

Public Document Pack



PLANNING COMMITTEE

Wednesday, 21st June, 2006 at 7.30 pm
Venue: Conference Room
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Pamela Adams, Chaudhury Anwar MBE, Yasemin Brett, Jayne Buckland, Andreas Constantinides, Peter Fallart, Norman Ford, Jonas Hall, Ahmet Hasan, Robert Hayward (Vice-Chairman), Henry Lamprecht, Kieran McGregor, Ahmet Oykenner, Anne-Marie Pearce, Henry Pipe, Martin Prescott (Chairman) and Toby Simon

N.B. Members of the public are advised that the order of business on the agenda may be altered at the discretion of the Committee.

Any member of the public interested in attending the meeting should therefore ensure that they arrive promptly at 7.30pm.

THIS MEETING WILL BE VIDEO RECORDED FOR LIVE AND FUTURE TRANSMISSION ON THE COUNCIL'S WEBSITE

AGENDA – PART 1

- 1. APOLOGIES FOR ABSENCE (IF ANY)**
- 2. DECLARATIONS OF INTEREST (Pages 1 - 2)**

Members of the Committee are invited to identify any personal or prejudicial interests relevant to items on the agenda. A definition of personal and prejudicial interests has been attached for members' information.

- 3. MINUTES OF THE PLANNING COMMITTEE HELD ON 25 MAY 2006 (Pages 3 - 12)**

4. REPORT OF THE ASSISTANT DIRECTOR (PLANNING AND TRANSPORTATION) - MISCELLANEOUS MATTERS (REPORT NO.23)
(Pages 13 - 112)

4.1 Applications dealt with under delegated powers
(A copy is available in the Members Library)

4.2 Planning applications and applications to display advertisements
(Pages 1 to 83)

4.3 Appeal information
Section 1: New Town Planning Application Appeals
Section 2: Decisions on Town Planning Application Appeals

5. CONTRAVENTIONS (REPORT NO.24) (Pages 113 - 204)

To receive the report of the Assistant Director (Planning & Transportation)

6. ENFIELD'S CONSERVATION AREAS - ARTICLE 4(2) DIRECTION (REPORT NO.25) (Pages 205 - 222)

To receive the report of the Assistant Director (Planning & Transportation).
(DEC)

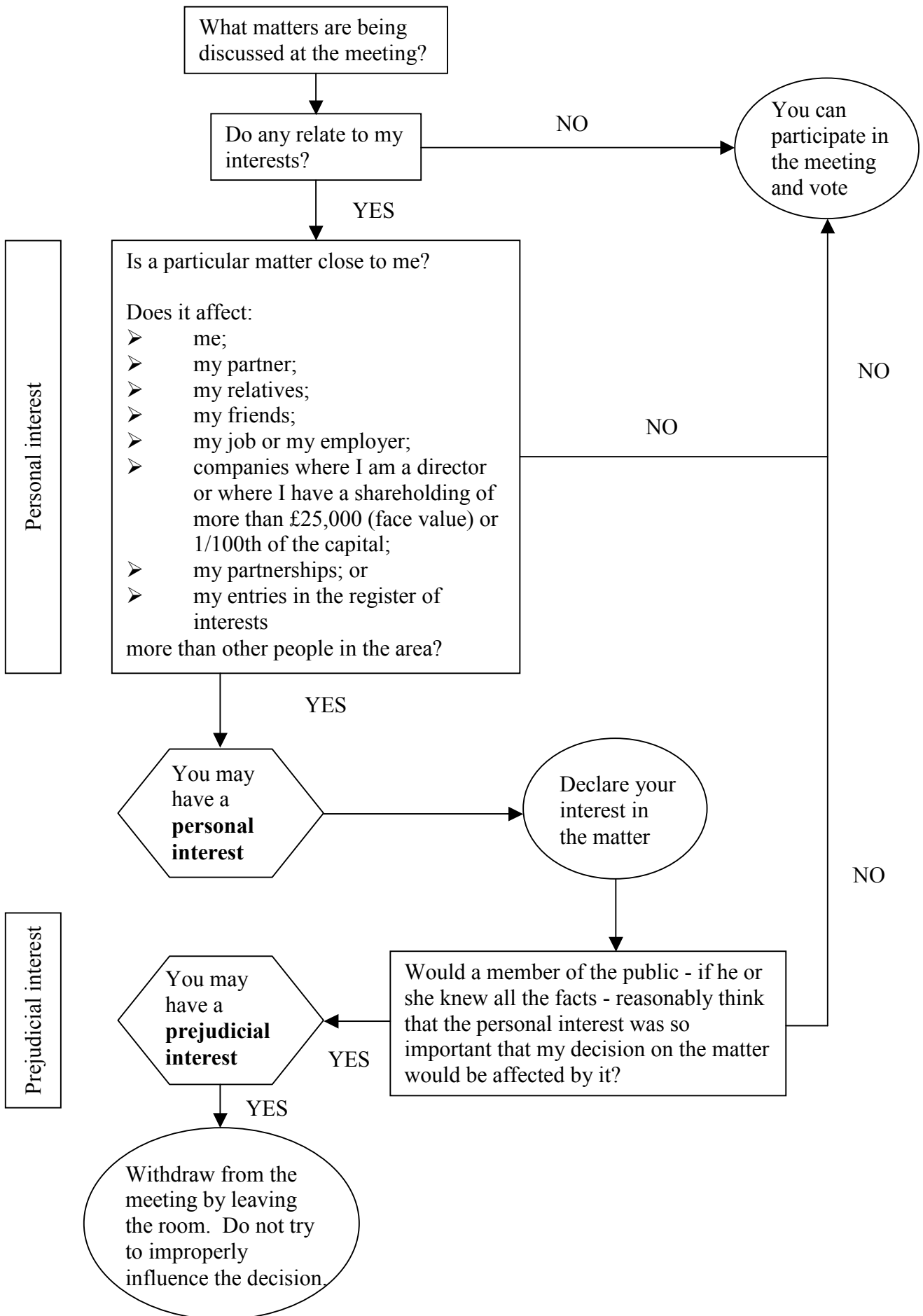
7. ANNUAL REVIEW OF WORK OF THE CONSERVATION ADVISORY GROUP 2005/06 (REPORT NO.26) (Pages 223 - 226)

To receive the report of the Director of Environment, Street Scene and Parks.
(INF)

8. EXCLUSION OF THE PRESS AND PUBLIC

TO CONSIDER PASSING A RESOLUTION UNDER SECTION 100A(4) OF THE LOCAL GOVERNMENT ACT 1972, EXCLUDING THE PRESS AND PUBLIC FROM THE MEETING FOR ANY ITEMS OF BUSINESS LISTED ON PART 2 OF THE AGENDA ON THE GROUNDS THAT THEY INVOLVE THE LIKELY DISCLOSURE OF EXEMPT INFORMATION AS DEFINED IN THOSE PARAGRAPHS OF PART 1 OF SCHEDULE 12A TO THE ACT, AS ARE LISTED ON THE AGENDA

DECLARING INTERESTS FLOWCHART - QUESTIONS TO ASK YOURSELF



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PLANNING COMMITTEE - 25.5.2006

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 25 MAY 2006****COUNCILLORS**

- PRESENT** Martin Prescott, Robert Hayward, Pamela Adams, Peter Fallart, Norman Ford, Jonas Hall, Henry Lamprecht, Anne-Marie Pearce, Henry Pipe, Andreas Constantinides, Chaudhury Anwar, Yasemin Brett, Jayne Buckland, Ahmet Hasan, Toby Simon and Kieran McGregor
- ABSENT** Ahmet Oykenner
- CO-OPTED** (none)
- OFFICERS:** Stephen Tapper (Assistant Director, Planning and Transportation), Julian Jackson (Head of Development Control), David Snell (Area Planning Manager), Andy Higham (Area Planning Manager), David Taylor (Transportation Planning), Keith Trowell (Legal), Bob Ayton (ECS&L), Sue McDaid (Environmental Health & Regulation) and Brian Wright (Planning) Jane Creer (Secretary) and Natalie Cole (Secretary)
- Also Attending:** Approximately 30 members of the public
Councillors: Ruth Hones and Paul McCannah
Dennis Stacey (Chairman, Conservation Advisory Group)

1**WELCOME & INTRODUCTION**

The Chairman welcomed attendees to the Planning Committee and introduced Keith Trowell, Legal Representative, who read a statement regarding the order of the meeting and expected behaviour during the meeting.

2**APOLOGIES FOR ABSENCE (IF ANY)**

Apologies for absence were received from Councillor Oykenner.

3**DECLARATIONS OF INTEREST**

NOTED

1. Councillor Simon declared a personal interest in relation to LBE/06/0009, as his wife was the borough officer dealing with this application;

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2. Councillor Ford declared a prejudicial interest in relation to TP/04/2623/VAR1, having made previous public statements regarding Innova Park, and left the room when this application was discussed;
3. Councillor Pearce declared a personal interest in relation to TP/06/0291 as she was a Hadley Wood resident; and
4. Councillor Fallart declared a personal interest in TP/06/0477 as he was a Governor at Capel Manor Primary School located close by.

4

MINUTES OF THE PLANNING COMMITTEE HELD ON 25 APRIL 2006

NOTED with regard to Minute No.1566 (TP/05/1743 – 2 Fords Grove, London, N21 3DN), the Planning Officer reported

- (a) alteration to Condition 1 to refer to a maximum of 4 members of staff;
- (b) alteration to Condition 2 to remove the reference to loft space; and
- (c) removal of Condition 5 in its entirety.

