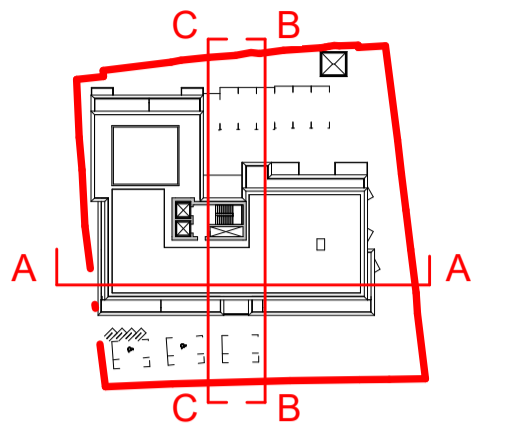
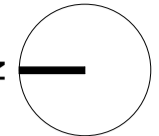


**Notes**

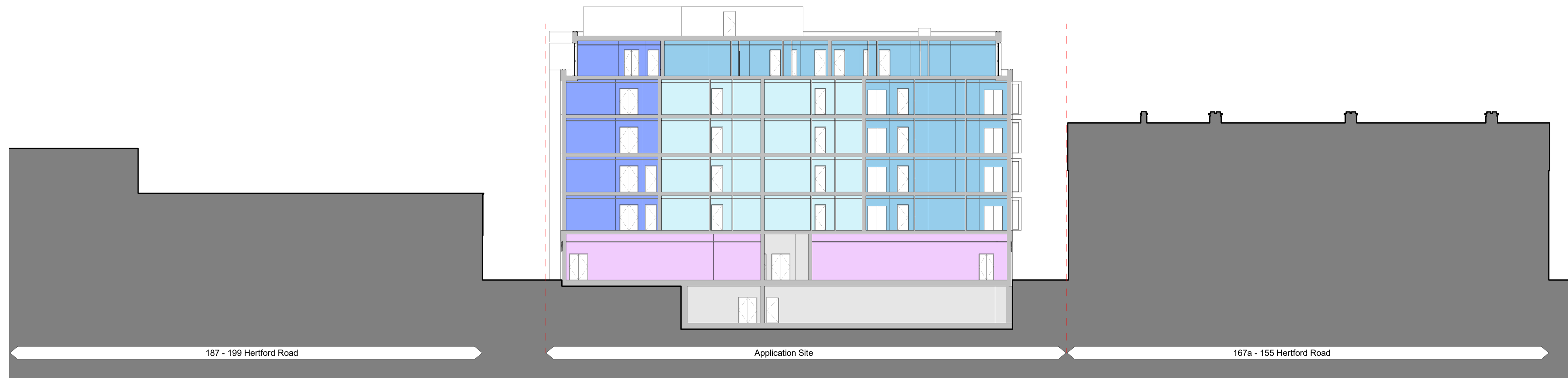
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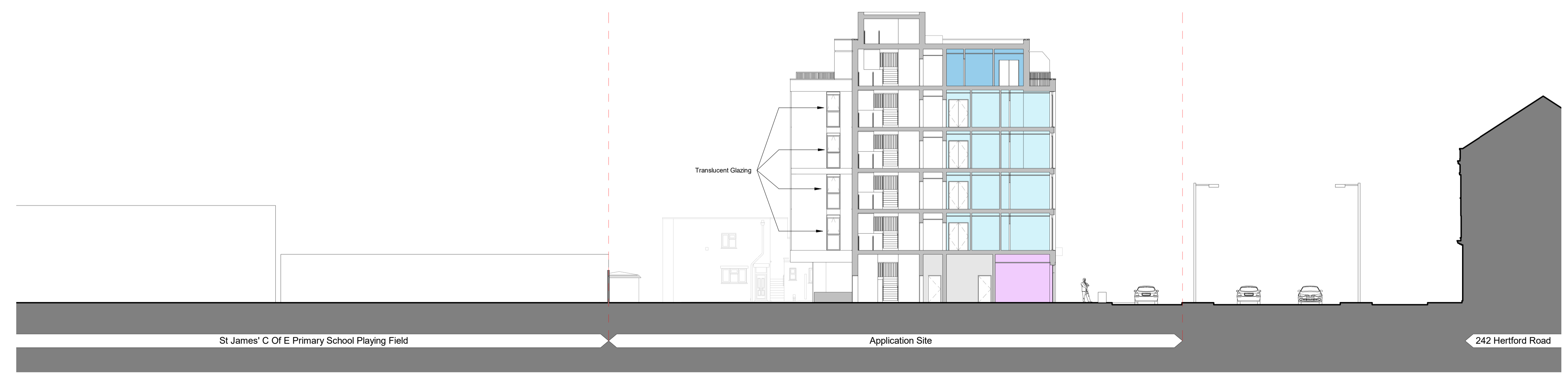
- Commercial
- BoH
- 1 Bed
- 2 Bed
- 3 Bed



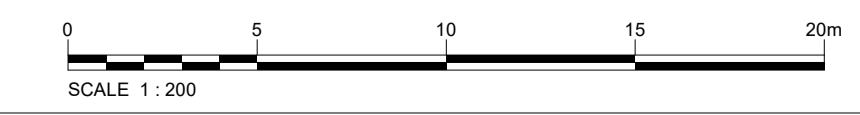
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**2 Section B-B**  
1 : 200



**3 Section C-C**  
1 : 200



Rev	Date	Description	By
7	05/01/23	Re-issued for Planning	SC
6	19/10/21	Landscaping design updated	RM
5	14/10/21	Landscaping and parking updated	RM
4	05/10/21	Issue for planning	RM
3	24/09/21	Issue to consultants	SC
2	02/09/21	Draft Issue - For Information	SC
1	25/08/21	Draft Issue - For Information	SC

Revisions

Status

**Planning**

Client

**WhiteGold Properties Ltd**

Project

**179 Hertford Road  
Enfield, EN3 5JH**

Title

**Proposed Sections**

Scale	Size	Date	Drawn	Checked
1:200	A1	24/08/21	SC	RM



Drawing No. Rev.

200017-3DR-ZZ-SE-DR-A-08040 7

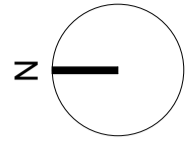


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- Application Site
- Adjacent land owned by applicant
- Extent of Open Space
- Commercial
- BoH

2	05/01/23	Re-issued for Planning	SC
1	19/10/21	Issued for planning	SC

Revisions  
 Status  
**Planning**

Client  
**WhiteGold Properties Ltd**

Project  
**179 Hertford Road  
 Enfield, EN3 5JH**

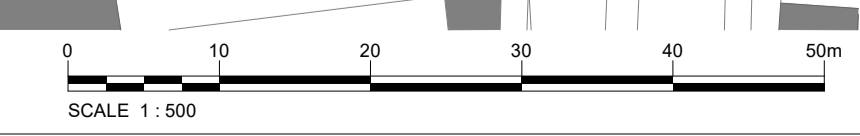
Title  
**Proposed Site Plan**

Scale	Size	Date	Drawn	Checked
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Drawing No. **200017-3DR-ZZ-00-DR-A-08010** Rev. **2**



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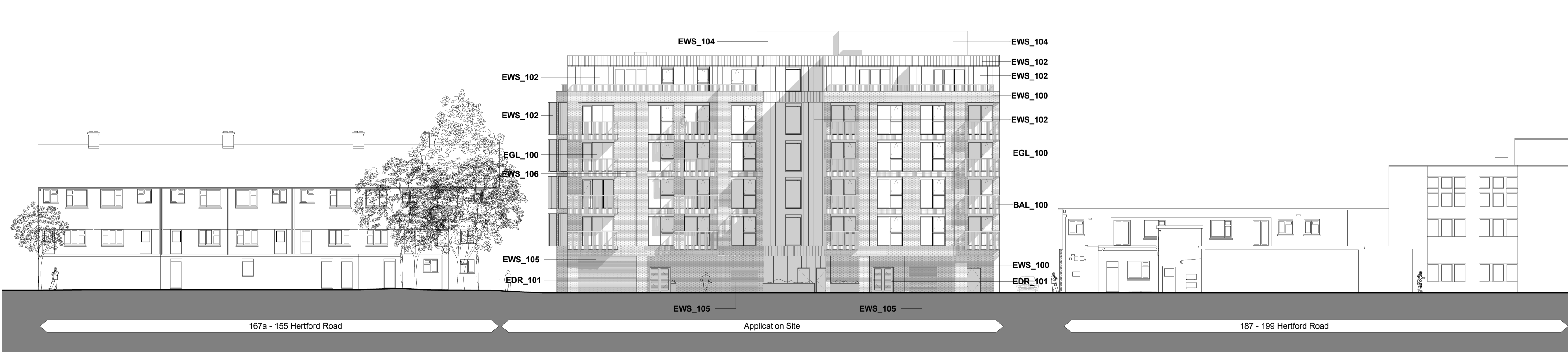
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**MATERIAL KEY**

- BAL\_100 - Bronze Colour Metal Balustrade
- BAL\_101 - Bronze Colour Metal Screen
- EDR\_100 - Double Glazed Door
- EDR\_101 - Louvred Door
- EGL\_100 - Bronze Colour Aluminium Glazing
- EGL\_101 - Shopfront Glazing
- EGL\_102 - Oriol Windows
- EGL\_103 - Glass Screen
- EGL\_104 - Translucent Glazing
- EWS\_100 - Red Brick
- EWS\_101 - Grey Brick
- EWS\_102 - Bronze Colour Standing Seam
- EWS\_103 - Protruding Brick Soldier Course
- EWS\_104 - Light Grey Metal Cladding
- EWS\_105 - Metal Louvres
- EWS\_106 - Brick Soldier Course
- EWS\_107 - Pop Out Brick Detail
- EWS\_108 - Light Grey Brick
- SGN\_100 - Commercial Signage



**1 West Elevation**  
1 : 200



**2 East Elevation**  
1 : 200

Revisions	Date	Description	By
5	05/01/23	Re-issued for Planning	SC
4	19/10/21	Landscaping design updated	RM
3	14/10/21	Landscaping and parking updated	RM
2	05/10/21	Issue for planning	RM
1	24/09/21	Issue to consultants	SC

Status  
**Planning**

Client  
**WhiteGold Properties Ltd**

Project  
**179 Hertford Road  
Enfield, EN3 5JH**

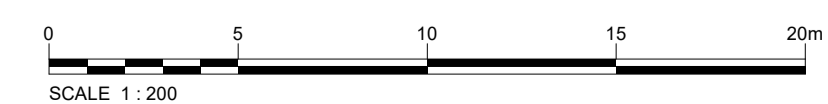
Title  
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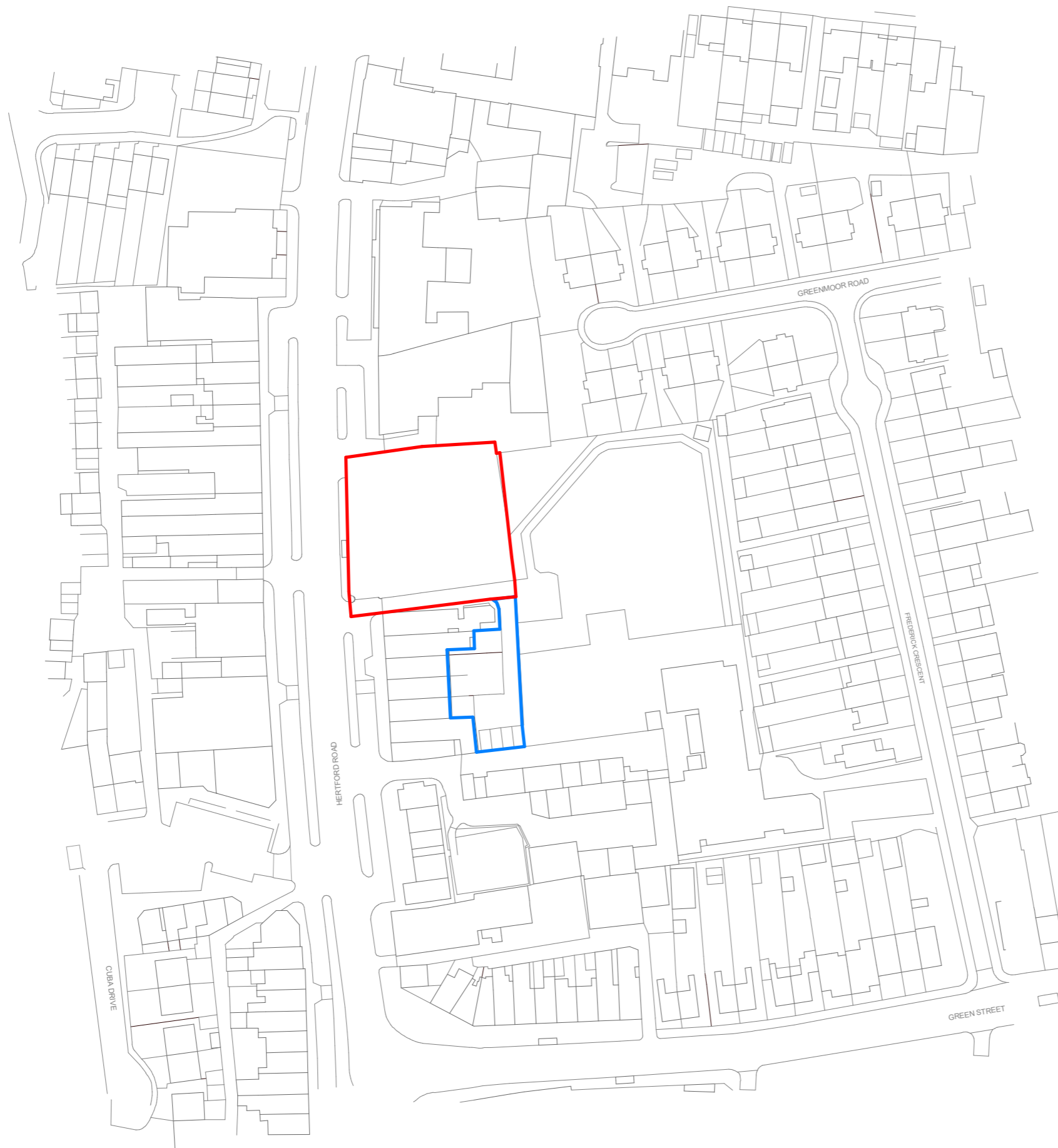
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Drawing No. **200017-3DR-ZZ-SE-DR-A-08020** Rev. **5**






**Notes**

Do not scale from this drawing.  
 All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.  
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 Application Site

 Adjacent land owned by applicant

2	19/10/21	Issued for planning	SC
1	14/10/21	Updated OS plan	RM

Revisions

Status

**Planning**

Client

**WhiteGold Properties Ltd**

Project

**179 Hertford Road  
 Enfield, EN3 5JH**

Title

**Site Location Plan**

Scale	Size	Date	Drawn	Checked
1:1250	A3	05/10/21	SC	RM

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 Architecture Interiors Masterplanning



Drawing No.

**200017-3DR-ZZ-XX-DR-A-08000 2**

Rev.