With the above amendments, the minutes of the Planning Committee held on 25 April 2006 were agreed as a correct record.

5

REPORT OF THE ASSISTANT DIRECTOR (PLANNING AND TRANSPORTATION) - MISCELLANEOUS MATTERS (REPORT NO.2)

RECEIVED the report of the Assistant Director (Planning and Transportation) (Report No. 2).

6

APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

NOTED that a copy of those applications dealt with under delegated powers was available in the Members Library.

7

ORDER OF AGENDA

RESOLVED that the order of the agenda be varied to accommodate the members of the public who wished to make deputations.

8

TP/06/0477 - RIVERSIDE SPORTS CLUB, TURKEY STREET, ENFIELD, MIDDX, EN1 4RJ

RESOLVED that a decision on this application be deferred to enable a site visit to take place. Date of site visit agreed 10 June 2006.

9

TP/04/2623/VAR1 - LAND AT INNOVA PARK, EN3

NOTED

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1. receipt of an additional letter of objection questioning whether the Council had the power to determine the application;
2. receipt of a letter of objection from Enfield Lock Action Group outlining concerns that approval of the application would not leave the Council with sufficient control over the development and that a master plan should be submitted for approval first;
3. advice from officers that the Council had no ownership interest now or previously in the application site;
4. advice from officers that in considering the application Members were only considering a request to vary the conditions of the original outline permission to permit a phased development;
5. the deputation of Mr Alan Melhuish, including the following points
 - the change of use of this land was not lawful
 - the Council's consideration of the application was not legal
 - amenity, including views, would be lost and the land should be preserved as open space
 - trunk sewers ran by the Oasis Academy and it was not lawful to build so close by;
6. the deputation of Mrs Beth Pedder, on behalf of the Enfield Lock Action Group, including the following points
 - it was not appropriate to vary conditions at this stage
 - phase by phase development would reduce cohesion and make control over the design, appearance and layout very difficult
 - Planning Committee could not decide what was reasonable, appropriate or best without receiving a master plan and should refuse or defer this application until it had approved a new master plan;
5. the response of Mr David Godden, St James Group Ltd, the applicant, including the following points
 - this variation would mean that phase 1 only, for 33 houses and 60 flats, would be able to come forward for development
 - phase 1 had already been approved by Planning Committee, but there were no approvals on the rest of the site
 - Planning Committee would have control to approve or refuse further phases, and he would be happy to meet a condition that a master plan be approved before any further phases were put forward;
6. Councillor Ruth Hones, Enfield Lock Ward Councillor, spoke on behalf of local residents, including the following points
 - residents had grave concerns and requested refusal or deferral of this application until a master plan had been submitted to and approved by Planning Committee
 - it would be hard for Members to give a balanced judgement on outline plans only, especially on the unity of the whole scheme
 - residents feared there could be a loss of non-residential use phases and felt businesses, shops and leisure uses should be encouraged
 - concerns that piecemeal development could lead to more housing than originally envisaged
 - concerns about traffic and the access to Ordnance Road;
7. the Legal representative's advice that the original application TP/04/2623 had been previously granted outline planning permission,

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- carefully considering local and national policies, and could not be revisited at this stage;
8. the Planning Officer's confirmation that there was no removal of conditions previously approved, this application would allow phased development with the Council having control of details for each phase, that consultation had been the same as for the original application, and that access into Ordnance Road had been previously approved; and
 9. the Chairman's remark that a condition was unnecessary as this Committee would not consider any further applications for land at Innova Park until a revised master plan had been submitted.

RESOLVED that, subject to the completion of a Deed of Variation to the existing S106 Agreement linked to the outline planning permission TP/04/2623, planning permission be granted subject to the conditions set out in the report.

10

TP/06/0291 - 4, DUCHY ROAD AND REAR OF 29-33 LANCASTER AVENUE, BARNET, EN4 0HX

NOTED

1. an amendment to the recommendation to add a condition that no underground services should be routed in the verges of the access road to ensure that the landscaping could be implemented, and a modification to Condition 2 to include garage doors;
2. the deputation of Dr Neville Cohen on behalf of neighbours, including the following points
 - there seemed little change from the original application refused on appeal; the rise in density was negligible and trees in a conservation area would still be destroyed
 - the development would strain the local infrastructure, especially water and sewerage systems
 - traffic and pollution would increase in an area where congestion was already very bad and parking space would be insufficient
 - a peaceful leafy outlook would be affected and a perfectly good home lost
 - residents feared further infilling development in Hadley Wood and wanted it stopped now
3. the response of Mr Paul McCann, Banner Homes Ltd, the applicant, including the following points
 - more trees were proposed to be retained in this application, and there would be more landscaping, to keep the character of the area
 - it was not felt that traffic congestion would be exacerbated to a degree to justify refusal of this application
 - an acoustic report concluded there would be no undue disturbance to adjacent residents from use of the access road, and occupiers of nos. 2 and 4 did not oppose the development;
4. Councillor Paul McCannah, Cockfosters Ward Councillor, spoke on behalf of local residents, including the following points

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- consideration of this application had to be shaped by the Planning Inspector's comments, but this would be a marginal increase in density
 - the Planning Inspector emphasized the contribution of trees to the character of the site but the revised proposal failed to preserve 4 of the trees and replacement planting would be of smaller garden species
 - a tree would still be at risk of removal by a future occupier as its position would limit enjoyment of a garden
 - there would be a loss of amenity to surrounding residents
 - local residents were concerned that approval would give the green light to similar development in the future;
5. the opposition of Conservation Advisory Group to this proposal, with regard to its effect on the sylvan setting, loss of a perfectly adequate dwelling, poorly designed rear elevations, and the principal of backland development, and the request that Members make a site visit;
 6. the advice of the Transportation Planning Officer that it would be impossible to mount a robust case for refusal based on harm to the traffic flow in the area;
 7. officers' advice as to the key planning issues in reference to a previous appeal decision; and
 8. Councillor Pearce's concerns about loss of any trees in Hadley Wood and implications of development for subsidence, the water table, and pressure on local roads, infrastructure and schools.

RESOLVED that planning permission be granted subject to the conditions set out in the report and the additional condition below, for the reasons set out in the report.

Additional condition:

No underground services shall be routed in the verges of the access road unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the approved landscaping scheme is capable of implementation and maintenance.

11

TP/06/0287 - 150, GORDON HILL, ENFIELD, EN2 0QT

NOTED

1. the objections from Councillor Michael Rye, Town Ward Councillor, reported by the Planning Officer, including that this road was over-developed and that extra traffic movements and parking demands were unsustainable; and
2. officers' confirmation that the application was a resubmission and the inadequate parking provision in the previous scheme had been addressed by additional parking space.

RESOLVED that planning permission be granted subject to the conditions set out in the report, for the reasons set out in the report.

12

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TP/06/0280 - 7, SLADES HILL, ENFIELD, MIDDLESEX, EN2 7DL

NOTED

1. officers reported Councillor Giladi's objection on the grounds that there were too many flat developments in the area which were resulting in traffic problems and the whole character of the area being altered;
2. receipt of an additional objection reiterating points contained in the report; and
3. additional conditions regarding (i) details of access road and junction and (ii) review of cycle parking spaces to be submitted.

RESOLVED that planning permission be granted subject to the conditions set out in the report and additional conditions below, for the reasons set out in the report.

To add:

Standard condition C14 – Details of access road and junction.

Additional condition:

The development shall not commence until details of the number, location and design of the cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented and permanently retained.

Reason: To ensure the provision of cycle parking in accordance with the Council's adopted standards.

13

LBE/04/0035/RM1 - WILBURY PRIMARY SCHOOL, WILBURY WAY, LONDON, N18 1DE

NOTED an additional condition in relation to details of plant species to be used within the landscaping.

RESOLVED that in accordance with Regulation 3 (4) of the Town and Country (Regulations) 1992, planning permission be deemed to be granted subject to the condition set out in the report and additional condition below, for the reasons set out in the report.

Additional condition:

The development shall not commence until revised details of species to be utilised within the landscaping which should accord with the information set out within the Directive have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be permanently maintained as such thereafter.

14

LBE/06/0009 - FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP

PLANNING COMMITTEE - 25.5.2006

RESOLVED that in accordance with Regulation 3 of the Town and Country (General) Regulations 1992, planning permission be deemed to be granted subject to the condition set out in the report, for the reasons set out in the report.

15

PA/06/0007 - NEWSWELL HOUSE, 21, LOCKFIELD AVENUE, ENFIELD, EN3 7PG

RESOLVED that prior approval was not required and that the details of the siting and appearance be approved.

Councillors Buckland and Brett asked for it to be noted that they abstained on the vote.

16

TP/05/2202 - ST EDMUNDS RC PRIMARY SCHOOL, HERTFORD ROAD, LONDON, N9 7HJ

NOTED that the agent had been unable to submit revised plans in time for this meeting, but if Members were happy with the principal of the scheme they may delegate authority for approval to officers.

RESOLVED that upon the receipt of amended plans, the Assistant Director (Planning and Transportation) be authorised to grant deemed consent subject to conditions.