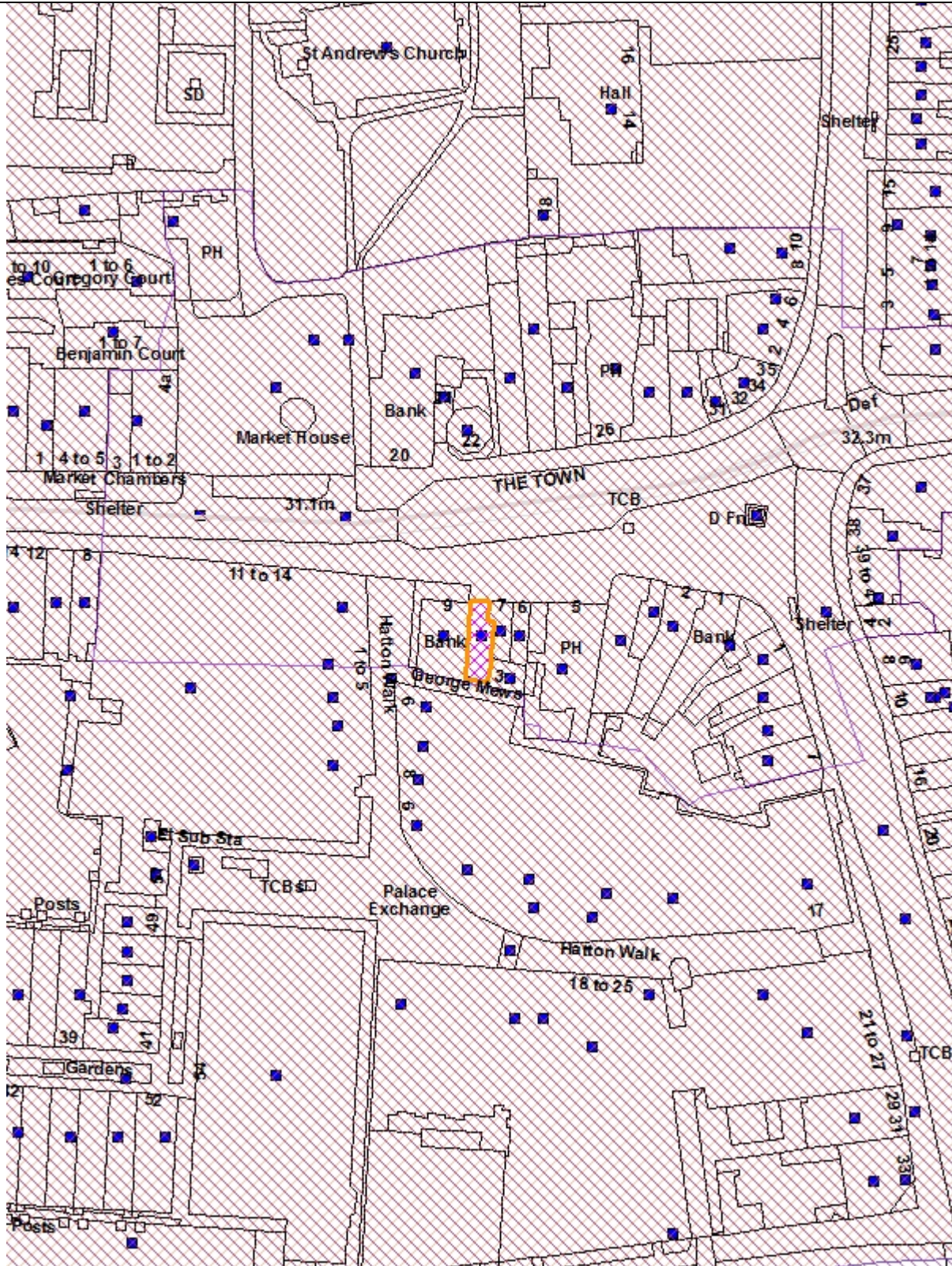


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<b>LONDON BOROUGH OF ENFIELD</b>		
<b>PLANNING COMMITTEE</b>	<b>Date: 7<sup>th</sup> March 2023</b>	
<b>Report of</b>  Brett Leahy - Director of Planning & Growth	<b>Contact Officers:</b>  Dino Ustic David Gittens	<b>Category</b>  Advertisement Consent
<b>Ward</b>  Town	<b>Councillor Request</b>  No	
<b>LOCATION:</b> 8 The Town, Enfield		
<b>REFERENCE:</b> 22/03818/ADV		
<b>PROPOSAL:</b> Installation of internally illuminated fascia sign and 1 internally illuminated projecting box sign (RETROSPECTIVE).		
<b>Applicant Name &amp; Address:</b>  Mustafa Kirac 8 The Town Enfield EN2 6LE	<b>Agent Name &amp; Address:</b>  Nurhan Erk ERK STRUCTURAL & DESIGN CONSULTANCY 189 LATYMER ROAD LONDON N9 9PN	
<b>RECOMMENDATION:</b>  1. That the Head of Development Management be authorised to GRANT planning permission subject to the conditions set out 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 conditions.		

Ref: 22/03818/ADV LOCATION: 8 The Town, Enfield, EN2 6LE,



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Scale 1:1250

North



**1. Note for Members:**

- 1.1 Although a planning application of this nature can be determined under delegated authority, it is reported to Planning Committee in accordance with the agreed scheme of delegation because the Applicant is related to Cllr Susan Erbil.

**2. Recommendation**

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

1. The development hereby permitted shall be maintained in accordance with the following approved plans:

Drw No: ERB-07-PL01F  
Drw No: Site Location Plan dated 07/07/2022  
Drw No: ERB-07-PL02E  
Design Access & Heritage Statement

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

2. Standard Advertisement

- (1) Any advertisement displayed, and any site used for the display of advertisements shall be maintained in a condition that does not impair the visual amenity of the site.
- (2) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- (3) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- (4) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (5) No advertisement shall be sited or displayed so as to:
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: In the interests of amenity, highway safety and public safety and as required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

3. The intensity of the illumination of the sign permitted by this consent shall be no greater than 300cd/m<sup>2</sup> between dusk till dawn, or (where unspecified), within that recommended by the Institution of Lighting Professionals (ILP) Guidance note 05 "The Brightness of Illuminated Advertisements".

Reason: In the interests of amenity and highway safety.

4. The advertisement hereby approved must not have any intermittent light source, moving feature, exposed cold cathode tubing nor produce a strong light beam.

Reason: In the interests of amenity and highway safety.

5. Within three months of the decision notice, the remnants behind the projecting box signs shall be removed. Evidence demonstrating that the remnants have been removed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the Conservation Area and locally listed building.

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 proposal is for the installation of internally illuminated fascia sign and 1 internally illuminated projecting box sign (RETROSPECTIVE).

3.2 The application site forms part of a major shopping centre with primary shopping frontage. The site falls within the Enfield Town Conservation Area and the building is locally listed.

3.3 DMD37 of the Council's Development Management Document all seek to ensure high quality design in the context of the setting of new development. DMD41 amongst other aspects which are discussed within the report requires advertisements to be of an appropriate size and type in relation to the premises and to the street. The application building is locally listed and the site falls within the Enfield Town Conservation Area and therefore Policy DMD44 (Conserving and Enhancing Heritage Assets) is a pertinent policy in considering development on the site.

3.4 This proposal has been assessed against the criteria contained in Policy DMD37, DMD41 and DMD44 and in principle, the major centre location, Conservation Area within a primary shopping frontage is considered to be an acceptable location for the installation of internally illuminated fascia sign and 1 internally illuminated projecting box sign (RETROSPECTIVE).

3.5 Subject to conditions, Traffic and Transportation have raised no objection to the scheme. Heritage and Conservation have concluded that the scheme would result in less than substantial harm to the Enfield Town Conservation Area. Therefore, the decision to support the application is a result of undertaking a titled balance exercise.

3.6 No harm to amenity of residential occupiers is identified subject to the attachment of conditions.

- 3.7 Consequently, the proposal is considered to be acceptable having regard to Policies SD6, D4, D8, Core Policy 17 and 18 of the Council's Core Strategy (2010) as well as Policies DMD26, DMD 37, DMD 39 and DMD 41 of the Council's Development Management Document (2014).

#### **4. Site and Surroundings**

- 4.1 The site is located within the Enfield Town Major Centre, within a primary shopping frontage and the Enfield Town Conservation Area and consists of a 19th century mid-terrace building. The site comprises a ground floor silver, gold and watch shop (use class E) and is situated to the south of the Town and north of George Mews along Church Street.
- 4.2 The application building is a locally listed building but is not subject to a statutory listing.
- 4.3 The immediate surrounding area is mixed in character consisting of commercial and retail use and food and drink outlets given its major centre designation.

#### **5. Proposal**

- 5.1 Advertisement consent is sought for the installation of internally illuminated fascia sign (3.88m in width x 1m in height) and 1 internally illuminated projecting box sign (RETROSPECTIVE). The projection sign currently projects out approximately 1m.
- 5.2 The applicant has removed the advertisements which covered the two pilasters since application ref: 22/02443/ADV.

#### **6. Relevant Planning Decisions**

- 6.1 The following planning history is considered relevant to the proposal:
- 6.2 22/02443/ADV - Installation of internally illuminated fascia sign and 2Nos. internally illuminated projecting box signs (RETROSPECTIVE). Refused. 19.10.2022.
- The development, by reason of the size, design and appearance of the retrospective internally illuminated box sign, fascia sign, covering of pilasters and colouring of branding and canopies over the upper floor windows, would result in an unsympathetic and harmful impact to the setting of the Enfield Town Conservation Area, failing to preserve or enhance the heritage asset as set out in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, the development is contrary to policy HC1 of the London Plan (2021), policies 30 and 31 of the Core Strategy (2010), policies DMD37 and DMD44 of the Enfield Development Management Document (2014), the guidance contained within the National Planning Policy Framework and the Enfield Town Conservation Area Character Appraisal.*
- 6.3 17/00137/FUL - Change of use of first, second and third floors from offices (Class B1) to 1 x 2-bed self contained flat (Class C3). Refused. 29.03.2017.
- 6.4 16/02693/FUL - Conversion from offices to 1x2 bedroom flat. Refused. 02.11.2016.CAC/89/0008 - Demolition of existing shop front. (Retrospective). Granted. 13.11.1989.

6.5 All other applications were prior to 1989 and hence carry little weight in decision making given policies at local, regional and national level have changed.

## **7. Consultations**

### **7.1 Statutory and non-statutory consultees**

#### Heritage & Conservation

7.1.1 Although the Heritage officer is unable to support, it is recognised the level of harm to the Enfield Town Conservation Area as a designated heritage asset is considered to be less than substantial.

#### Transportation

7.1.2 Transportation raise no objection subject to relevant conditions. This will be discussed further in the Analysis section of this report.

### **7.2 Public**

7.2.1 Consultation letters were sent to sixteen (16) adjoining and surrounding properties. One objection raising the following points was received:

- Fascia oversized – Discussed within the report
- Lettering is large and inappropriate and not discrete – Discussed within the report
- Design out of keeping – Discussed within the report

## **8. Relevant Policies**

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

8.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document (2014); and The London Plan (2021).

#### The London Plan (2021)

8.3 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 SD6: Town centres and high streets
- Policy D4: Delivering Good Design
- Policy D8: Public realm
- Policy HC1: Heritage conservation and growth

#### Enfield Core Strategy (2010)

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

CP 17: Town Centres  
CP 18: Delivering Shopping Provision Across Enfield  
CP 30: Maintaining and Improving the Quality of the Built and Open Environment  
CP: Built and Landscape Heritage

Enfield Development Management Document (2014)

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

DMD 26: Enfield Town  
DMD 37: Achieving high quality and design-led development  
DMD 39: The design of business premises  
DMD 40: Ground Floor Frontages  
DMD 41: Advertisements  
DMD 44: Conserving and Enhancing Heritage Assets

- 8.6 Other relevant policy

Enfield Town Conservation Area Character appraisal (2015)  
Enfield Shopfronts and Associated Advertisements (S&AS) SPD  
National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
PLG05: The Brightness of Illuminated Advertisements (Institution of Lighting Professionals, 2015)

## **9. Assessment**

### Background

- 9.1 The submitted application is retrospective following the unauthorised works being highlighted to the Enforcement Team and follows refused application ref: 22/02443/ADV.

### Principle of advertisement signage

- 9.2 Various sized illuminated advertisements are evident in the immediate built location and are considered a prevailing character feature of the location in George Mews. The prevailing pattern of development in the location is therefore not resistant to the principal of fascia signs.

### Impact on Enfield Town Conservation Area and Locally Listed Building

- 9.3 Policy D4 of the London Plan (2021), policy CP30 of Enfield's Core Strategy (2010) and policy DMD37 of the Council's Development Management Document (2014) all seek to ensure high quality design in the context of the setting of new development.
- 9.4 Policy DMD 41 (Advertisements) requires the following:
1. *Advertisements must be of an appropriate size and type in relation to the premises and to the street.*
  2. *Fascia boards must be of a height and depth consistent with the traditional proportions of the building.*
  3. *Proposals for internally illuminated signs, box fascias or projecting box signs are unlikely to be acceptable in conservation areas and will normally be refused elsewhere unless the proposal is slim; recessed into the fascia area; contained between flanking pilasters; or where the proposed advertisement type is a feature of the building upon which it is proposed. Internal illumination of the entire sign will rarely be acceptable. Externally illuminated fascias and bracketed sign boards may offer an acceptable alternative.*
  4. *Within the Area of Special Advert Control and within conservation areas, the size, siting and illumination of new advertisements must protect the special characteristics and overall visual amenity of the relevant designation. Adverts should not become visually dominant, nor result in unnecessary advertisement clutter and must be directly related to activities of the site on which they are displayed.*
- 9.5 The application building is locally listed and the site is located within the Enfield Town Conservation Area and therefore Policy DMD 44 (Conserving and Enhancing Heritage Assets) is a pertinent policy in considering development on the site. Poor quality shopfront and signage are identified within Enfield Towns Conservation Character appraisal (2015).
- Applications for development which fail 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.
- 9.6 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on planning authorities to preserve or enhance the character and appearance of conservation areas. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions.
- 9.7 The NPPF states that when considering the impact of the proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be (para 199). Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting (para 200). Significance is the value of the heritage asset because of its heritage interest, which may be archaeological, architectural, artistic or historic, and may derive from a heritage asset's physical presence or its setting (Annex 2). There should be 'clear and convincing' justification for any harm to, or loss of, a designated heritage asset (para 200). Where a development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 202).



- 9.8 Where harm is caused to a designated heritage asset, the NPPF requires decision makers to determine whether the harm is substantial, or less than substantial. In the case of any harm being identified paragraph 200 requires there to be a 'clear and convincing' justification. If the harm is deemed to be less than substantial, paragraph 202 of the NPPF requires the harm to be weighed against the public benefits of the proposal, including, 'where appropriate', securing the optimum viable use of the heritage asset. Where the harm is caused to a non-designated heritage asset, paragraph 203 states 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

#### *Pilasters*

- 9.9 The applicant has removed the advertisements which covered the two pilasters which is positive. Heritage consultees advise that is essential for the work to be finished and the remnants behind the projecting box signs further removed. The LPA advise this could be ensured through a compliance condition requiring the projecting box signs to be removed within a defined period following approval.

#### *1 x internally illuminated projecting box sign*

- 9.10 It is acknowledged that internally illuminated projecting box-signs are not considered appropriate within Conservation Areas. Furthermore, the colouring does not harmonise with the host building which is locally listed. However, the proposed scheme along with the advertisements covering the pilasters being removed contributes to a simpler design more in keeping within the immediate vicinity of the area. It is also noted that the application now proposes 1 x internally illuminated projecting box sign which is an improvement to previous application ref: 22/02443/ADV which proposed x 2 internally illuminated projecting box signs.

#### *1 x internally illuminated fascia sign*

- 9.11 Given all fascia signs since 2008 have extended beyond the original "signable area", a new signage of the same size would be considered to preserve local character. As such, there is not an objection to the proposed size.
- 9.12 Heritage consultees have advised the reflective gold lettering does not sit sympathetically with the host building. Whilst a non-reflective finish would be more welcome, on balance, with weight being given to the context of Enfield Town containing advertisements with illuminated fascia signs, the LPA consider this concern not worthy for planning permission to be refused.
- 9.13 Heritage Officers consider that the proposal would result in less than substantial harm. However, Officers consider for the reasons above, that the proposal would not result in any harm to the designated and non-designated heritage assets to warrant further changes or refusal of the application.

#### Neighbouring Amenity

- 9.14 There are residential dwellings located on the upper floors along Church Street. The proposed illumination of the sign surround could have the potential to impact the amenities of the occupiers of this terrace should the illumination become overly bright or intermittent. To mitigate the impact on neighbouring residential amenity, conditions

would be attached to the permission limiting the levels of illumination and ensuring that there are no intermittent light sources.

#### Traffic and Transportation

- 9.15 Signage or advertisements must not obstruct any sightlines or visibility or be in a position where they would be overly distracting to road users passing by; advertisements that are located within the sightline of road signs or traffic lights, for example should be avoided as would be unduly distracting and therefore a safety hazard. Transportation consultees advise that the illuminance levels could be controlled with a planning condition.
- 9.16 It is considered the retrospective signage would not be overly distracting to road users to warrant a refusal of the application. No safety concerns are anticipated.

#### 10. Community Infrastructure Levy

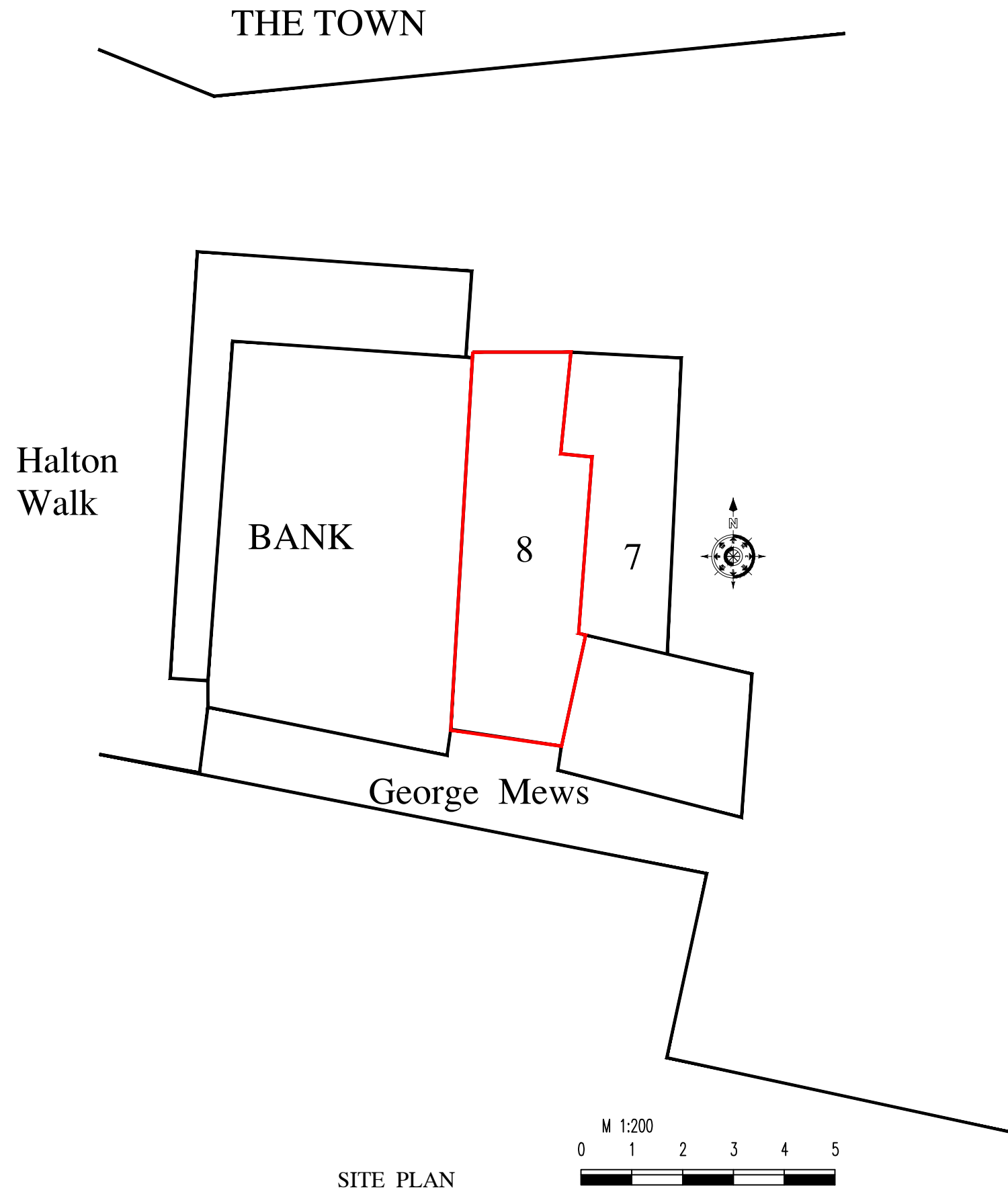
- 10.1 The site is located within the higher CIL charging zone of £40 per sqm as per the Councils adopted CIL charging schedule as of April 2016. Given the site would not result in any additional net floor area the development would not be CIL liable.

#### 11. Public Sector Equalities 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 Having regard to the above assessment and subject to the attachment of the suggested conditions, and with particular reference to Policy DMD 28, 37, 41 and 44, Officers conclude that the proposal would not result in harm to the character and appearance of the Enfield Town Conservation Area and the locally listed building, and would not negatively impact on the vitality, function or character of the major centre or primary shopping parade.
- 12.2 It is considered the proposed will not cause any undue harm to the amenities of neighbouring residential properties.
- 12.3 It is also considered the proposal would not harm the safety and free flow of traffic on the adjoining highways.
- 12.4 The proposal on balance is considered acceptable in relation to London Plan (2021) Policies D4, SD6, Core Policy 17 & 18 of the Council's Core Strategy (2010) as well as Policies DMD26, DMD 37, DMD 41 of the Council's Development Management Document (2014).



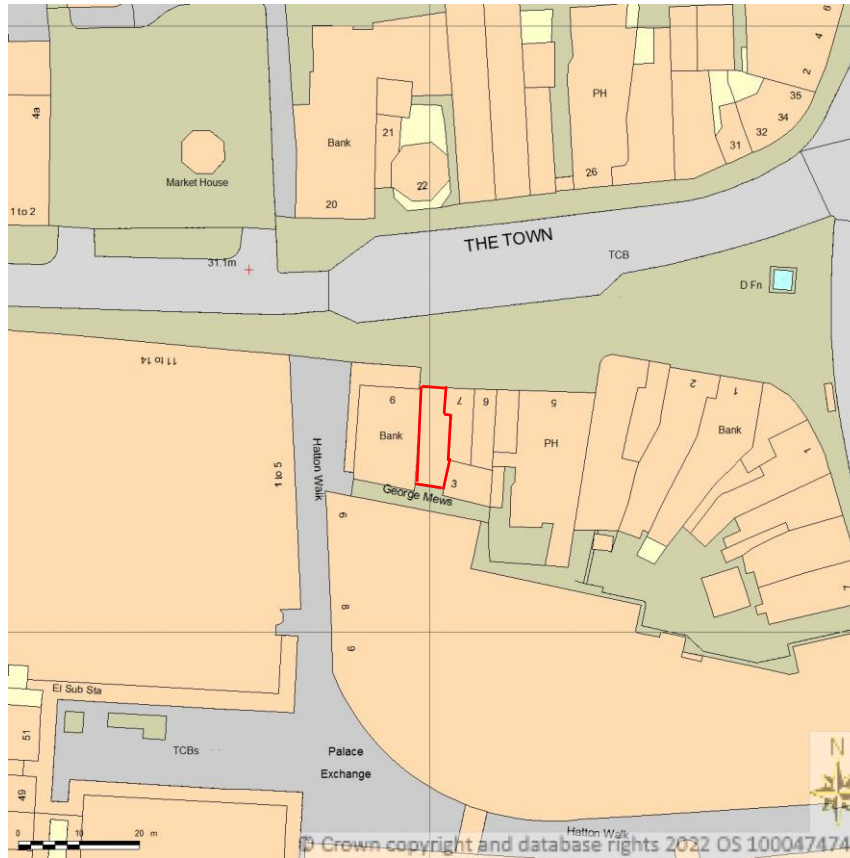
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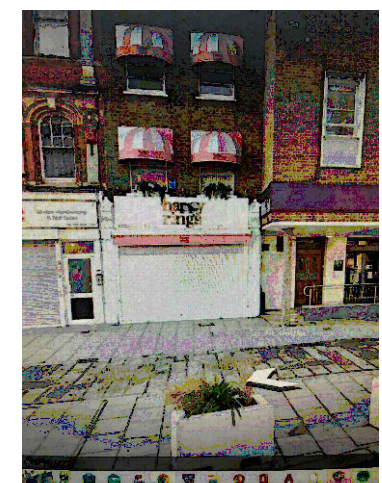
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drawing title	EXISTING SITE PLAN EXISTING BLOCK PLAN PICTURES		
scale	1/200@A3; 1/1250@A3		
date	SEPT 2022		
draw no	ERB-07-PL02E		

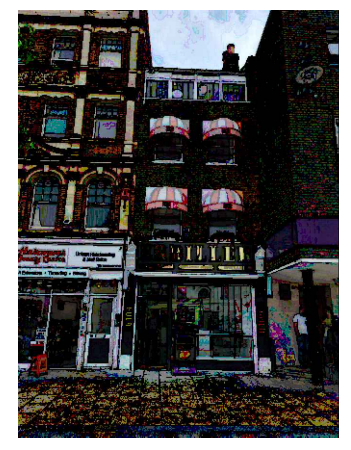
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**SCALE 1:1250 on A4**  
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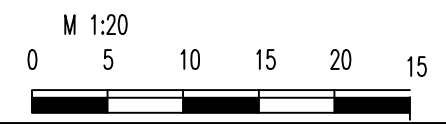
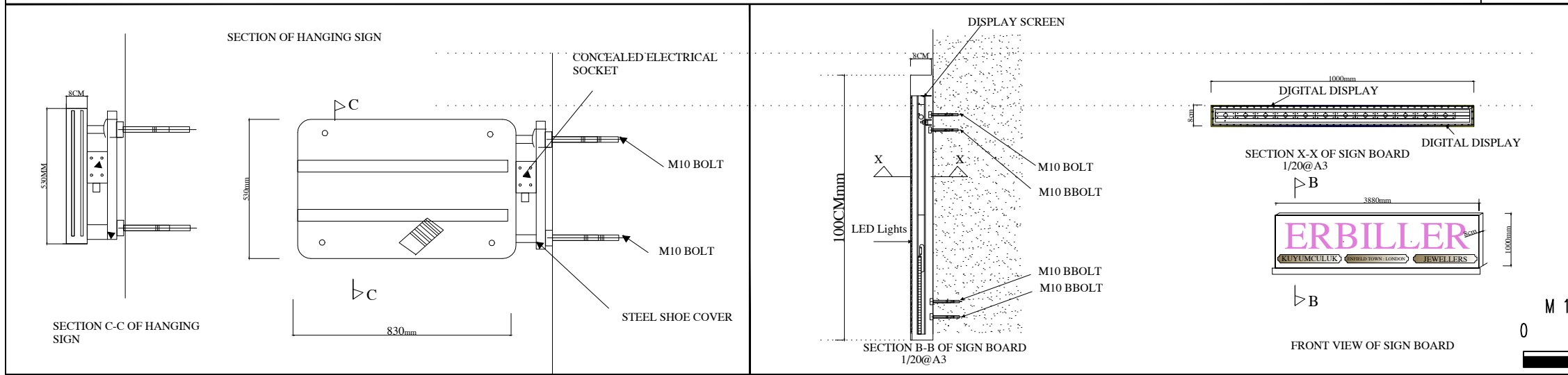
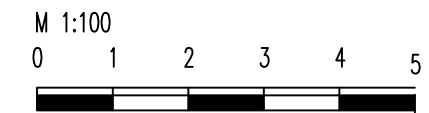
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FASCIA SIGN PICTURE  
AFTER WINDOW CANOPIES  
REMOVED



4  
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and VERTICAL SIGN HAVE  
BEEN REMOVED



FULL PLANNING APPLICATION			
no	revision	date	control
project	8 THE TOWN ENFIELD EN2 6LE		
drawing title	EXISTING FLOOR PLAN EXISTING ELEVATION PICTURES		
scale	1/100@A3		
date	SEPT 2022		
draw no	ERB-07-PL01F		

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**LONDON BOROUGH OF ENFIELD****PLANNING COMMITTEE****Date: 7 March 2023****Report of**