17

TP/06/0339 - ST MICHAELS C OF E PRIMARY SCHOOL, BRIGADIER HILL, ENFIELD, MIDDX, EN2 0NB

RESOLVED that planning permission be granted, subject to the conditions set out in the report, for the reason set out in the report.

18

TP/06/0397 - THE GROVE TAVERN, 51, SNELLS PARK, LONDON, N18 2TF

RESOLVED that permission be approved subject to the conditions set out in the report, for the reasons set out in the report.

19

TP/06/0472 - ST JAMES C OF E PRIMARY SCHOOL, FREDERICK CRESCENT, ENFIELD, EN3 7HH

RESOLVED that planning permission be granted subject to the conditions set out in the report, for the reasons set out in the report.

20

TOWN PLANNING APPEALS

PLANNING COMMITTEE - 25.5.2006

NOTED the appeal information provided in the document pack.

21

THE ERECTION OF A SINGLE-FAMILY DWELLINGHOUSE AT 14 NEWMANS WAY, BARNET, EN4 (REPORT NO. 3)

RECEIVED the report of the Assistant Director (Planning and Transportation).

NOTED the Planning Officer's advice in respect of the breach of planning control.

RESOLVED that the submission of a retrospective planning application for the development, as constructed, be sought from the owner of the land.

22

MONITORING PERFORMANCE IN RESPECT OF BVPI 109 - SPEED OF DETERMINING PLANNING APPLICATIONS (REPORT NO. 4)

RECEIVED the report of the Assistant Director (Planning and Transportation).

NOTED

1. that the service had exceeded targets for determining all categories of planning applications in 2005/06; and
2. the Chairman's thanks to officers, seconded by Councillor Constantinides, for their hard work in achieving this performance.

23

MONITORING REPORT ON THE PREMISES LICENCES ISSUED UNDER THE LICENSING ACT 2003 (REPORT NO. 5)

RECEIVED the report of the Director of Environment Street Scene and Parks.

NOTED

1. this information regarding licensed premises was required to be provided under the Licensing Act 2003;
2. it was too early to draw conclusions but the new legislation had not had as great an impact as might have been anticipated, and a further report would be prepared in November 2006 after one full year;
3. officers' clarification of the relationship between licensing and planning functions and their different roles;
4. Sue McDaid's agreement to look again at the guidance given to applicants to ensure the separate licensing and planning regimes were made clear when both needed to be taken into account;
5. details of all licenses issued were available on the Council website; and
6. Members of Planning Committee were welcome to attend the training session arranged for Licensing Committee Members on 31 May.

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ARRANGEMENTS FOR SITE VISIT

PLANNING COMMITTEE - 25.5.2006

RESOLVED that the site visits to 33 Broad Walk, N21 and to Riverside Sports Club, Turkey Street, EN1 be arranged for the morning of Saturday 10 June 2006. Full details to be confirmed to Members by letter.

25

TP/06/0735 TOTTENHAM HOTSPUR FC FOOTBALL TRAINING CENTRE APPLICATION : ARRANGEMENTS FOR PLANNING PANEL

RESOLVED that the Planning Panel meeting to be held on Monday 5 June 2006, 7.30pm, at the Civic Centre with the following membership

Councillor Hayward (Chairman)

Councillor Brett

Councillor Lamprecht

Councillor Pipe

Councillor Simon

26

TP/06/0735 TOTTENHAM HOTSPUR FC FOOTBALL TRAINING CENTRE APPLICATION : ARRANGEMENTS FOR A SPECIAL PLANNING COMMITTEE

RESOLVED that the Special Planning Committee to determine the above application be held on Tuesday 11 July 2006, 7.30pm, at the Civic Centre.

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PLANNING COMMITTEE DATES FOR 2006/2007

NOTED the dates of Planning Committee meetings for 2006/07.

RESOLVED that the start time of all future Planning Committee meetings be adjusted to 7.30pm.

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MUNICIPAL YEAR 2006/2007 - REPORT NO. 23

COMMITTEE:
PLANNING COMMITTEE
21.06.2006

AGENDA - PART 1	ITEM 4
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SUBJECT -

MISCELLANEOUS MATTERS

REPORT OF:
Assistant Director (Planning
& Transportation)

Contact Officer:
David Snell Tel: 020 8379 3838
Andy Higham Tel: 020 8379 3848

4.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

4.1.1 In accordance with delegated powers, 235 applications were determined between 10/05/2006 and 08/06/2006, of which 167 were granted and 68 refused.

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

Background Papers

To be found on files indicated in Schedule.

4.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS DEC

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

Background Papers

- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the Unitary Development Plan (UDP).
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

4.3 APPEAL INFORMATION

INF

The Schedule attached to the report lists information on town planning application appeals received between 06/05/2006 and 02/06/2006 and also contains information on decisions taken during this period.

LIST OF APPLICATIONS
TO BE DETERMINED
BY THE PLANNING COMMITTEE
ON: 21st JUNE 2006

APPLICATION: CAC/06/0006 RECOMMENDATION: Approval Subject to
Conditions

WARD: Southgate Green

Location: M & J Depot, Cannon Hill/ Selbourne Road, Southgate, London, N14

PAGE No: 1

APPLICATION: CAC/06/0009 RECOMMENDATION: Approval Subject to
Conditions

WARD: Upper Edmonton

Location: 79, FORE STREET, LONDON, N18 2TW

PAGE No: 6

APPLICATION: RECOMMENDATION: Approval Subject to
LBE/04/0038/REN1 Conditions

WARD: Town

Location: 10, LITTLE PARK GARDENS, ENFIELD, MIDDLESEX, EN2 6PQ.

PAGE No: 10

APPLICATION: TP/06/0309 RECOMMENDATION: Approval Subject to
Conditions

WARD: Southgate Green

Location: M & J Depot, Cannon Hill/ Selbourne Road, Southgate, London, N14

PAGE No: 14

APPLICATION: TP/06/0352 RECOMMENDATION: Approval Subject to
Conditions

WARD: Winchmore Hill

Location: 33, BROAD WALK, LONDON, N21 3BU

PAGE No: 23

APPLICATION: TP/06/0477 RECOMMENDATION: Approval Subject to
Conditions

WARD: Chase

Location: Riverside Sports Club, Turkey Street, Enfield, Middx, EN1 4RJ

PAGE No: 30

APPLICATION: TP/06/0564 RECOMMENDATION: Refusal
WARD: Enfield Lock

Location: THE RIFLES PUBLIC HOUSE, 600, ORDNANCE ROAD, and LAND
ADJOINING 4, GOVERNMENT ROW, ENFIELD, ESSEX, EN3 6JQ
PAGE No: 39

APPLICATION: TP/06/0623 RECOMMENDATION: Approval Subject to
Conditions

WARD: Southbury
Location: 235, SOUTHBURY ROAD, ENFIELD, EN1 1QZ
PAGE No: 46

APPLICATION: TP/06/0649 RECOMMENDATION: Refusal
WARD: Highlands
Location: HIGHLANDS SCHOOL, WORLDS END LANE, ENFIELD, N21 1QQ
PAGE No: 50

APPLICATION: TP/06/0654 RECOMMENDATION: Approval Subject to
Conditions

WARD: Upper Edmonton
Location: Ravenside Retail Park, Argon Road, London, N18 3BW
PAGE No: 54

APPLICATION: TP/06/0674 RECOMMENDATION: Approval Subject to
Conditions
WARD: Highlands
Location: GRANGE PARK PRIMARY SCHOOL, WORLDS END LANE, LONDON,
N21 1PP
PAGE No: 66

APPLICATION: TP/06/0728 RECOMMENDATION: Approval Subject to
Conditions

WARD: Upper Edmonton
Location: 79, FORE STREET, LONDON, N18 2TW
PAGE No: 70

APPLICATION: TP/06/0806 RECOMMENDATION: Approval Subject to
Conditions

WARD: Southbury
Location: CARTERHATCH INFANT AND JUNIOR SCHOOL, CARTERHATCH
LANE, ENFIELD, EN1 4JY
PAGE No: 79



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PLANNING COMMITTEE - 21st June 2006

Application Number: CAC/06/0006
Date of Registration: 10th April 2006

Ward: Southgate Green

Contact: Andy Higham 020 8379 3848

Location: M & J Depot, Cannon Hill/ Selbourne Road, Southgate, London, N14

Proposal: Demolition of existing buildings in connection with redevelopment of site under Ref:TP/06/0309.

Applicant Name & Address:

Abbey Investments Ltd
Abbey House
2, Southgate Road
Potters Bar
Middx
EN6 5DU

Agent Name & Address:

AAP Architecture Ltd
Unit A, Monument Bus Centre
Monument Way East
Woking
GU21 5LY

Recommendation: That Conservation Area Consent be **GRANTED** subject to the following conditions:

1. No demolition covered by the Conservation Area Consent hereby approved shall be carried out unless a contract has been entered into to implement the proposals of redevelopment contained in application ref. TP/06/0309 as agreed in writing by the Local Planning Authority. Details of the contract shall be submitted to the Council prior to any demolition taking place.

Reason: To ensure the demolition preserves and enhances the character and appearance of the Southgate Green Conservation Area.

2. No demolition shall occur until a methodology statement has been submitted to and approved in writing by the Local Planning Authority. Such details shall include dust suppression, removal of asbestos, and noise emissions.

Reason: In the interests of safety and amenity.