Head of Planning

**Contact Officers:**Misbah Uddin  
David Gittens**Category**

Minor

**Ward**

Cockfosters

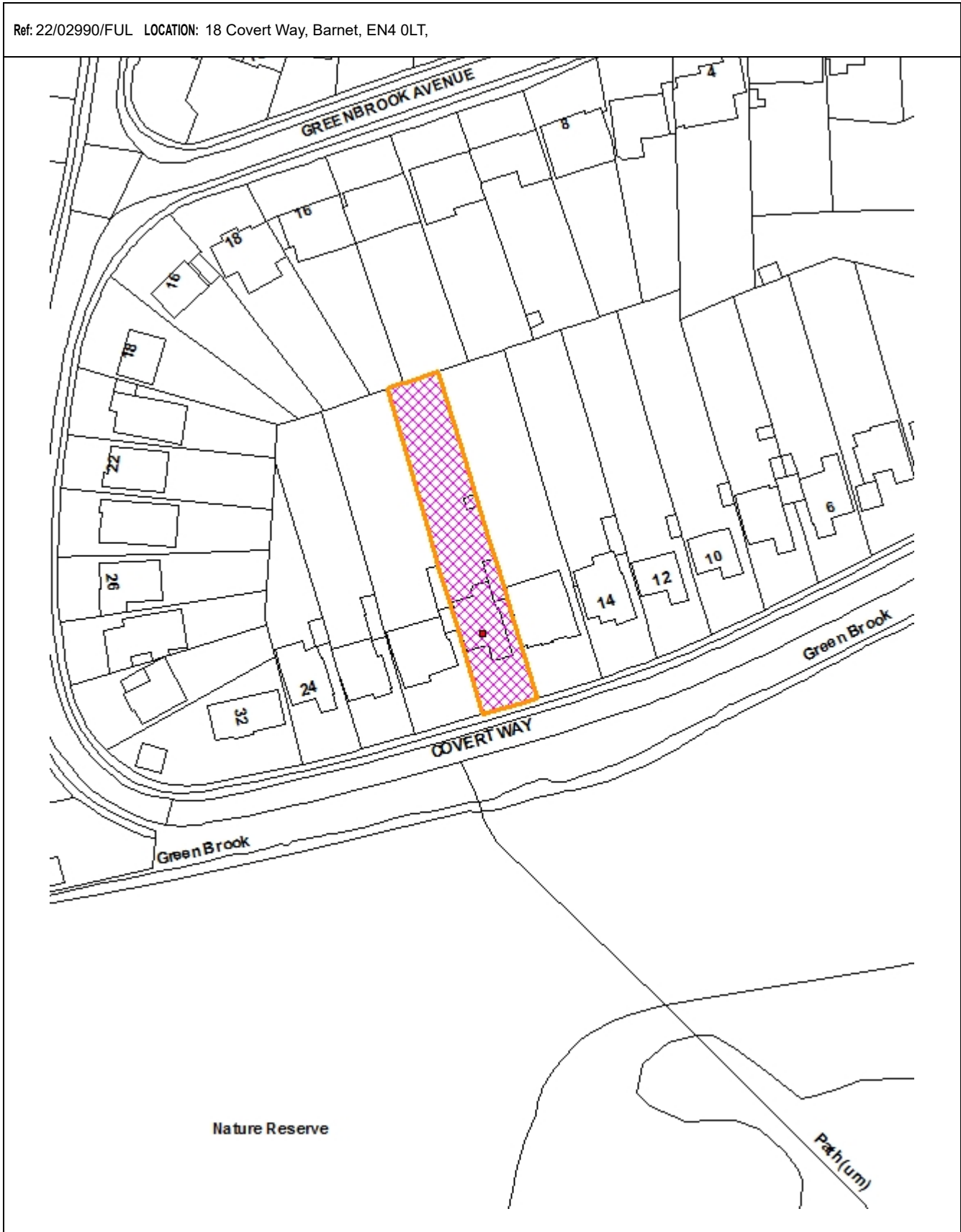
**Councillor Request**

Councillor Alessandro Georgiou

**LOCATION:** 18 Covert Way Barnet EN4 0LT**APPLICATION NUMBER:** 22/02990/FUL**PROPOSAL:** Redevelopment of site by demolition of existing detached bungalow and construction of a detached 2- storey dwelling house.**Applicant Name & Address:**Mrs Esther Kurland  
18 Covert Way  
Enfield  
EN4 0LT**Agent Name & Address:**Mr Oliver Osborne  
OOA Ltd  
178 Moffat Road  
London  
CR7 8PX**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: 22/02990/FUL LOCATION: 18 Covert Way, Barnet, EN4 0LT,



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Scale 1:1250

North





**1.0 Note for Members:**

- 1.1 Although an application of this scale and nature would normally be determined under delegated authority, the application has been reported to committee for determination at the request of Councillor Alessandro Georgiou due to the local interest.

**2.0 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. The flank window of bedroom 4 and ground floor office shall be obscure-glazed.
4. Details of materials
5. Water consumption
6. Energy statement
7. Details of access and parking arrangements
8. Details of levels.
9. Details of refuse
10. Details of cycle parking
11. Private vehicles only – parking areas

- 2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters above

**3.0 Executive Summary**

- 3.1 The applicant seeks permission for the demolition of the existing bungalow and the construction of a detached 2- storey dwelling house

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

- 1) The quality of accommodation that would be provided is of an acceptable standard.
- 2) There is no identified adverse impact on neighbouring residential amenity.
- 3) There is no identified adverse impact on the character and appearance of the area.
- 4) There are no identified adverse effects on highway safety or traffic generation.

**4.0.1 Site and Surroundings**

- 4.1 The application site comprises a bungalow located on the northern side of Covert Way. The site is approximately 13m wide and 79m in depth. There is a slight fall in levels across the site from the front to the back. The front garden comprises of hard and soft surface and can accommodate off street parking.

- 4.2 The surrounding area is predominantly residential in nature and is characterised by large bungalows set back from the highway. Dwellings generally have large front driveway/ garden areas and large deep rear gardens. More recently, approval has been given for upward extensions to a number of existing properties in this road in accordance with the recent changes to permitted development rights that allow for this. The properties where approval has been given include the applicant site and Nos 2 and 8 Covert Way (please see relevant planning history below).
- 4.3 The site has a PTAL 0 designation, representing very poor access to public transportation services. Hadley Wood Railway Station and Beech Hill Bus stop on Cockfosters Road are both 1 mile and approximately 20 minutes walk from the application site.
- 4.4 The site is within Flood Zone 1. Areas classified as Flood Zone 1 are those that have less than a 0.1% chance of flooding.
- 4.5 The site is not located in a Conservation Area and does not contain a Listed Building. Covert Way is located to the north of Green brook which falls within the Greenbelt, Site of Borough Importance for Nature Conservation, Local Open Space and an Area of Archaeological Importance.
- 4.6 The applicant has signed ownership 'Certificate A' asserting that they are the sole owner of all of the land to which this application relates.

## **5.0 Proposal**

- 5.1 The applicant seeks permission for the demolition of the existing bungalow and the construction of a replacement two-storey dwelling house. The proposed dwelling will broadly align with the front main walls of the adjoining properties. It would extend almost to the boundary with No.16 Covert Way at ground floor level, stepping in at first floor level. The ground and first floor level would be set in approximately 1m from the common boundary with No.20 Covert Way.

## **6.0 Relevant Planning History**

- 6.1 21/04629/CEA - Construction of first floor above existing bungalow with new roof above matching pitch and dimensions of existing bungalow roof. Granted. 10 March 2022.
- 21/03335/PHA - Prior approval for the erection of a 2nd floor extension to accommodate additional habitable rooms for existing single family dwelling to a maximum height of 8.5m. Granted 2 November 2022
- 6.2 Other relevant planning history in the surrounding area.
- 6.3 22/02669/PHA - 8 Covert Way Barnet EN4 0LT - Prior approval for the erection of a 2nd floor extension to accommodate additional habitable rooms for existing single family dwelling to a maximum height of 8.44m. – Granted. 20 Jan. 2023.
- 6.4 21/00646/PHA - 2 Covert Way Barnet EN4 0LT - Prior approval for the erection of a first floor extension to accommodate additional habitable rooms for existing single family dwelling to a maximum height of 9.632 m. Granted 13 May 2021

## 7.0 Consultation

### 7.1 Public

Number notified	5
Consultation start date	15.09.2022
Consultation end date	09.10.2022
Representations made	2
Objections	2
Other / support comments	0

7.2 Two objections have been received and the issues raised are summarised below:

- Effect on local ecology
- Inappropriate scale, height, massing
- Close to adjoining properties
- The proposal would create a terracing effect
- Development too high
- General dislike of the proposal
- Loss of privacy
- Out of keeping with the character of the area
- Overdevelopment
- The proposed large window would result in light spillage on the Covert Way Nature Reserve
- The design will render it impossible for emergency services and maintenance workers to access the garden space.
- Excessive use of glass
- Overall design is discordant

### 7.3 Internal and third-party consultees

<u>Consultee</u>	<u>Objection</u>	<u>Comment</u>
SuDS	No	The applicant has submitted a revised SuDS report which accords with DMD Policy 61
Environment Health	No	Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality or noise.
Traffic and Transportation	No	No objections
Education	No	No comments received
Thames Water	No	No comments

### 8.0 **Relevant Policies**

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

8.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document (2014); and The London Plan (2021).

#### National Planning Policy Framework (2021)

8.3 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:

“(c) approving development proposals that accord with an up-to date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

8.4 Footnote (8) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”

8.5 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.

8.6 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 a 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)

8.7 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:

GG2 Making the best use of land  
D3 Optimising site capacity through the design-led approach  
D4 Delivering good design  
D6 Housing quality and standards  
D11 Safety, security and resilience to emergency  
D12 Fire safety  
D14 Noise  
SI12 Flood risk management  
T5 Cycling  
T6.1 Residential parking

#### Core Strategy (2010)

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. The following is considered particularly relevant:

CP4 Housing quality  
CP5 Housing types  
CP25 Pedestrians and cyclists  
CP28 Managing flood risk through development  
CP30 Maintaining and improving the quality of the built and open environment  
CP32 Pollution  
CP46 Infrastructure contributions

Development Management Document (2014)

- 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:

DMD6 Residential character  
DMD8 General standards for new residential development  
DMD9 Amenity space  
DMD14 Side Extensions  
DMD37 Achieving high quality and design-led development  
DMD45 Parking standards and layout  
DMD47 Access, new roads and servicing  
DMD51 Energy efficiency standards  
DMD56 Heating and cooling  
DMD58 Water efficiency  
DMD59 Avoiding and reducing flood risk  
DMD60 Assessing flood risk  
DMD 61 Managing surface water  
DMD 68 Noise  
DMD 83 Development adjacent to the Green Belt  
DMD Appendix 7 London Plan parking and cycle standards

- 8.10 Other Material Considerations

National Planning Practice Guidance (NPPG, 2018)  
Nationally Described Space Standard (NDSS, 2015)  
Enfield 'Waste and Recycling Storage' Planning Guidance (2019)

**9.0 Assessment**

The main issues arising from this proposal to consider are:

1. Principle of development
2. Quality of accommodation
3. Character and appearance
4. Impact upon the amenity of neighbours
5. Transportation and Parking

Principle of development

- 9.1 The NPPF and the London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy CP 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected. There is greatest need in the Borough for family sized housing with 3+ bedrooms. The application site is already in residential use. The application would see the demolition of the existing two-bedroom bungalow and the erection of a replacement four bedroom dwelling house and would contribute to the strategic objectives of the Borough. The addition of a 4 bedroom unit to the Borough's housing stock is deemed acceptable in principle, subject to further planning considerations as outlined below.

#### Quality of accommodation

- 9.2 The gross internal area of the proposed dwelling is stated to be 266 square metres. This exceeds the minimum London Plan floorspace standard of 124 square metres for 4 bed / 8 persons two storey house. The dwelling would also be dual aspect with good quality daylight and sunlight throughout.
- 9.3 The proposed floor area would be similar to the existing bungalow and as such the rear garden would be similar in size to that of the existing property and those in the surrounding area. The rear garden is substantial and would exceed the amenity space requirements for a 4 bedroom dwelling.
- 9.4 Through consultation, comments have been made about the inability of emergency services or maintenance workers to access the rear garden. As with many types of accommodation across the Borough, particularly terraced housing, access would need to be through the dwelling and this is normal and acceptable practise.

#### Character and appearance

- 9.4 Chapter 2 'Spatial Development patterns' of the London Plan (Para 2.0.3) highlights that if London is to meet the challenges of the future, all parts of London will need to embrace and manage change. Not all change will be transformative – in many places, change will occur incrementally. This is especially the case in outer London, where the suburban pattern of development has significant potential for appropriate intensification over time, particularly for additional housing
- 9.5 Paragraph 3.1.7 of Policy D1 states as change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place's distinctive character, recognising that not all elements of a place are special and valued.
- 9.6 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”.

- 9.7 Policy DMD 8 (General standards for new residential development) expects development to be appropriately located taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures and be an appropriate scale, bulk and massing while Policy DMD 6 provides standards for new development with regards to scale and form of development, housing quality and density. Moreover, Policy DMD 37 encourages development to achieve a high quality and be design led. This is re-iterated by Policy CP30 of the Core Strategy as well as the fundamental aims of the NPPF. Policy CP30 seeks to maintain and improve the quality of the built and open environment. The fundamental aim of the NPPF is to secure sustainable development and to achieve sustainable development. A development is required to have a good design.
- 9.8 In terms of density of the site, the London Plan (2021) does not include a numerical standard for density, however, it is considered that by virtue of all space standards being met, and in addition adequate setback from the front and a large rear amenity space being retained, that the density of development would be acceptable.
- 9.9 With reference to the aforementioned policy context, it is noted that Covert Way is a road comprising of bungalows. However, the application site benefits from Prior Approval and Lawful development Certificate to add an additional full floor to the property thereby creating a two storey dwelling house. Moreover, other properties on the road benefit from similar approvals as set out above. The bulk, scale, massing and the height of the proposed dwelling is similar to that already approved. In this context, it is considered that the proposed dwelling would have no greater impact on the character or appearance of the area.
- 9.10 Comments have been made regarding the size and scale of the dwelling and it leading to a terracing effect. However, it should be noted that the side walls of the dwelling would be set in at first floor level by approximately 1m, with both ground and first floor set in by 1m on the side of No.20 Covert Way.

#### Impact upon the amenity of neighbours

##### Impact on no.16 Covert Way

- 9.11 The ground floor of the proposed dwelling would project beyond the rear wall of No.16 Covert Way by a similar amount to the existing property. The first floor is to project to the same extent and is set in approximately 1m from the boundary. There are no windows in the side elevation of No.16. Accordingly, it is considered that the proposed dwelling would not result in any undue loss of light or outlook for the occupiers of this property.
- 9.12 Windows are proposed in the side elevation of the proposed dwelling facing towards No.16. These are fixed glazed high level windows positioned above eye level. Those towards the front of the dwelling serve a landing/hallway space and will face the blank gable wall of No.16 and therefore would not give rise to overlooking. Those to Bedroom 4 towards the rear, are more sensitive and therefore it is recommended that a condition be attached requiring these to be fixed and obscure glazed.

##### Impact on no.20 Covert Way



- 9.13 No. 20 is similar in depth to the proposed development. It also has a detached garage located on the common boundary with the application site. The proposed dwelling would therefore have no undue impact on the amenities of the occupiers of this property in terms of light or outlook.
- 9.14 One window is proposed in the flank elevation facing No.20 to a ground floor office space. It is recommended that this window is obscure glazed to safeguard the amenities of the occupiers of No.20.

#### Impact on Greenbelt and Nature Conservation

- 9.15 The application site is located opposite the Greenbelt, which is also a Nature Reserve and a Local Open Space and an Area of Archaeological Importance. The proposed dwelling, whilst two storeys would sit within the established belt of development in Covert Way and have no greater impact on the Green Belt.
- 9.16 Comments have been made about the extent of windows in the proposed dwelling leading to additional light spill and in turn the adverse impact on the site of nature conservation importance. Covert Way itself is already illuminated with street lighting and the internal lighting to the dwelling would not spill beyond this.

#### Transportation and parking

##### Car parking

- 9.17 The London Plan, Core Strategy and DMD policies encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 9.18 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments. London Plan policy T5 sets out maximum residential parking standards.
- 9.11 No detailed plans have been provided showing the proposed parking arrangement. However, the site has capacity to accommodate sufficient off-street parking for a 4 bedroom house. Furthermore, there are no parking restrictions on Covert Way and as such the applicant has the option to have on street and off-street parking. A condition is recommended requiring the submission of details of the proposed parking arrangements.

##### Cycle Parking

- 9.12 The proposal would have ample of space in the front and rear garden for long and short stay cycle parking. A condition would be attached to provide details of cycle parking. This would accord with the London Plan and Policies DMD45 and 47 of the Development Management Document.

##### Refuse

- 9.13 Refuse storage can be provided in the front garden. However, a condition would be attached to provide details of refuse storage. The proposal would accord with Policy DMD47 of the Development Management Document.