3. C21 Construction Servicing Area
4. C22 Details of Const. Vehicle Wheel Cleaning

5. C55A Time Limit - Conservation Area Consent

Site and Surroundings:

The application site comprises a vacant single storey car showroom premises (formerly Viltos – Nos 24-30 Cannon Hill) on the Cannon Hill frontage together with a yard to the rear occupied by M&J Tool & Plant Hire Services who also occupy premises at 20 Cannon Hill.

The premises form part of a retail parade designated as a medium local shopping centre. The site is also located within the Southgate Green Conservation Area and with the exception of the retail parade, the surrounding area is predominantly residential in character.

Amplification of Proposal:

Permission is sought for the demolition of the existing buildings on the site, in connection with the proposed residential redevelopment of the site, for which a separate application has been submitted for under Ref. TP/06/0309 and is considered elsewhere on the agenda

Relevant Planning History:

TP/98/1067 – Planning permission was granted for a vehicle maintenance workshop building at the rear yard in November 1999.

TP/98/1067/1 – Planning permission was granted on 3/4/01 as the above application has not been implemented, so this application was to renew this permission.

TP/98/1067/2 - Planning permission was granted on 16/11/04 as the above application has not been implemented, so this application was to renew this permission. An appeal was withdrawn against 3 of the conditions on this decision.

TP/03/2216 – Planning permission was refused on 13/12/05 for demolition of existing buildings to provide a total of 20 self-contained flats. This application is now at appeal.

CAC/03/0017 – Conservation Area Consent was refused on 13/12/05 for demolition of existing buildings to provide a total of 20 self-contained flats.

Consultations:

Public:

Consultation letters were sent to 152 neighbouring properties. In addition, notice was displayed at the site and published in the local press. In response, two letters of support were received and 9 letters of objection were received raising concerns in connection with the development proposals. These observations however are summarised as part of the report on TP/06/0309. No letters raised objections to the actual demolition.

External:

English Heritage would want additional information as regards an archaeological assessment of the site, together with information on the details and materials.

Internal:

Regeneration welcome the provision of 4 ground floor units for A1/A2 purposes within the development as it will contribute to the vitality of the town centre and provide local employment.

Environmental Health has no objections subject to conditions on hours of construction and contaminated land.

Education have no objections.

Conservation Advisory Group:

The Group object to the scheme. They welcome the introduction of commercial units onto Cannon Hill, but find the roofline remains unacceptable in terms of its relationship to the street scene and the conservation area. Cannon Hill is one of 3 character zones identified in the Conservation Area Appraisal. There is no objection to demolition, but the appraisal states that a high quality development is needed here. There is little change from the last refusal. The mass is noticeable due to the gradient, and the drawings are inconsistent as front dormers are still shown on some plans. The site is visible from the openness of The Green. There will be a discordant roofline which is larger than the neighbouring properties, and the heights and 'link' of the front block in relation to the adjoining buildings needs amending, as the impact of the roof on the conservation area is unacceptable, dominant and damaging on this very important site. As a whole the scheme represents an overdevelopment of the site, but the Group do want the redevelopment to succeed, but it has to have a commercial frontage and be in proportion with its neighbours. The bulk must be lost.

Relevant UDP Policies:

- (I) C1 Sites of archaeological or historical interest
- (II) C26 Demolition in Conservation Areas

Other Policy Considerations

- (II) SDC1 Sustainable Design and Construction (Interim Amendment)

Relevant National and Regional Planning Policy / Guidance

PPG15 – Planning & the Historic Environment

Analysis:

The proposed demolition relates to the frontage building which comprises a single storey flat roofed premises. Formerly occupied as a car showroom, the building is of no intrinsic historic or architectural merit and is identified in the latest version of the Southgate Green Conservation Area Character Appraisal as a building having a negative impact on the character of the area. This opinion extends to a number of small ancillary buildings at the rear of the premises. As a consequence, subject to the attainment of replacement development of appropriate quality which meets the test of preserving and enhancing the special character and appearance of the conservation area, no objection would be raised to the principle of demolition.

Policy (II) C26 refers to the demolition of buildings, which should be resisted unless the buildings are incapable for their designed use, and there is an intention to introduce a scheme which would enhance the character and appearance of the area. The Character Appraisal acknowledges the retail parade within which the site is located but it must also be recognized that the premises has

been vacant for some time. Retail is now proposed to be incorporated into the proposed development, thus retaining the vitality and viability of the parade in this part of the Conservation Area.

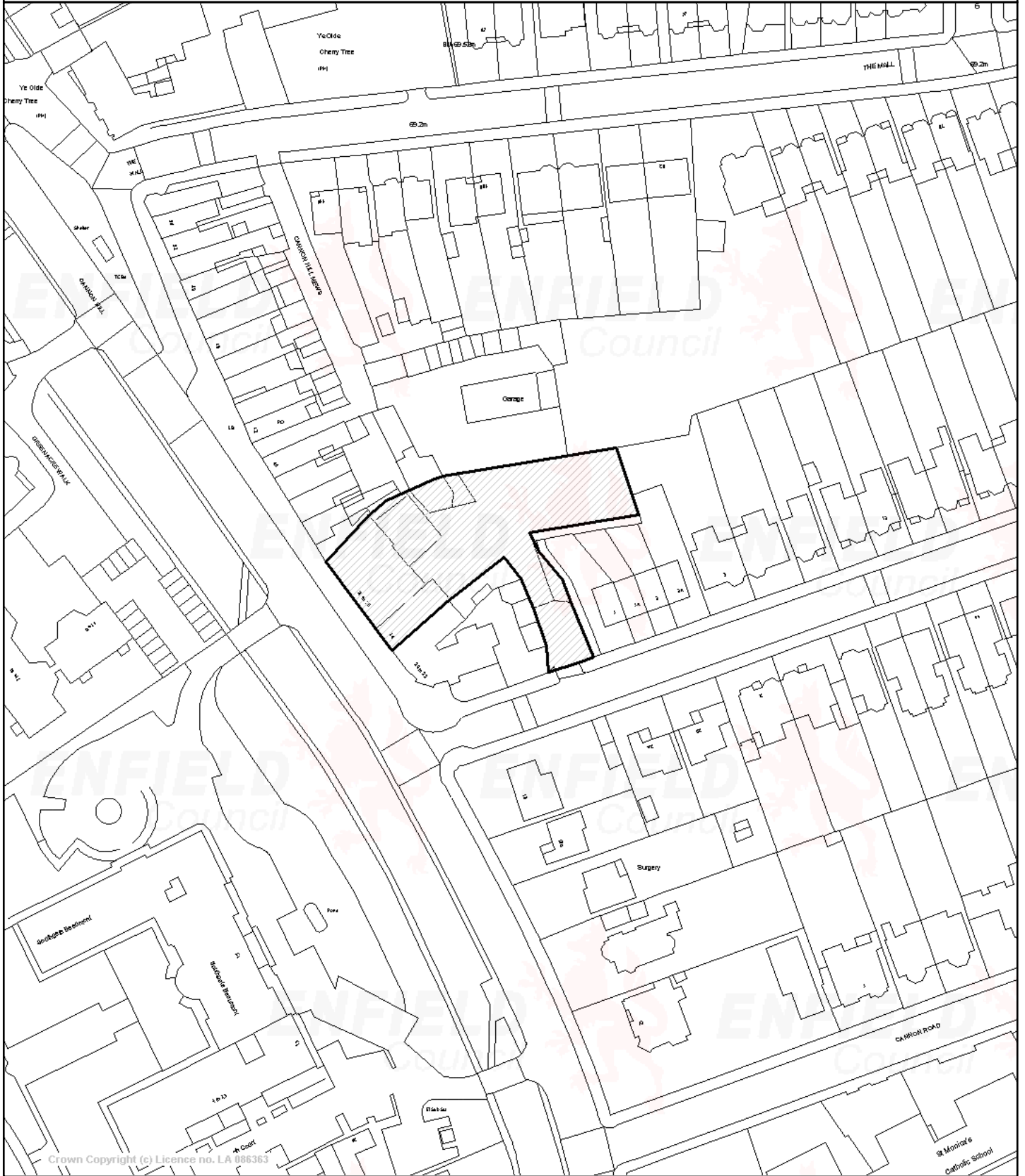
As the submitted scheme for redevelopment is recommended for approval, the demolition of the existing buildings on the site can be supported.

Conclusion:

Accordingly, in the light of the above, it is recommended that Conservation Area Consent be granted for the following reason:

The demolition of the buildings identified in the application will not harm the special character and appearance of the Southgate Green Conservation Area having regard to Policies (I)C1 and (II)C26 of the Unitary Development Plan.

TP/06/0309



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Scale 1/1250 Date 9/6/2006

Centre = 530082 E 193327 N

Application Number: CAC/06/0009
Date of Registration: 26th April 2006

Ward: Upper Edmonton

Contact: Andy Higham 020 8379 3848

Location: 79, FORE STREET, LONDON, N18 2TW

Proposal: Partial demolition of existing buildings in connection with redevelopment of site (Ref:TP/06/0728).

Applicant Name & Address:

Inner Circle Ltd
2, Kinsbourne Court
Luton Road
Harpenden
Herts
AL5 3BL

Agent Name & Address:

Mr Michael Cross, Yurky Cross Architects
167a, York Way
London
N7 9LN

Recommendation: That Conservation Area Consent be **GRANTED** subject to the following conditions:-

1. No demolition shall occur until a methodology statement has been submitted to and approved in writing by the Local Planning Authority. Such details shall include dust suppression, removal of asbestos, and noise emissions.

Reason: In the interests of safety and amenity.

2. No demolition covered by the Conservation Area Consent hereby approved shall be carried out unless a contract has been entered into to implement the proposals of redevelopment contained in application ref. TP/06/0728 as agreed in writing by the Local Planning Authority. Details of the contract shall be submitted to the Council prior to any demolition taking place.

Reason: To ensure the demolition preserves and enhances the character and appearance of the Fore Street South Conservation Area.

3. C21 Construction Servicing Area
4. C22 Details of Const. Vehicle Wheel Cleaning
5. C55A Time Limit - Conservation Area Consent

Site and Surroundings:

The site currently contains a part single, part 2-storey building located on the western side of Fore Street within the Fore Street South Conservation Area. It is currently used as an Electrical Appliance Service Centre with associated office / residential above.

The surrounding area is mixed use, with retail and commercial predominantly, some with residential above. In particular, there are residential units above the retail shops to the south (ie 73-77 Fore Street) and to the north in the residential conversion of St James's Church, now St James's Court.

Amplification of Proposal:

Permission is sought for the demolition of the existing buildings on the site, in connection with the proposed residential and commercial development of the site, for which a separate application has been submitted for under Ref. TP/06/0728 and is considered elsewhere on the agenda

Relevant Planning History:

TP/04/1271. A planning application for the erection of a 4-storey block of 14 flats was withdrawn on 12/8/04.

CAC/04/0015. An application for demolition in connection with redevelopment was withdrawn on 12/8/04.

TP/05/0395. A planning application for the erection of a 4-storey block of 8 flats with commercial at ground floor was withdrawn on 21/4/05.

CAC/05/0002. An application for demolition in connection with redevelopment was withdrawn on 21/4/05.

TP/05/1308. Planning permission for the erection of a part-2 and part-3 storey block of 8 flats with commercial at ground floor was refused on 27/9/05.

CAC/05/0006. An application for demolition in connection with redevelopment was refused on 4/8/05.

TP/06/0095. Planning permission for the erection of a part-2 and part-3 storey block of 7 flats with commercial use at ground floor was refused on 28/3/06.

CAC/06/0001. An application for partial demolition in connection with redevelopment was refused on 4/4/06.

Consultations:

Public:

Consultation letters were sent to 123 neighbouring properties. In addition, notice was displayed at the site and published in the local press. In response, 2 letters were received primarily raising concerns in connection with the development proposals. One letter in support was also received. These observations however are summarised as part of the report on TP/06/0728. No letters raised objections to the actual demolition, as this is now for.

External:

English Heritage (Archaeology) waive a requirement for an archaeological assessment.

Internal:

None.

Conservation Advisory Group:

The Group object to the proposed scheme for redevelopment in terms of the detailing, but raise no specific objection to the partial demolition, as the frontage of the villa is being retained.

Relevant UDP Policies:

(I) C1 Sites of archaeological or historical interest

(II) C26 Demolition in Conservation Areas

Other Policy Considerations

(II) SDC1 Sustainable Design and Construction (Interim Amendment)

Relevant National and Regional Planning Policy / Guidance

PPG15 – Planning & the Historic Environment

Analysis:

The existing building is located within the Fore Street South Conservation Area. It is a pre Victorian early C19th villa, and the appearance of the building is damaged by the modern extensions and signage. However, this building forms the setting of the former Church and the relationship between the buildings and the space (and greenery) between them are considered to be important elements in the make up of the street scene and the character and appearance of the Conservation Area.

The proposed demolition relates to the rear of the villa, with the frontage being retained. This is the element of the building which is considered to make the greatest contribution to the character and appearance of the conservation area, and was one of the reasons the previous schemes were refused as they entailed the loss of the whole villa. Accordingly, subject to the attainment of replacement development of appropriate quality which meets the test of preserving and enhancing the special character and appearance of the conservation area, no objection would be raised to the principle of demolition.

The onus is on the applicant to provide justification for the demolition of the existing building, including making reference to the tests in PPG 15 and Policy (II) C26. Justification has been submitted against these tests, and as the application is for partial demolition, this can now be supported.

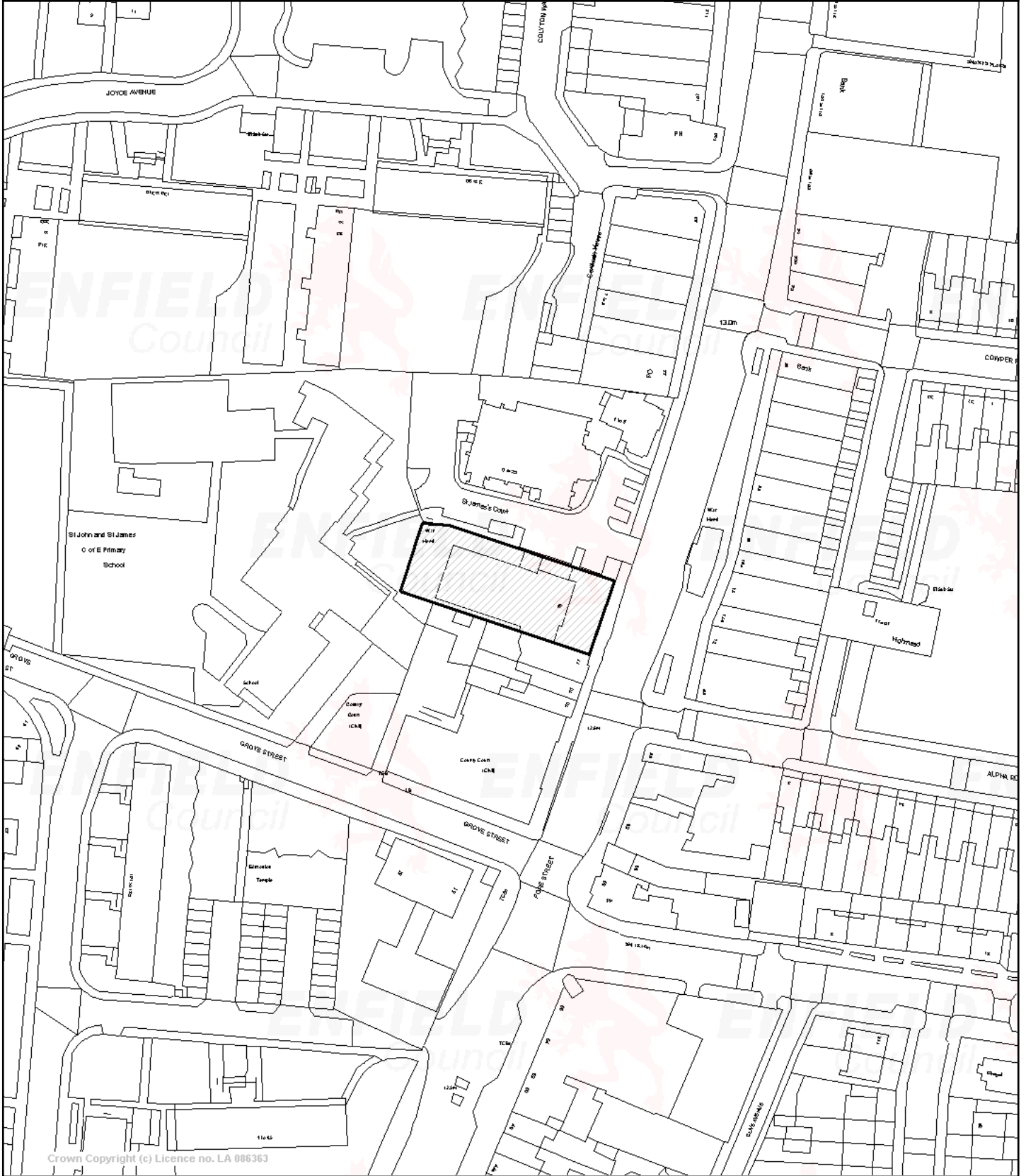
The report on TP/06/0728 relating to the proposed replacement scheme shows that the scheme now proposed is considered acceptable. Accordingly, it is considered that the proposed partial demolition would preserve and enhance the character and appearance of the Fore Street South Conservation Area, and thus is recommended that the application be approved.

Conclusion:

Accordingly, in the light of the above, it is recommended that Conservation Area Consent be granted for the following reasons:

1 The demolition of the buildings identified in the application will not harm the special character and appearance of the Fore Street South Conservation Area having regard to Policies (I)C1 and (II)C26 of the Unitary Development Plan.

CAC/06/0009



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Scale 1/1250 Date 9/6/2006

Centre = 534023 E 192021 N

Application Number: LBE/04/0038/REN1 **Ward:** Town

Date of Registration: 22nd May 2006

Contact: David Snell 020 8379 3838

Location: 10, LITTLE PARK GARDENS, ENFIELD, MIDDLESEX, EN2 6PQ.

Proposal: Renewal of time limited permission under ref: LBE/04/0038 for use of garage and part of rear garden area as temporary shop mobility centre involving erection of temporary building for office/wc accommodation.

Applicant Name & Address:

Roger Miles, Enfield & Edmonton Shopmobility Service
London Borough of Enfield
P.O. Box 52, Civic Centre
Silver Street
Enfield
Middx
EN1 3XD

Agent Name & Address:

Recommendation: That planning permission be **GRANTED** subject to the following condition:

1. This permission is granted for a limited period expiring on 31st August 2007 when the use hereby permitted shall be discontinued and the buildings hereby permitted removed and the land reinstated.