## Sustainable Design and Construction

### CO<sub>2</sub> Reduction

- 9.14 Policy DMD49 states all new development must achieve the highest sustainable design and construction standards and include measures capable of mitigating and adapting to climate change to meet future needs having regard to technical feasibility and economic viability. Policy DMD51 states further energy efficiency standards and that all developments will be required to demonstrate how the proposal minimises energy- related CO<sub>2</sub> emissions which must adhere to the principles of the energy hierarchy in the policy. This follows policy CP20 of the Core Strategy which states that the Council will require all new developments, to address the causes and impacts of climate change by:
- minimising energy use;
  - supplying energy efficiently; and
  - using energy generated from renewable sources in line with the London Plan and national policy.
- 9.15 A condition would be attached for the applicant to provide an energy statement.

### Water Consumption

- 9.16 Water efficiency measures would also need to be provided. Information provided is required to demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems which is able to show consumption equal to or less than 105 litres per person per day. A condition would be attached for the applicant to provide water calculations

## **10.1 Community Infrastructure Levy (CIL)**

- 10.2 As of the April 2010, new 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.
- 10.3 The development is CIL liable. However, the applicant has sought a self-build exemption.

## **11.0 Public Sector Equalities Duty**

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

characteristics (age, disability, gender reassignment, marriage / civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

- 11.3 When determining the planning application (and thereby accounting for the representations resulting from public consultation), the Council has considered the potential effects of the proposed development on those with protected characteristics as defined under the Equality Act 2010. In doing this, the Council has had due regard to equality considerations and attribute appropriate weight to such considerations. In providing the recommendation to Members that planning consent should be granted, officers have considered equalities impacts in the balance, alongside the benefits arising from the proposed development. The Council has also considered appropriate mitigation to minimise the potential effects of the proposed development on those with protected characteristics.
- 11.4 There are no statutory or regulatory requirements for the form or content of an equalities assessment. The scale and significance of such impacts cannot always be quantified, and it is common to address this through descriptive analysis of impacts and identifying whether such impacts are adverse or beneficial. The key elements of the proposed development which have an impact that could result in an equalities effect include the design and physical characteristics of the proposals subject to the planning application. Officers do not consider there would be a disproportionate equalities effect.

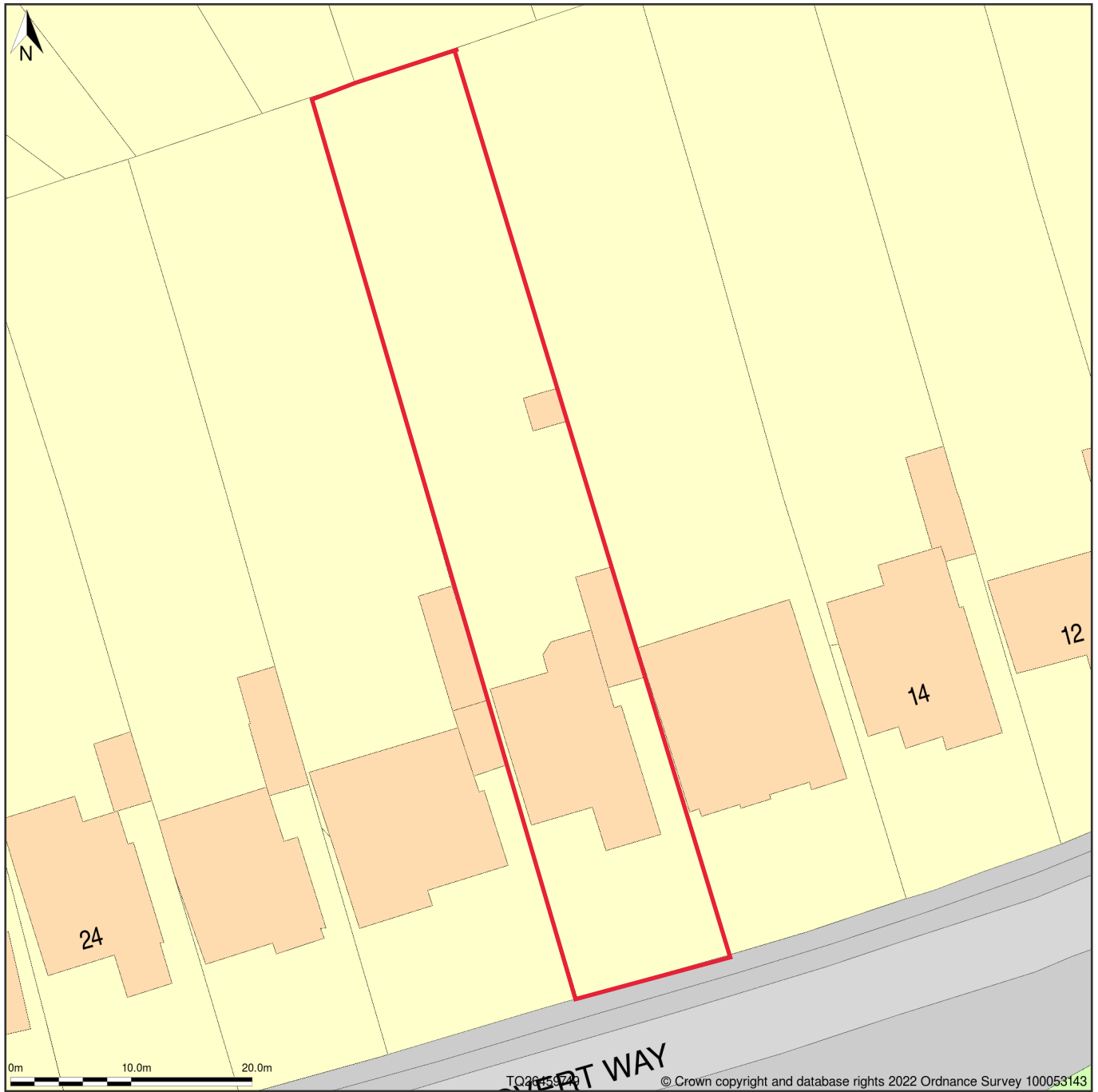
## **12.0 Conclusion and Recommendation**

- 12.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, which also includes the Development Plan. Moreover, planning permission should be approved unless “the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”.
- 12.2 The development would provide replacement unit of accommodation and a larger family sized unit of accommodation in need in the Borough. The quality of accommodation to be provided is acceptable, based on the up-to-date housing quality standards outlined in The London Plan (2021). With the conditions recommended, the development would not result in the harmful overlooking of neighbours nor would it result in harm to the amenity and living conditions of neighbours through loss of light or outlook.
- 12.3 It is acknowledged that the consideration of this report has involved some balanced judgements, for example in relation to the streetscene and the proposed two storey design. However, given that permission is in place for the erection of an upward extension of the property to create a two storey dwelling, in this context, the form, design and appearance of development would not have any further significant impact on the character of the area or the street scene.
- 12.4 The above assessment against the development plan policies has produced the following conclusion:

- The proposal would provide a replacement dwelling with a good quality of accommodation that would contribute to the family housing stock in the borough.
- The proposed development is considered appropriate in form and design and would not result in detrimental harm to the character and appearance of the locality.
- The proposal would not harm the amenity of the occupiers of neighbouring residents through loss of privacy, light or outlook
- There are no identified adverse effects on highway safety or traffic generation.

12.5 Having regard to the above it is considered that planning permission should be granted subject to conditions.

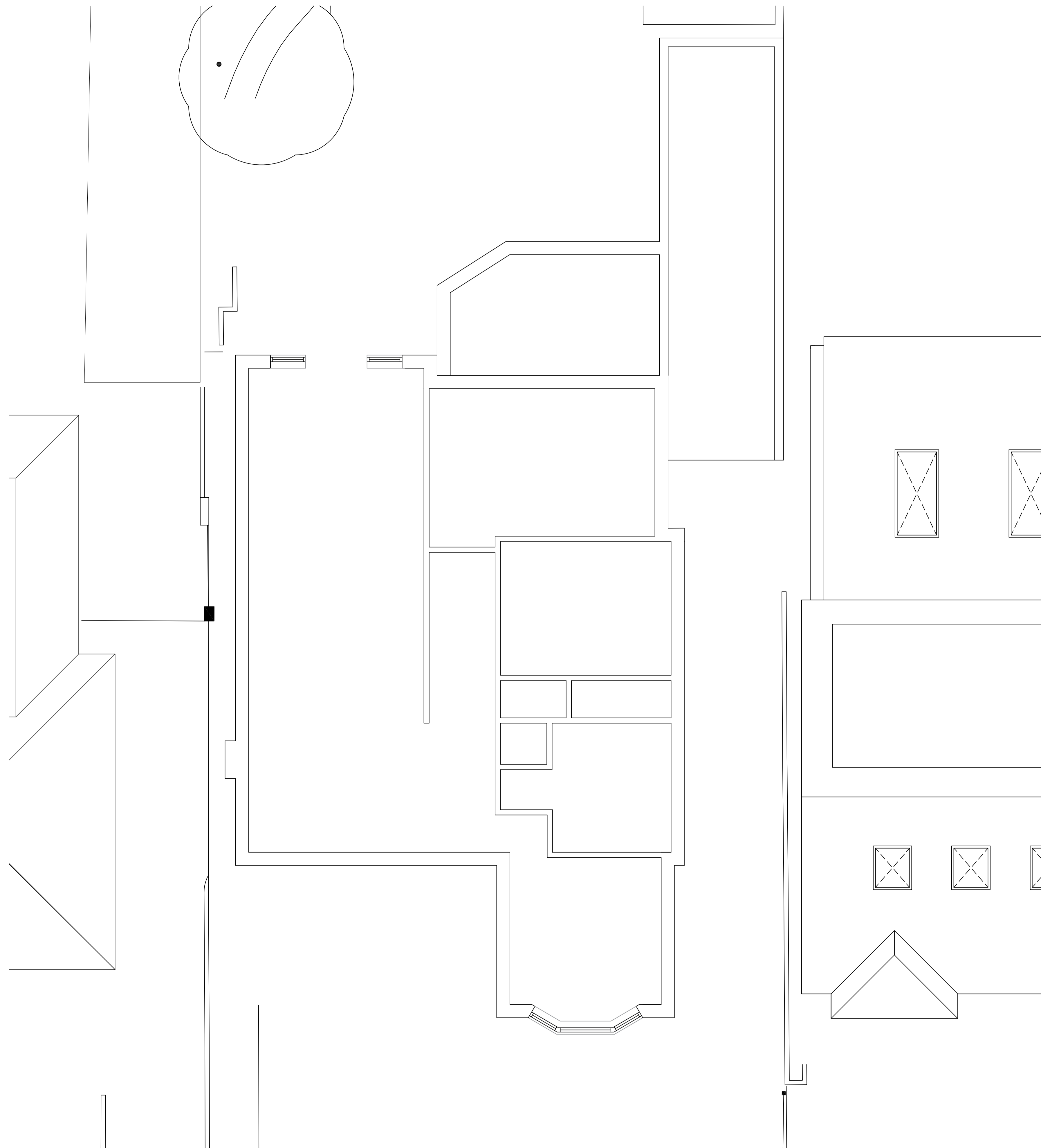
18, Covert Way, Enfield, EN4 0LT



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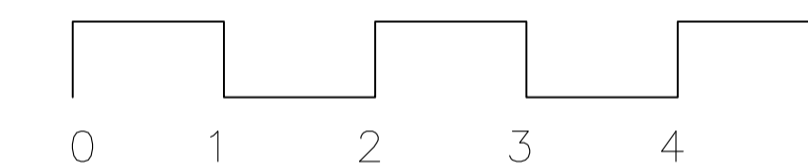


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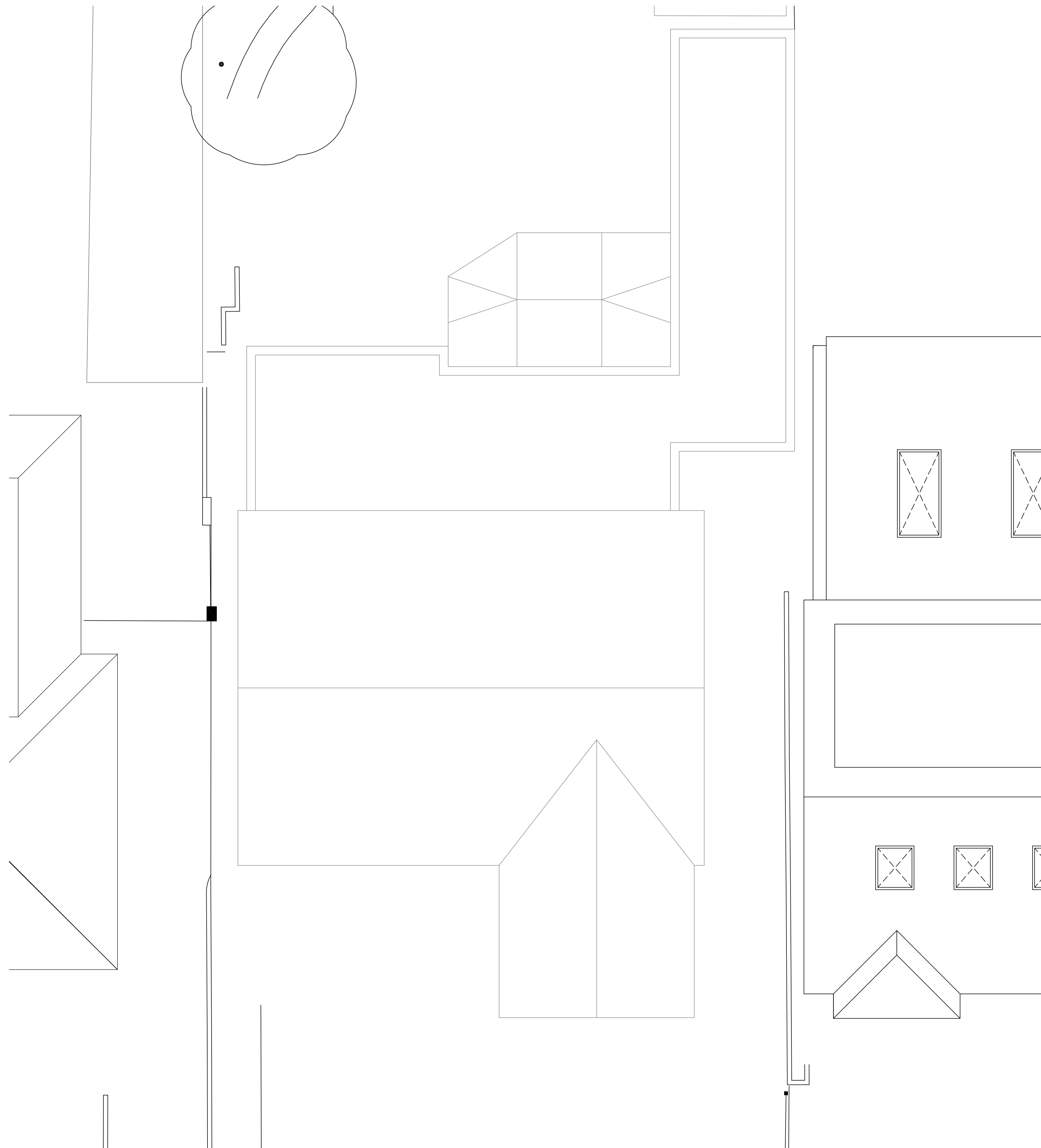
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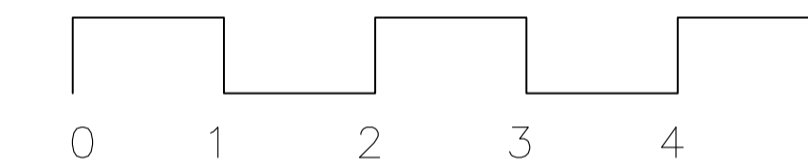