Reason: The permission is granted for a temporary period only due to the nature and appearance of the buildings given the site's location in the Conservation Area.

Site and Surroundings

Detached property used as the Citizens Advise Bureau. The property lies within Enfield Town Conservation Area.

Amplification of Proposal

This application seeks permission to renew the temporary planning permission for the use of part of the rear garden and existing side garage as a temporary shop mobility centre for an additional 14 month period until such time as permanent facilities are available. It is now intended that the permanent shop mobility facility will be provided within the new civic building/multi-storey car park, currently under construction on the corner of Cecil Road and London Road. It is expected that this facility will be available for occupation by August 2007.

The shop mobility scooters are stored in the existing garage. Two temporary buildings have been erected at the rear to accommodate an office (12.3 sq. metres floor area) and disabled toilet facilities (8 sq. metres floor area) with ramped access. These buildings are finished in a grey colour.

Relevant planning history

LBE/04/0038 Planning permission granted for the use of garages and part of rear garden area as temporary shop mobility centre involving erection of temporary building for office/wc accommodation. This permission was granted for a temporary period expiring on 18th July 2006 to ensure the service remained available for users following the loss of the former facility in Genotin Road, linked with the town centre redevelopment works, and until such time as the permanent accommodation to be provided within the Little Park Gardens Car Park would be available. It is no longer intended to construct a purpose built facility in the Little Park Gardens car park.

Consultation

Public

Letters have been sent to the occupiers of 7 adjoining/nearby properties. In addition, the application has been advertised on site and in the local press. To date no responses have been received.

External

None

Internal

None

Conservation Advisory Group

The views of the Group will be reported at the meeting.

Appropriate UDP Policies

- | | |
|---------|--|
| (I)GD1 | Appropriate regard to surroundings |
| (I)GD2 | Quality of life and visual amenity |
| (I)C1 | Preserve or enhance character of conservation area |
| (II)C30 | Conservation area development |

Interim UDP Amendments

None

National & Regional Policy

London Plan

Analysis

In granting permission initially, the main concerns related to the nature of the temporary buildings, having regard to the location of the site within the Conservation Area and to their impact on the amenities of adjoining residents in terms of outlook and privacy, together with any noise and disturbance associated with the use and the impact this could have on the amenities of the occupiers of adjoining and nearby properties.

The temporary buildings are not consistent in terms of their design/appearance with the traditional characteristics of the Conservation Area. This was accepted initially on the basis that the buildings would only be on site for a limited period. Moreover, residents have raised concerns since the facility became operational about its use by disabled drivers and the dial-a-ride vehicle and in particular noise associated with this activity. Shop mobility staff are aware of these concerns and have been instructed to seek to minimise the impact on local residents.

These issues need to be balanced against the valuable community service that this facility provides. There remains a need for this service and until the permanent facilities become available in August 2007, it would seem reasonable to extend the planning permission to cover this limited additional period and accordingly it recommended that approval be given.

Reasons for granting planning permission

1. Having regard to Policies (I)GD1, (I)C1 and (II)C30 of the Unitary Development Plan, given the temporary nature of the proposed development it would not serve to detract from the character and appearance of the conservation area for a prolonged period.
2. Having regard to Policy (I)GD2 of the Unitary development Plan the proposed development would not unreasonably detract from the visual or residential amenities of adjoining occupiers.

LBE/04/0038/REN1



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Scale 1/1250 Date 9/6/2006

Centre = 532573 E 196687 N

Application Number: TP/06/0309 **Ward:** Southgate Green

Date of Registration: 10th April 2006

Contact: Andy Higham 020 8379 3848

Location: M & J Depot, Cannon Hill/ Selbourne Road, Southgate, London, N14

Proposal: Erection of a 3-storey block on the Cannon Hill frontage, comprising 4 units to ground floor for retail (Class A1) and / or financial and professional services (Class A2) and 10 x 2-bed flats above, with rooms in roof and rear dormer windows, together with erection of a 2-storey block to rear of site, comprising 6 flats (2 x 1-bed, 4 x 2-bed), with rooms in roof and front and rear dormer windows, provision of bin and cycle store and associated car parking with access from Selborne Road. (Revised scheme)

Applicant Name & Address:

Abbey Investments Ltd
Abbey House
2, Southgate Road
Potters Bar
Middx
EN6 5DU

Agent Name & Address:

AAP Architecture Ltd
Unit A, Monument Bus Centre
Monument Way East
Woking
GU21 5LY

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

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C12 Details of Parking/Turning Facilities
6. C13 Details of Loading/Unloading/Turning Facilities
7. C14 Details of Access and Junction
8. C17 Details of Landscaping
9. C19 Details of Refuse Storage
10. C21 Construction Servicing Area
11. C22 Details of Const. Vehicle Wheel Cleaning

12. C51A Time Limited Permission

Site and Surroundings:

The application site comprises a vacant single storey car showroom premises (formerly Viltons – Nos 24-30 Cannon Hill) on the Cannon Hill frontage together with a yard to the rear occupied by M&J Tool & Plant Hire Services who also occupy premises at 20 Cannon Hill.

The premises form part of a retail parade designated medium local shopping centre (which comprises nos. 20-56 (even) Cannon Hill and 23-33 (odd) The Green, N14).

The site is located within the Southgate Green Conservation Area close to the corner of Cannon Hill with Selbourne Road and with the exception of the uses in the parade, the surrounding area is predominantly residential in character.

Amplification of Proposal:

Permission is sought for the redevelopment of the site involving the construction of two blocks. On the frontage with Cannon Hill a 3-storey block is proposed comprising 4 Class A1 retail units and/or Class A2 financial and professional services on the ground floor, with 10 x 2-bed flats above with rooms in the roof incorporating rear dormer windows. To the rear of the site, a 2-storey block is proposed providing 4 two bedroom flats and 2 one bed flats. A total of 16 flats are proposed.

Vehicular access to the site would be as existing from Selborne Road. Nineteen car-parking spaces are proposed together with a cycle shed.

An application for Conservation Area Consent in respect of the demolition is reported elsewhere on this agenda under ref: CAC/06/0006.

Relevant Planning History:

TP/98/1067 – Planning permission was granted for a vehicle maintenance workshop building at the rear yard in November 1999.

TP/98/1067/1 – Planning permission was granted on 3/4/01 as the above application has not been implemented, so this application was to renew this permission.

TP/98/1067/2 - Planning permission was granted on 16/11/04 as the above application has not been implemented, so this application was to renew this permission. An appeal was submitted but withdrawn against 3 of the conditions on this decision.

TP/03/2216 – Planning permission was refused on 13/12/05 for the demolition of existing buildings and redevelopment to provide a 3-storey block on the Cannon Hill frontage, with rooms in roof and front and rear dormer windows and a 2-storey block with rooms in roof to rear of site, providing a total of 18 x two bed and 2 x one bed self contained flats, together with provision of bin and cycle store and car parking spaces accessed from Selborne Road. This application is currently under appeal.

CAC/03/0017 – An application for demolition in connection with TP/03/2216 was refused 13/12/05.

Consultations:

Public:

Consultation letters were sent to 152 neighbouring properties. In addition, notice was displayed at the site and published in the local press. In response, two letters of support were received, and 9 letters of objection were received raising all or some of the following points:

- The commercial units proposed should be used for retail only;
- Insufficient parking spaces;
- Traffic / access / parking problems;
- No permission for demolition should be given until a satisfactory scheme is submitted;
- New building will be an eyesore;
- Pressure on local services such as medical care;
- Loss of outlook and privacy;
- Cramped, overdevelopment of the site;
- Out of keeping with the style and character of the surrounding Southgate Green Conservation Area;
- Concerns with morphology and typology of the development;
- Concerns with overall height, mass and density.

Southgate District Civic Trust welcome the inclusion of the retail units, but state that the proposed development does not seem to integrate either in the roof design or height. Together with the front block, the backland development at the rear of Cannon Hill result in an overdevelopment of the site. They state no dormers are shown on the street scene in the roof, but none are now proposed as these have been removed from the scheme.

Southgate Green Association welcome the inclusion of the retail units; but state that the development does not overcome the previous reasons for refusal; the drawings are inconsistent in relation to the front dormers and the gradient of Cannon Hill; detracts from the visual amenity of The Green Public Open Space; height of building at 4-storey in comparison to the surrounding 2 and 3-storey buildings; mass of building is out of keeping; business space reduced by 50% from existing; the amount of glazing is disproportionate to the brickwork which emphasises the cramped, overdeveloped nature of the design; there is still a misalignment between the proposed building and adjacent buildings on the upper floors that emphasises the cramped design; the roof design is bulky and will be out of keeping with adjacent properties and will be visibly discordant; the rear block is backland development, and although the height of that building has been lowered, it is still a bulky structure with poor detailing and would be detrimental to the amenities of the surrounding properties; the drawings do not indicate placement of flues, downpipes etc on the Cannon Hill frontage; no mention of materials which are needed to assess the impact on character and appearance of the conservation area; the bulk of the main building may affect the daylight to Cannon Hill and the rear block; the plans show a reduction in parking for business use of 20; similar to the first submitted scheme, the plans still indicate that access to the adjacent site is being sought; high density; lack of amenity space.

Southgate Green Association and a local architect make reference to policies (II)C26(c), (II)C27 and (II)C30, stating that the application is contrary to these policies as regards massing, roof morphology, layout, density and detailing. Massing: dormer windows are not shown on the elevations but they are on the plan, the backland development is too bulky and inconsistent with the character of surrounding buildings, and the scheme does not replicate, reflect or complement the characteristics of the conservation area. Roof morphology: the construction of the roof requires more information to be submitted, but it does not replicate, reflect or complement the characteristics of the conservation area, as the hybrid mansard gambrel roof construction is not clear that it fits into the adjoining roofs, this parade of shops is very prominent in the streetscape, and if the roof is not designed properly, the 'corner celebration' will cease. Layout: the rear block by its location as a backland development and its density is inconsistent with surrounding

development, and will have an impact on the amenities of properties on Selbourne Road, does not meet Secured by Design standards, and lack of sufficient space for refuse storage. Density: inconsistent and inappropriate with the density of neighbouring development. Detailing: no material references, character studies or conservation area assessments have been submitted, so there is no evidence that it will enhance the appearance of the area or reflect the traditional characteristics of the area.

External:

English Heritage would want additional information as regards an archaeological assessment of the site, together with information on the details and materials.

Internal:

Regeneration welcome the provision of 4 ground floor units for A1/A2 purposes within the development as it will contribute to the vitality of the town centre and provide local employment.

Environmental Health has no objections subject to conditions on hours of construction and contaminated land.

Education have no objections.

Conservation Advisory Group:

The Group object to the scheme. They welcome the introduction of commercial units onto Cannon Hill, but find the roofline remains unacceptable in terms of its relationship to the street scene and the conservation area. Cannon Hill is one of 3 character zones identified in the Conservation Area Appraisal. There is no objection to demolition, but the appraisal states that a high quality development is needed here. There is little change from the last refusal. The mass is noticeable due to the gradient, and the drawings are inconsistent as front dormers are still shown on some plans. The site is visible from the openness of The Green. There will be a discordant roofline which is larger than the neighbouring properties, and the heights and 'link' of the front block in relation to the adjoining buildings needs amending, as the impact of the roof on the conservation area is unacceptable, dominant and damaging on this very important site. As a whole the scheme represents an overdevelopment of the site, but the Group do want the redevelopment to succeed, but it has to have a commercial frontage and be in proportion with its neighbours. The bulk must be lost.

Relevant UDP Policies:

- (I) GD1 New developments have regard to their surroundings
- (I) GD2 New development improves environment
- (II) GD1 New developments are appropriately located
- (II) GD3 Aesthetic and functional designs
- (II) GD6 Traffic generation
- (II) GD7 Car parking standards
- (II) GD8 Site access and servicing
- (I) S1 Wide range of viable shopping in shopping centres
- (I) S3 Safeguard the vitality and viability of local shopping centres
- (II) S13 Loss of neighbourhood retail units
- (II) S14 Change of use to non-retail within local centres
- (II) H1 Increase in housing stock
- (II) H7 Residential density
- (II) H8 Privacy and over-looking

(II) H9	Provision of amenity space
(II) T13	Creation or improvement of accesses
(II) T17	Needs of pedestrians
(II) T19	Needs of cyclists
(I) C1	Sites of archaeological or historical interest
(II) C26	Demolition in Conservation Areas
(II) C29	Loss of uses important in a Conservation Area
(II) C30	Development in Conservation Areas

Other Policy Considerations

(II)T19	Cycle parking (Interim Amendment)
(II)SDC1	Sustainable Design and Construction (Interim Amendment)

Relevant National and Regional Planning Policy / Guidance

PPG3 – Housing
PPG13 – Transport
PPG15 – Planning & the Historic Environment

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) may also be of relevance:

3A.1	Increasing Supply of Housing
3A.2	Boroughs Housing Targets
3A.3	Efficient Use of Housing Stock
3A.4	Housing Choice
3C.1	Integrating Transport and Development
3C.21	Improving Conditions for Parking
3C.22	Parking Strategy
3C.23	Parking in Town Centres
3D.1	Supporting Town Centres
4B.3	Maximising the potential of Sites
4B.6	Sustainable Design and Construction
4B.7	Respect local context and communities
4B.10	London's Built Heritage
4B.11	Heritage Conservation

Analysis:

Principle

In principle, there is no objection to the redevelopment of this existing commercial premises and the introduction of a mixed retail / residential scheme.

The previous scheme refused was wholly residential entailing the loss of any ground floor commercial premises. As the premises form part of a parade designated as a medium local centre within the Boroughs shopping centre hierarchy, this loss was considered to be a reason for refusal. The current scheme addresses this by incorporating 4 units at ground floor level, for either A1 or A2 uses resulting in a composition (commercial ground floor with retail above), in keeping with that of the of remainder of the parade

Conservation Advisory Group

At their meeting on 1st June, the Group decided to object to the current proposal and in particular, raised concerns regarding:

- a) unacceptable relationship of roofline given its bulk, depth and profile, to street scene and conservation area as the site especially as the site is visible from The Green
- b) do not consider development to be high quality as required by the Southgate Green Conservation Area Character Appraisal
- c) plans are inconsistent with some still showing front dormers

Overall, the Group consider the development represents overdevelopment and its bulk needs to be reduced.

This proposal has been the subject of lengthy negotiations to seek an acceptable form of development. In so doing, careful attention has been given to the integration of the development with the Conservation Area. The Character Appraisal identifies this site as one having the potential for improvement and overall, it is considered the alterations made to the front facade including the retention of the ground floor shop units and the removal of the roof dormers, do result in a much more acceptable form. It is accepted however that the depth of the frontage building necessitates an area of flat roof. Given the view of the site possible from along Cannon Hill and from The Green, the flank elevations and flat roof profile may well be visible. However there are a variety of roof styles and heights along this parade and it is currently felt that the presence of this design feature, would not detract from the character or appearance of the conservation area. However, additional elevations have been requested from the Applicant and further observations on this aspect will be made at the meeting.

For clarity, it can be confirmed that there are no front dormers proposed on the frontage block.

Compatibility with Surrounding Area

Density for this proposed development of 16 flats is 235 hrph, which is over the limit set by policy of 200 hrph in the UDP. The previous application for 20 flats proposed a density of 296 hrph. PPG3 and the London Plan advocate greater flexibility in the application of density standards to maximise development and Policy (II) H7 recognises that densities of up to 240 hrph may prove acceptable in town centre locations and those benefiting from a range of public transport options. This is not a town centre location, however there is a reasonable range of public transport options available close to the site. The question of whether the proposed scheme is acceptable or represents an overdevelopment however should involve more than a numerical assessment and must take into account the relationship of the development to its surroundings and the street scene as well as the impact on neighbouring residential properties to establish acceptability. In particular, careful attention must be given to the need to ensure that the development meets the test of preserving and enhancing the special character and appearance of the Southgate Green Conservation Area.

The proposed 3-storey frontage block would replace the existing single storey structure facing Cannon Hill. As the height of the proposed building would be very similar to its adjoining buildings, it is considered the development would satisfactorily integrate into the appearance of the parade and would not detract from the street scene. In addition, the front dormers to the frontage block have been removed, so this block is now considered to be much more sympathetic to the street scene. Moreover, the applicant had made reference to the presence of buildings on this parade, to the north of the site of a similar three storey in height. As a result, it is considered the proposed form and design would meet the test of preserving and enhancing the special character and appearance of the Conservation Area.

The siting of a two storey residential block to the rear is considered acceptable in principle and would result in the cessation of the activity associated with the current use of the yard for the storage, maintenance and delivery of building equipment / vehicles which has given rise to concern within the local community. The design has been simplified from the refused scheme, and as such is considered acceptable as regards impact on the conservation area, and the visual amenities of the surrounding area. There has also been an improvement in the relationship of this rear block to the boundary with Selbourne Road with the previous scheme being 1.6m off the boundary, with 2m now proposed. In terms of the developments integration into the appearance of the surrounding area and that of the Conservation Area, the scale and appearance is now considered acceptable.

The provision of amenity space has increased with space still proposed in the form of small areas to the rear of each block. The total provision is still however below the 75% of gross internal floor space. However, given the nature of the development and the location of the site with a number of local amenities close including Broomfield Park to the south, it is not considered that this on its own would be a reason for refusal.

Taking the aforementioned factors into account, on balance, it is not considered that the proposed development would appear cramped, out of scale or overly dominate the street scene. Accordingly, the scheme would preserve and enhance the character and appearance of the surrounding area and the Conservation Area.

Relationship to Neighbouring Properties

The front block is considered acceptable as it would not have an adverse impact on any adjoining occupier, as the proposed building is largely in line with the adjoining buildings fronting the High Street. To the north is a commercial yard which will not be affected by the proposed development.

The rear two storey block with rooms in the roof has a mansard style roof to take the bulk of the building away from the northern and southern boundaries of the site. The siting of the building has been moved to be 2m away from the boundary with the rear of the properties facing Selbourne Road. However, concerns remain that the building would still have an adverse affect on the amenities of neighbouring properties.