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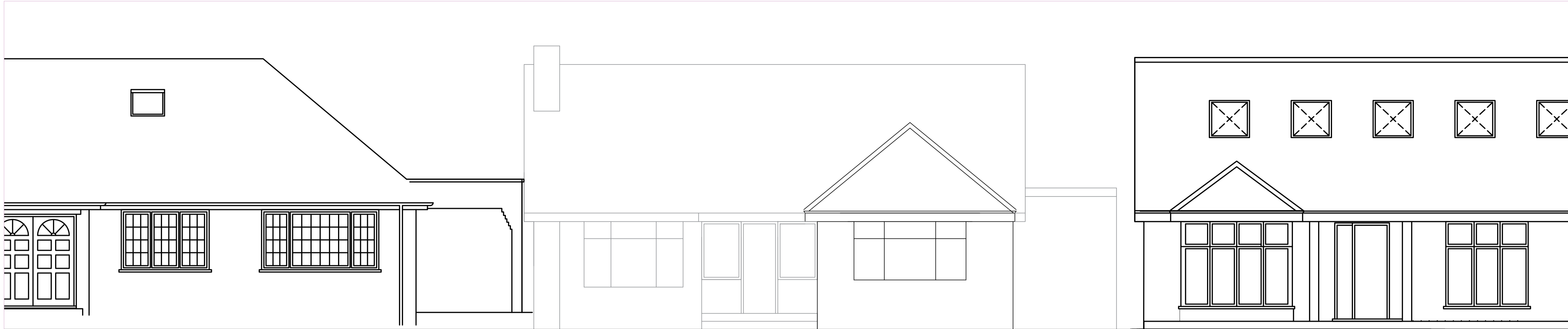
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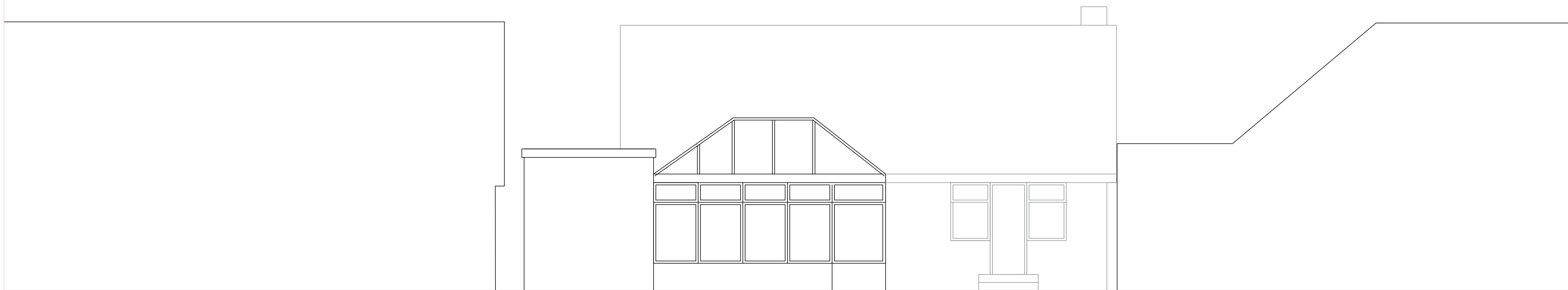
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1. Existing Elevation



2. Existing Elevation

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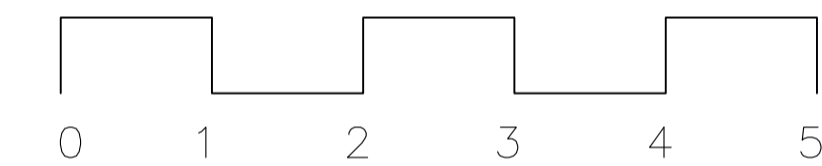


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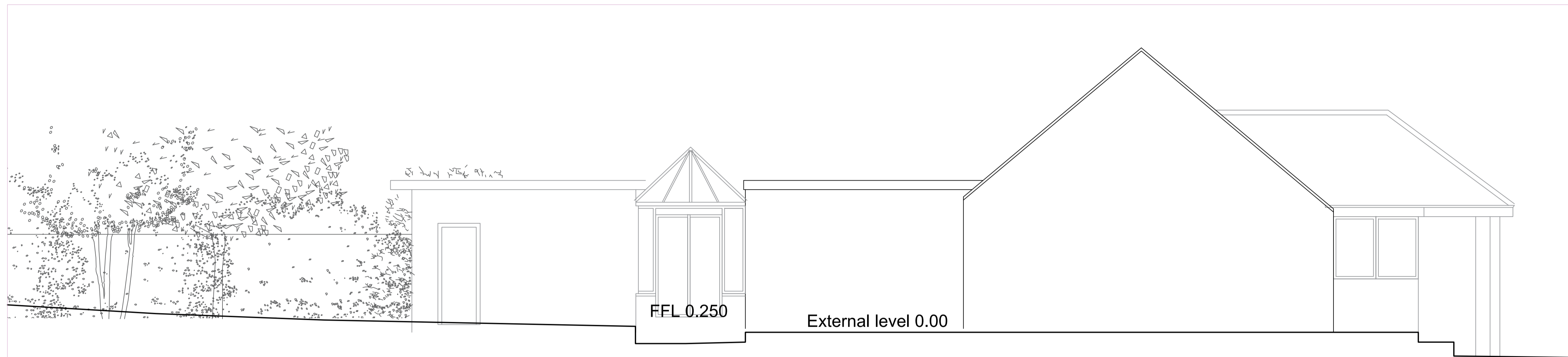
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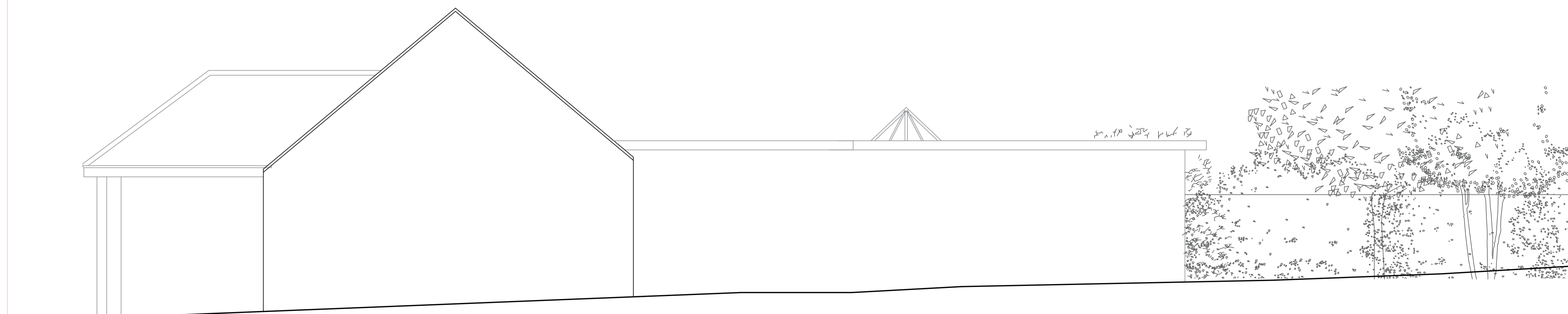
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1. Existing Elevation



2. Existing Elevation

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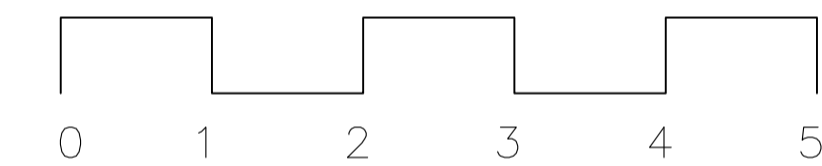


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## 18, Covert Way, Enfield, EN4 0LT



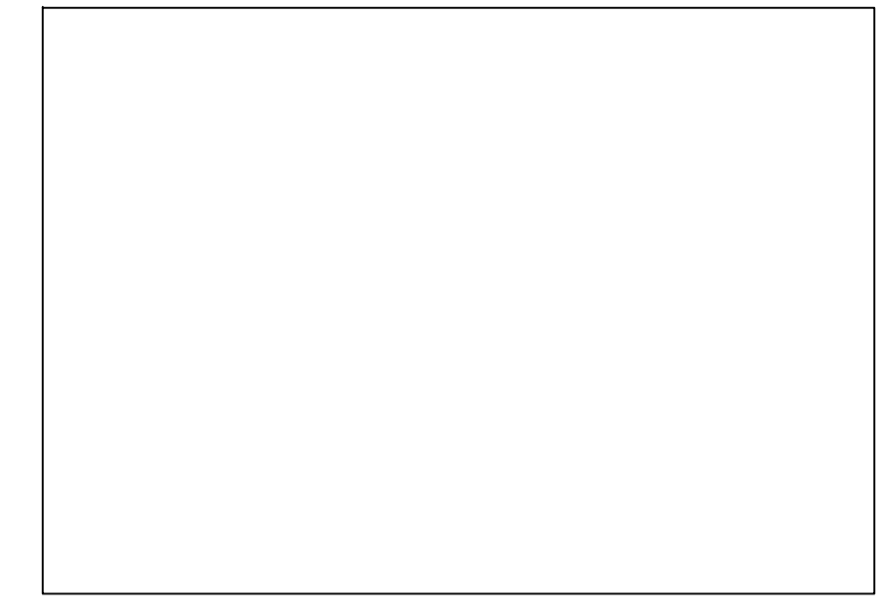
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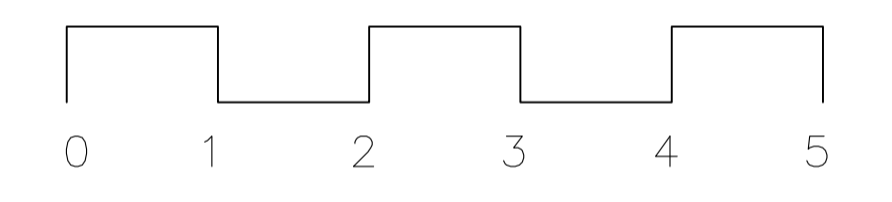


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Drawing No: -	Revision: -



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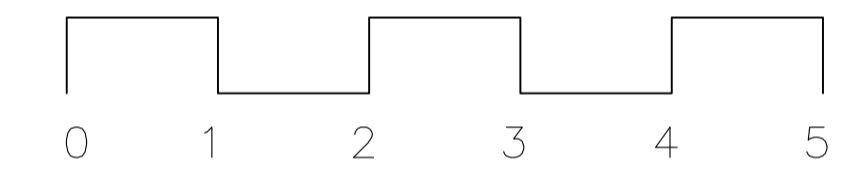


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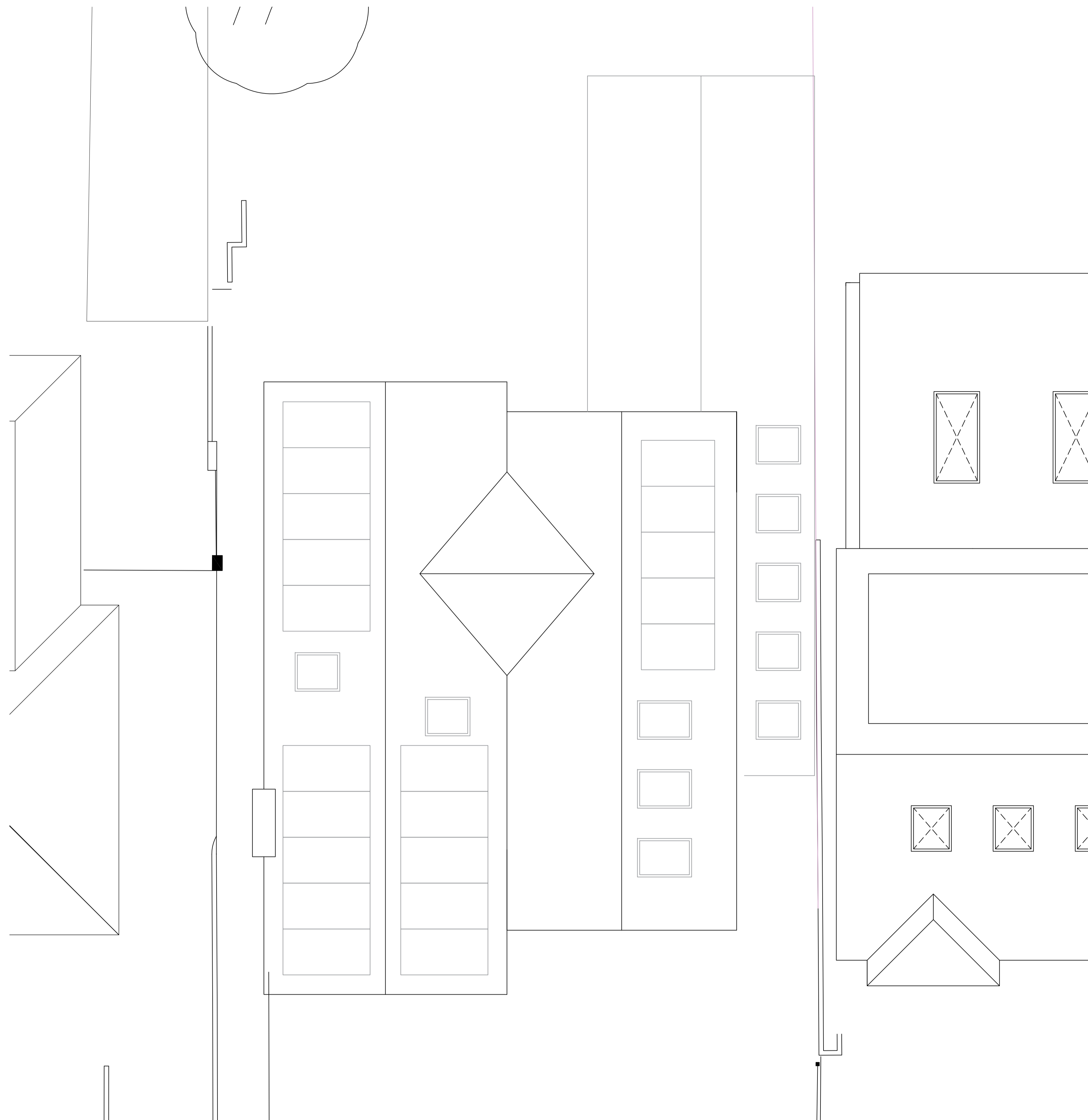
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Drawing No: -	Revision: -



Key Plan:

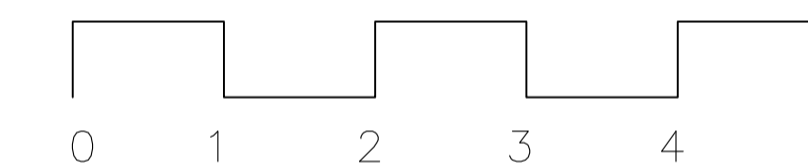


Rev:    Date:    Details:

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Drawing Notes:

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 The architect cannot accept responsibility for the accuracy of this survey information.  
 This drawing may contain colour data. Please refer to the original electronic document.

Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Pre-Application	Drawn/Checked: -
Client: -	A1 Scale: Planning
Drawing Title: Proposed Plans	Date: 04.09.2022
Drawing No: -	Revision: -



1. Proposed Elevation



2. Proposed Elevation

Key Plan:

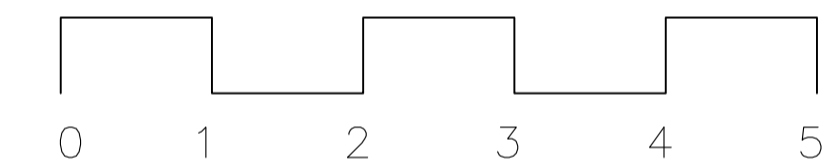


Rev:      Date:      Details:

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Drawing Notes:

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Project Address:  
Covert Way

Project No:  
CW\_KUR

Drawing Status:  
Planning

Drawn/Checked:  
-

Client:  
-

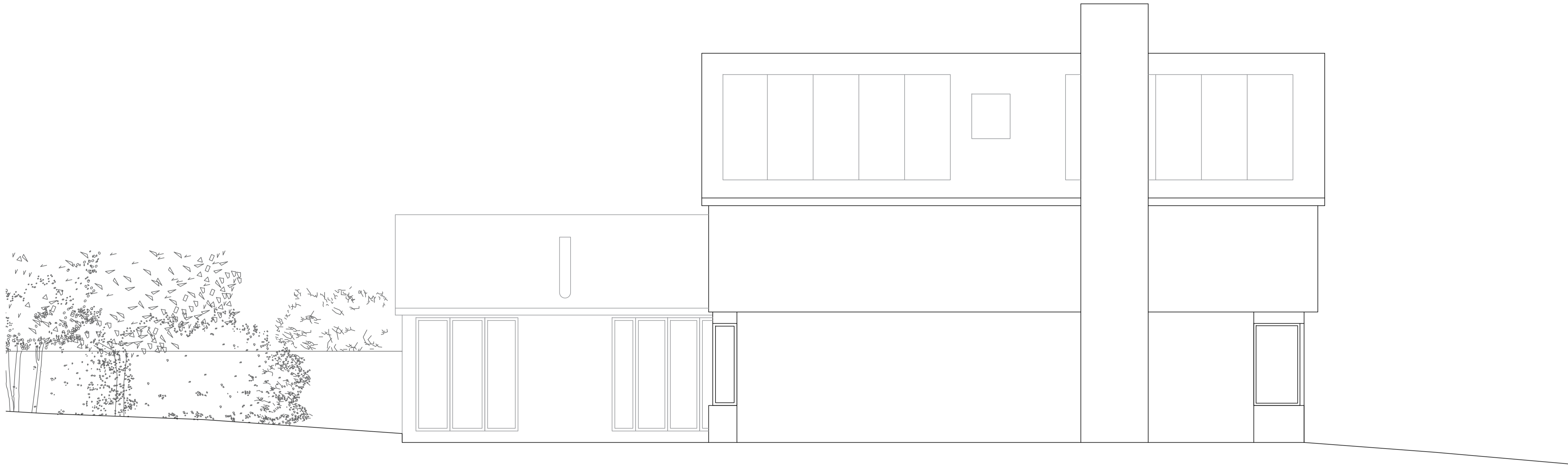
A1 Scale:  
1:100

Drawing Title:  
Proposed Elevations

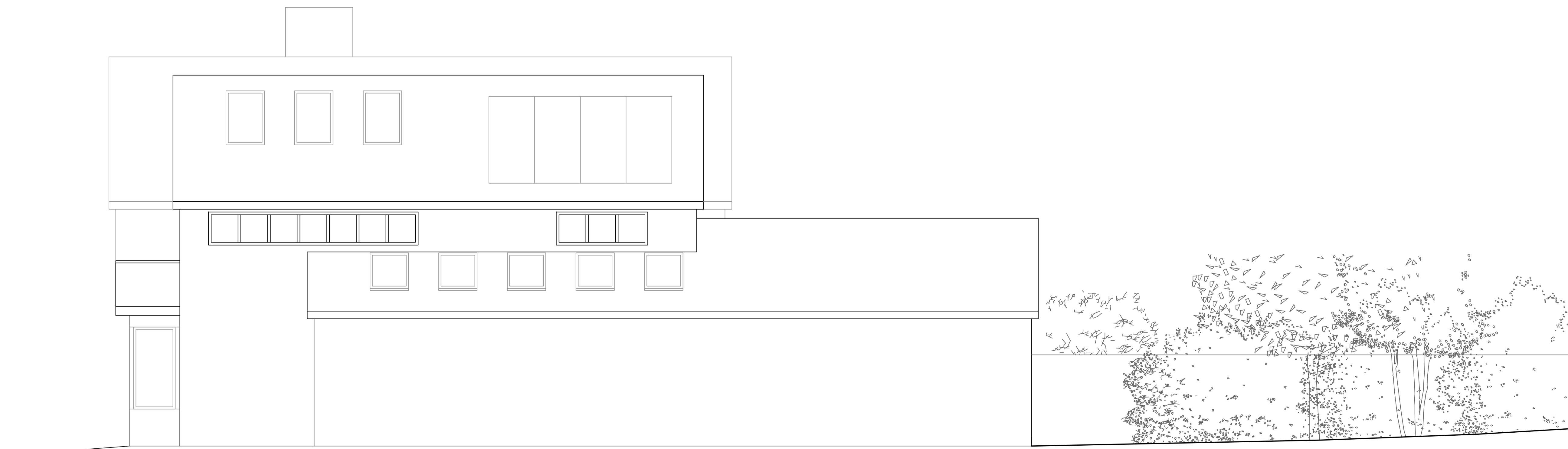
Date:  
04.09.2022

Drawing No:  
-

Revision:  
-



1. Proposed Elevation



2. Proposed Elevation

Key Plan:

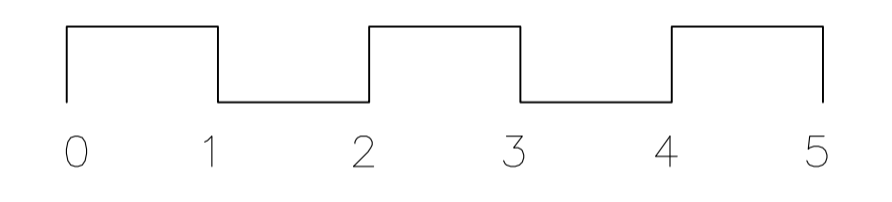


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Drawing Notes:

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:100
Drawing Title: Proposed Elevations	Date: 07.09.2022
Drawing No: -	Revision: -

Key Plan:

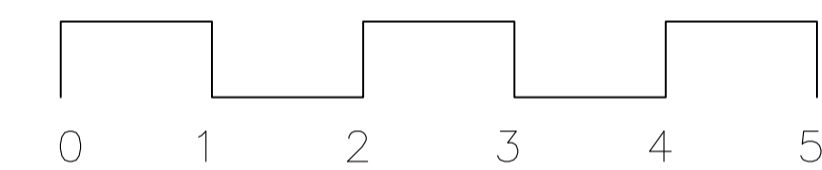


Rev:      Date:      Details:

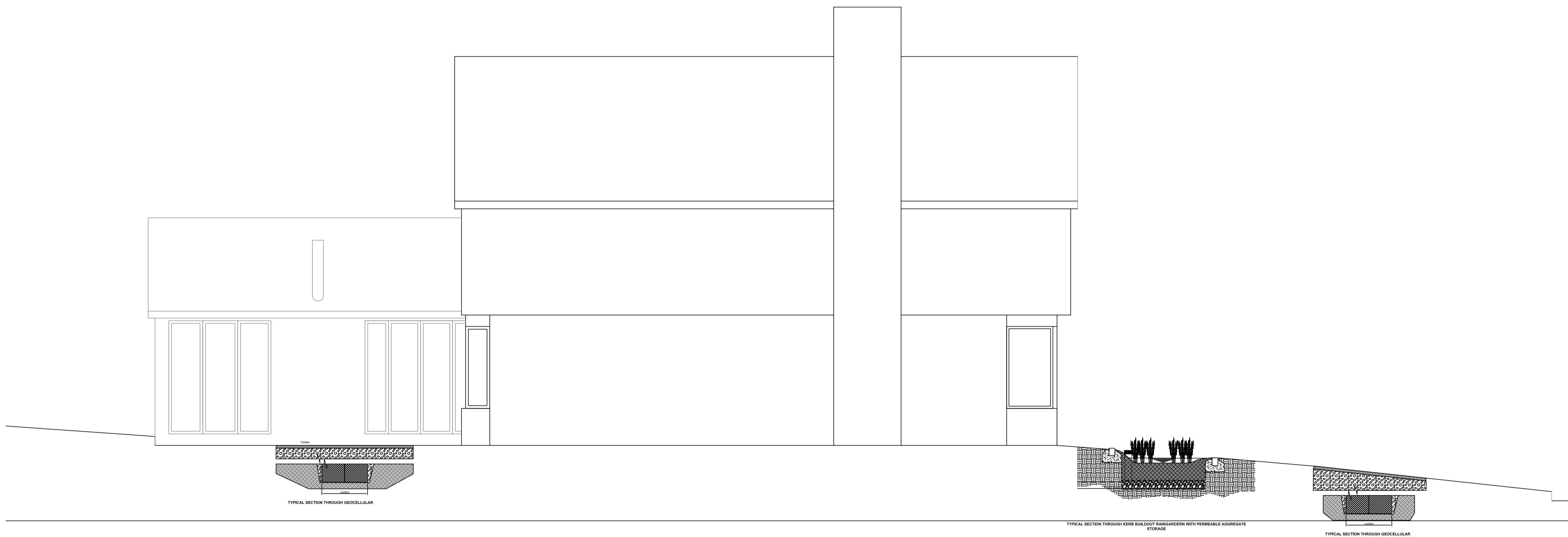
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Drawing Notes:

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### 1. Proposed Section

# 00/A

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:50
Drawing Title: Proposed Section	Date: 04.09.2022
Drawing No: -	Revision: -



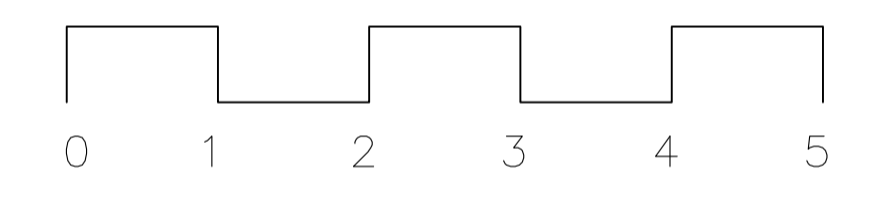


Key Plan:



Rev:    Date:    Details:  
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Drawing Notes:  
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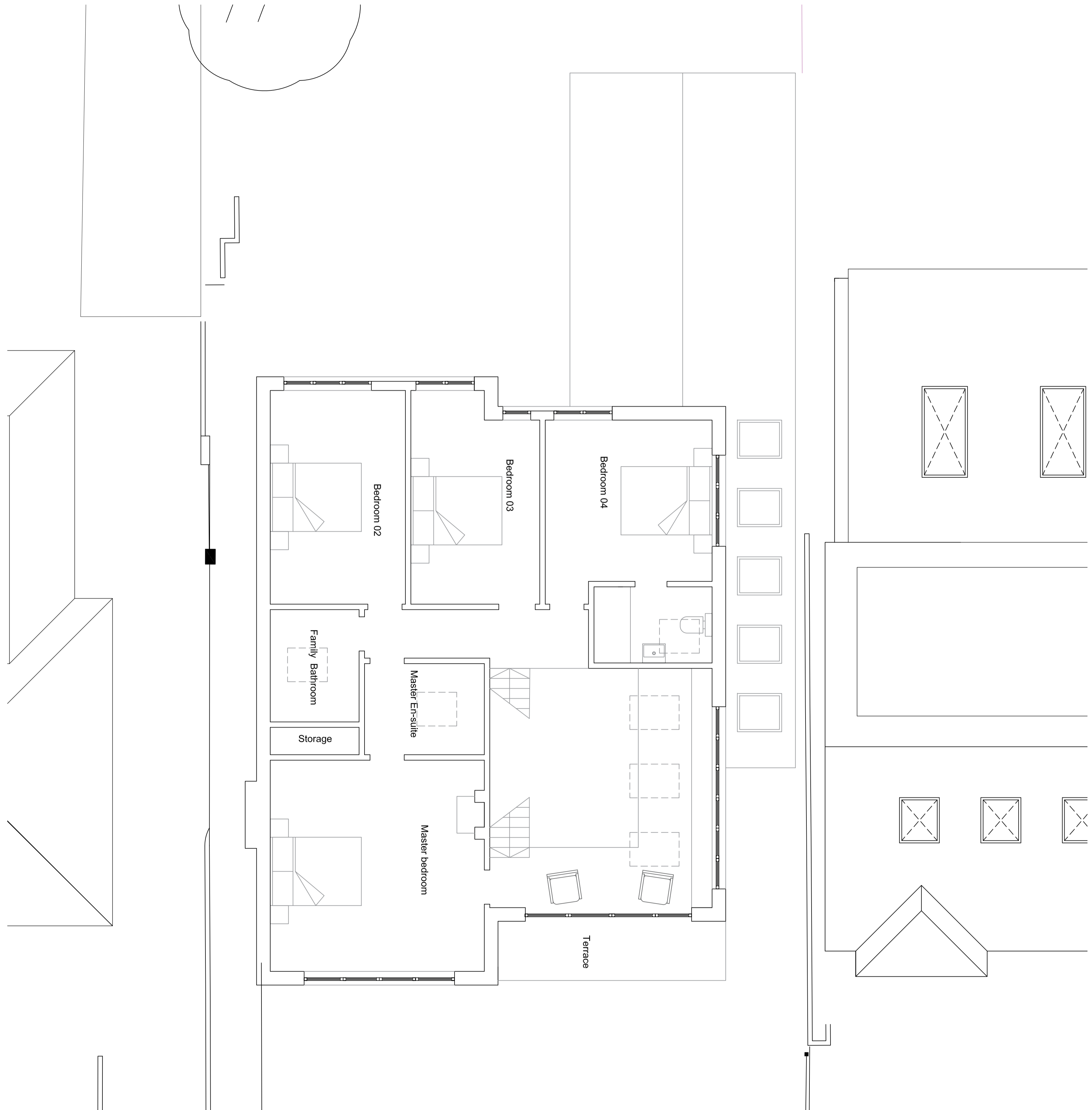


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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:50
Drawing Title: Proposed Plans	Date: 04.09.2022
Drawing No: -	Revision: -



Key Plan:

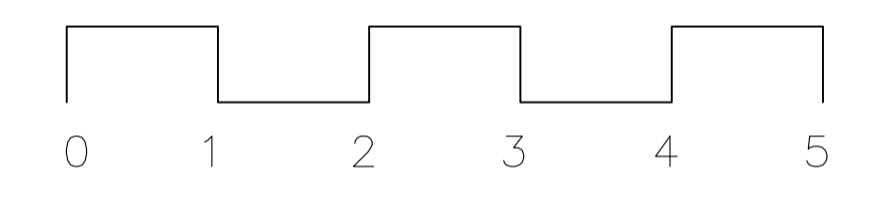


Rev:      Date:      Details:

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Drawing Notes:

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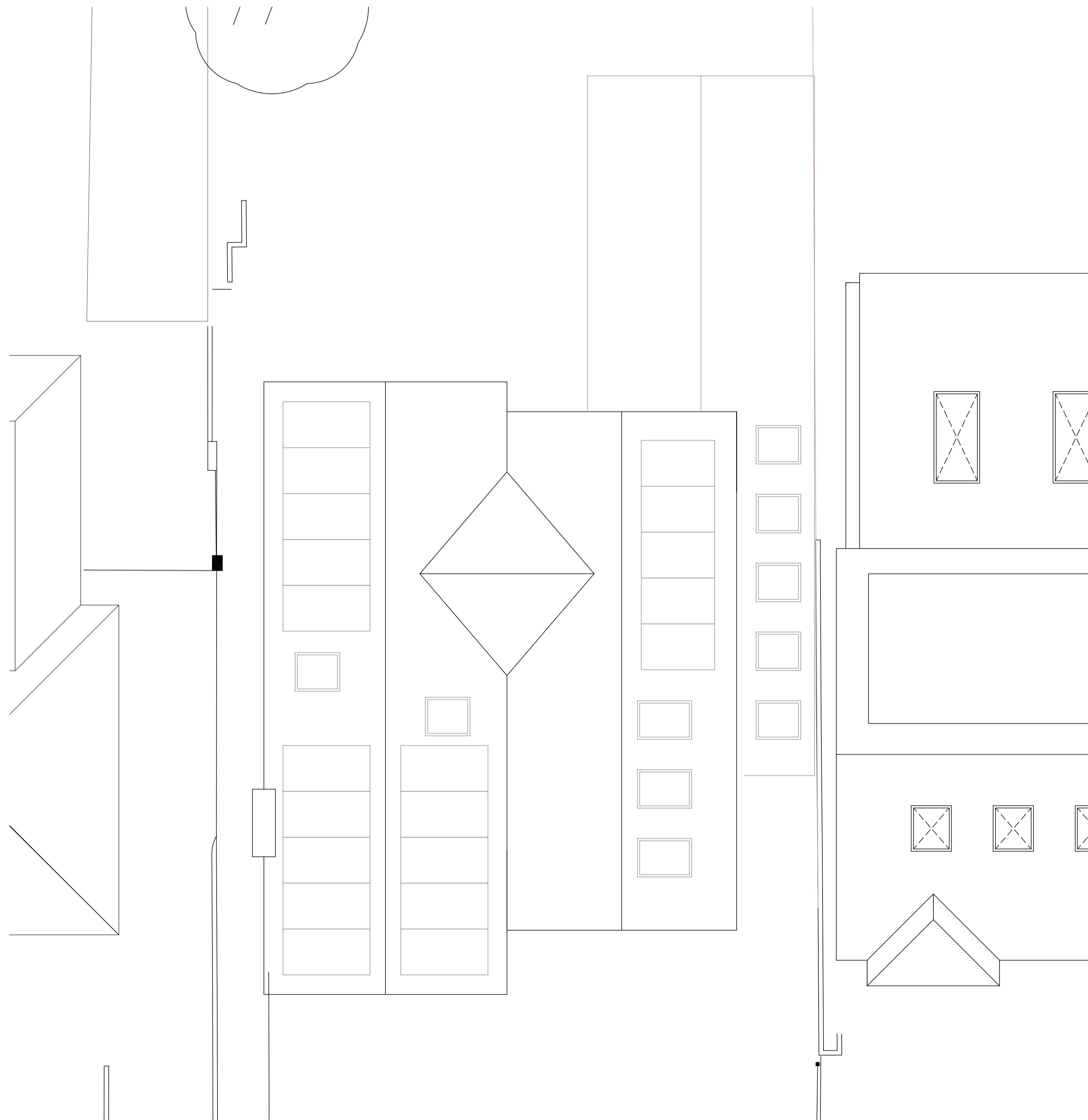


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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:50
Drawing Title: Proposed Plans	Date: 04.09.2022
Drawing No: -	Revision: -



Key Plan:

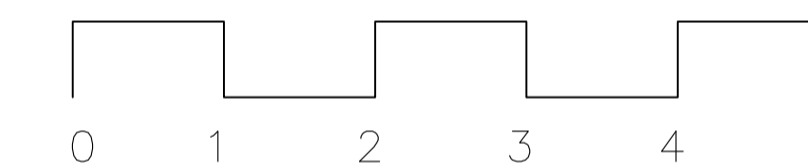


Rev:    Date:    Details:

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Drawing Notes:

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Pre-Application	Drawn/Checked: -
Client: -	A1 Scale: Planning
Drawing Title: Proposed Plans	Date: 04.09.2022
Drawing No: -	Revision: -



1. Proposed Elevation



2. Proposed Elevation

Key Plan:

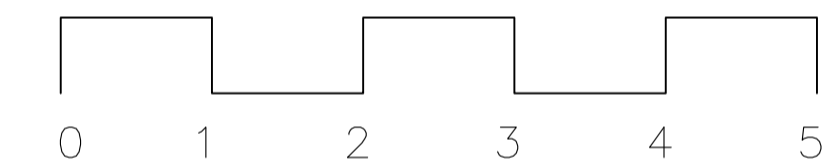


Rev:    Date:    Details:

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Drawing Notes:

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Project Address:  
Covert Way

Project No:  
CW\_KUR

Drawing Status:  
Planning

Drawn/Checked:  
-

Client:  
-

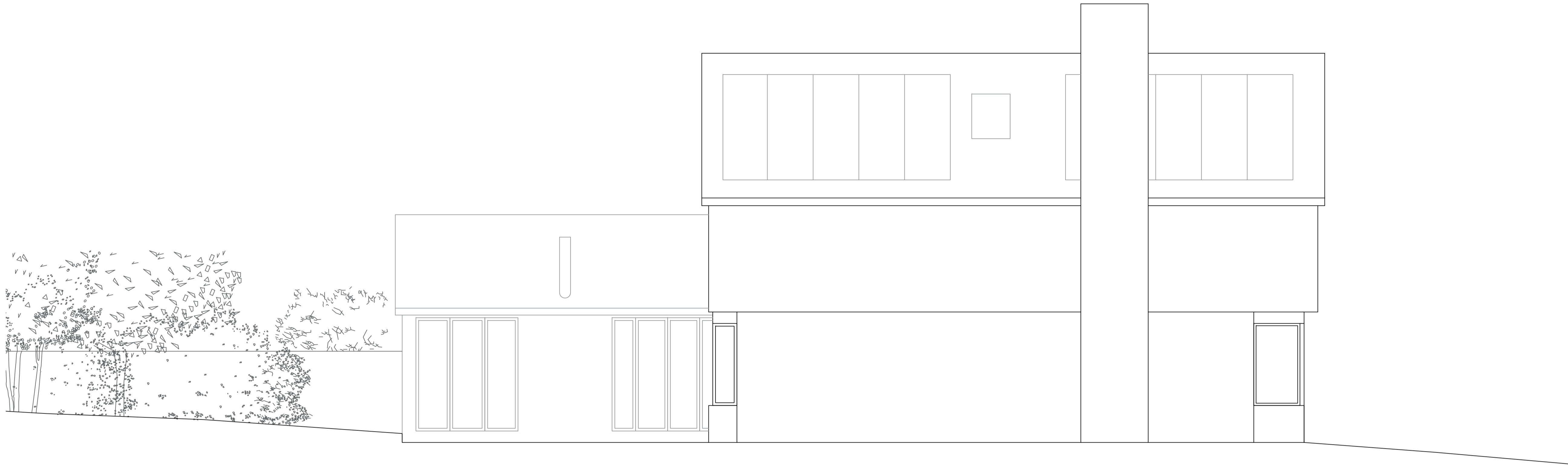
A1 Scale:  
1:100

Drawing Title:  
Proposed Elevations

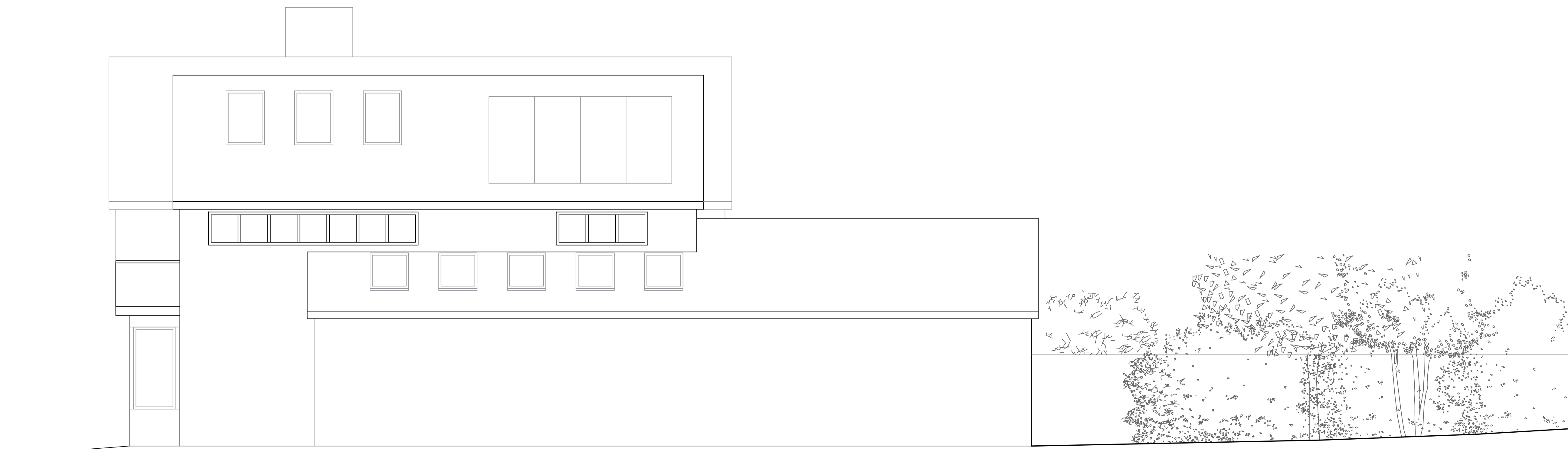
Date:  
04.09.2022

Drawing No:  
-

Revision:  
-



1. Proposed Elevation



2. Proposed Elevation

Key Plan:

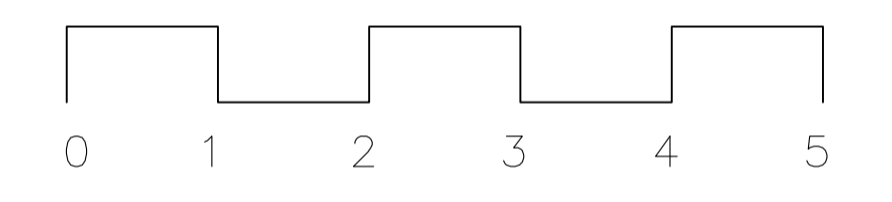


Rev:    Date:    Details:

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Drawing Notes:

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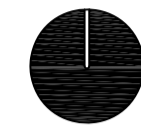
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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: -
Client: -	A1 Scale: 1:100
Drawing Title: Proposed Elevations	Date: 07.09.2022
Drawing No: -	Revision: -

Key Plan:

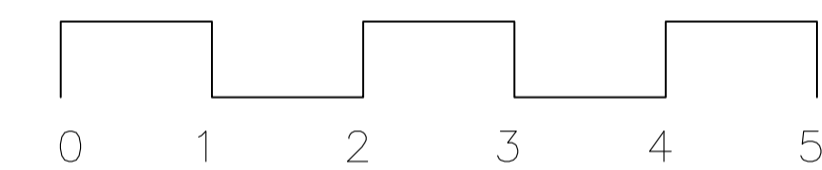


Rev:      Date:      Details:

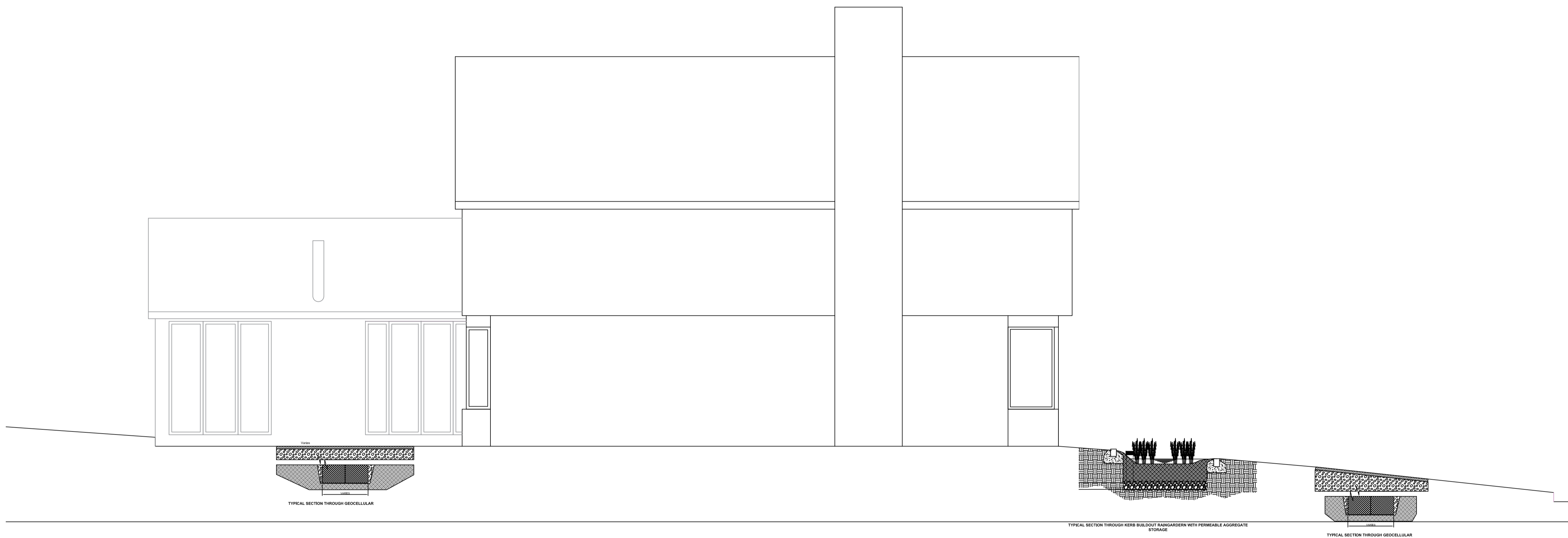
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Drawing Notes:

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1. Proposed Section

# 00/A

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Project Address: Covert Way	Project No: CW_KUR
Drawing Status: Planning	Drawn/Checked: —
Client: —	A1 Scale: 1:50
Drawing Title: Proposed Section	Date: 04.09.2022
Drawing No: —	Revision: —