The block would be sited between 10 and 13metres from the eastern boundary shared with the rear gardens of 3a & 5 Selbourne Road: a minimum distance of 11 metres would exist from the rear dormer windows. Although partly less than the 11 and 12.5 metres that would normally be sought, given that any overlooking would occur across the end of the respective gardens, the impact on privacy and residential amenity levels is not considered significant. Moreover, the overall separation is unlikely to lead to any overshadowing of this garden areas.

With regard to the relationship with 1, 1a, 3 & 3a Selbourne Road, the block would be sited 2 metres off the site boundary and 4 metres from the garden boundary. Overall, at its closest, there would be a distance of 16.8 metres between the rear elevation of the neighbouring properties and the proposed block.

The development will clearly represent a significant presence in the outlook from the rear of these neighbouring houses. This relationship has been amended since the previous application, but it is considered that with the development at two storey, taking into account the 10.7 metre depth of the block, it is not considered that the development would unduly prejudice the outlook and amenities of the adjacent properties sufficient to warrant refusal of the application. In addition, climbing vegetation is proposed to further mitigate the appearance of the development. Furthermore, given the orientation and siting off the boundary, no overshadowing is likely to

occur. Also, there are no windows proposed in the facing flank elevation and therefore, no issues of overlooking / loss of privacy are thought to exist.

As a result, it is considered that the proposed development would not unduly prejudice the amenities enjoyed by the occupiers of these neighbouring properties, nos 1, 1a, 3 and 3a Selbourne Road, of which none have commented on this application. For the previous scheme, No. 1 Selbourne Road had concerns with parking provision and noise from lorry movement, and no. 3a Selbourne Road was in agreement with the proposals, but do not think that the site can operate as both residential and builders yard together.

Parking & Access

The proposal makes provision for 19 car parking spaces and pedal cycle facilities which equates to just over one space per residential unit. Whilst below UDP standards, having regard to PPG 3 and PPG 13, as well as the London Plan, together with the removal of the existing use from the site, it is considered that on balance, this level of parking for the type flats proposed is acceptable.

As regards the access road to the site from Selborne Road, it is felt that the traffic generated by the development of 16 flats would not unduly affect the free flow and safety of traffic using Selbourne Road or its junction onto Cannon Hill. Furthermore, details of the vision splays have been submitted to comply with the safety standards as set out in DB32 and 'Places Streets and Movement' and the use of the existing access is considered to be acceptable.

Sustainable Design and Construction

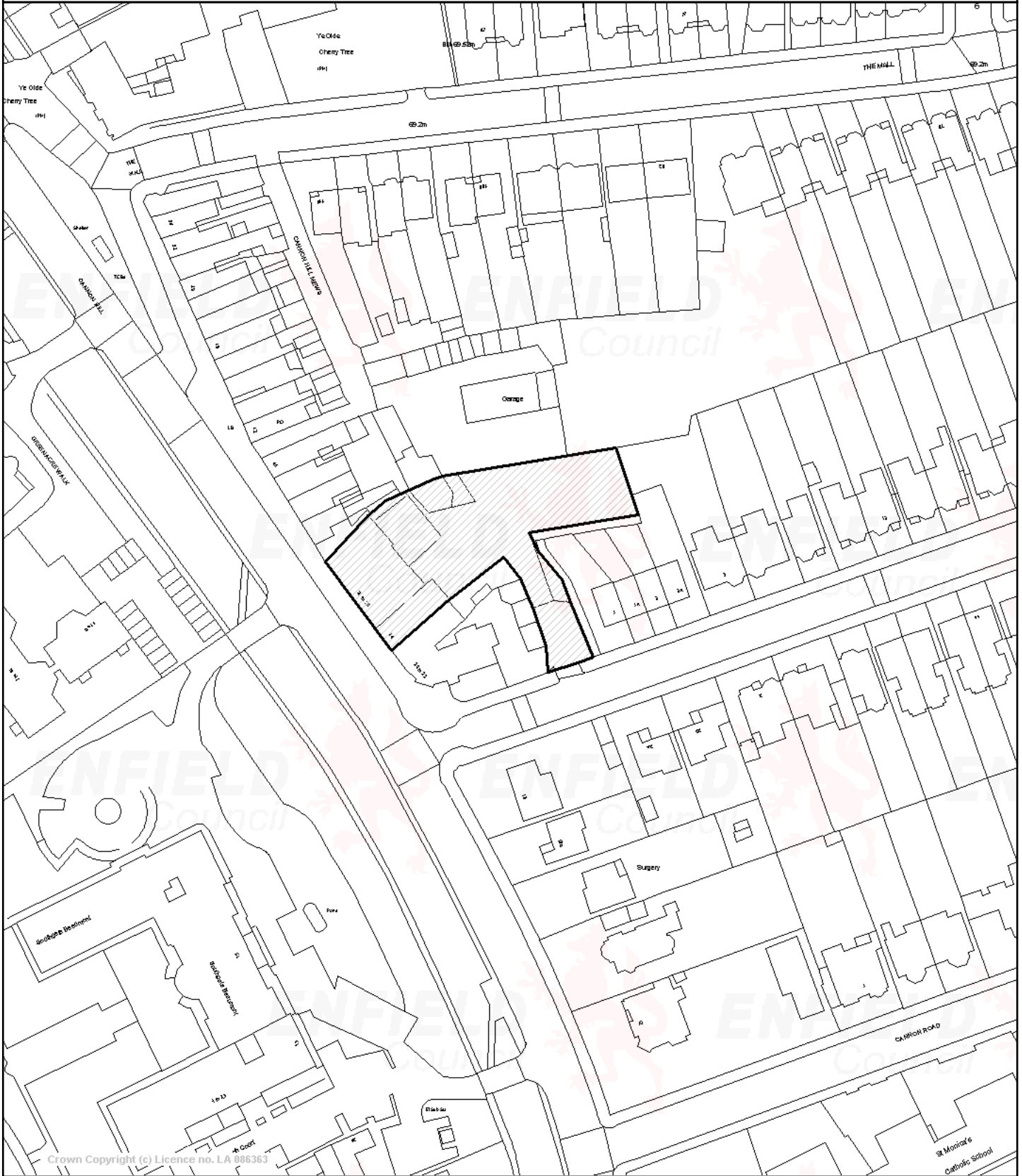
A sustainability assessment form has not been submitted and this requirement is the subject of a condition.

Conclusion:

It is recommended that planning permission be granted for the following reasons:

1. The use of the site for residential purposes would be in keeping with the composition and character of the surrounding area and contribute to the supply of housing within the Borough, in accord with Policies (I)GD1, (I)GD2, (I)GD1, (II)GD3 and (II)H1 of the Unitary Development Plan.
2. The proposed scheme would result in a development that would not detract from the character or appearance of the surrounding area or Conservation Area having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)H7, (II)H9, (I) C1, (II) C29 and (II) C30 of the Unitary Development Plan.
3. The proposed development would not unduly prejudice the amenities of the neighbouring residential properties through overlooking and a loss of privacy having regard to Policies (II)H8 of the Unitary Development Plan.
4. The proposed vehicular access (including any necessary highway safety improvements that have been identified) will not give rise to additional vehicle movements that are prejudicial to the free flow and safety of vehicles using the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan.
5. The level of parking provision shown is considered sufficient and unlikely to give rise to conditions prejudicial to the free flow and safety of traffic using the adjoining highways having regard to Policies (II)GD6, (II)GD7 and (II)GD8 of the Unitary Development Plan.

TP/06/0309



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Scale 1/1250 Date 9/6/2006

Centre = 530082 E 193327 N

Application Number: TP/06/0352 **Ward:** Winchmore Hill

Date of Registration: 14th March 2006

Contact: Andy Higham 020 8379 3848

Location: 33, BROAD WALK, LONDON, N21 3BU

Proposal: Demolition of existing buildings and subdivision of site for the erection of two 2-storey six bedroom detached single family dwelling houses with accommodation in roof incorporating front dormer windows and integral garages. (Revised scheme)

Applicant Name & Address:

Mr & Mrs David Dervish
33, BROAD WALK
LONDON
N21 3BU

Agent Name & Address:

Andrew Scott Associates
1325, High Road
Whetstone
London
N20 9HR

Note for Members

This application was deferred for a member's site visit which occurred on 10th June 2006. The application is now re-presented to members for consideration.

Recommendation: That planning permission be **GRANTED** subject to the following conditions:

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C15 Private Vehicles Only - Garages
6. C21 Construction Servicing Area
7. C22 Details of Const. Vehicle Wheel Cleaning
8. C24 Obscured Glazing
9. C25 No additional Fenestration
10. C26 Restriction of Use of Extension Roofs
11. C28 Restriction of Permitted Dev - Buildings

12. C29 Restriction of PD - Means of Enclosure

13. C51A Time Limited Permission

Site and Surroundings

The application site contains a large detached property situated on a generous plot on the north east side of the road, close to its junction with Seaforth Gardens. The plot is approx. 34m wide and 75m in depth.

Broad Walk is characterised predominantly by substantial detached single residential dwellings, set within relatively generous plots with a degree of visual separation. The properties within the road compose a mix of different styles and character. A number of adjoining properties have been comprehensively extended, and there have been a number of demolition and rebuild schemes approved and implemented within the road but the essential character still remains.

The surrounding area contains Groveland's Priory Hospital sited in the extensive grounds of Groveland's Park to the north west whilst to the south east is Woodcroft open space. Both these swathes of adjoining open space, combined with the generous spacing between properties and frontage setbacks, help create a general feeling of openness and spacious character.

Although the site benefits from numerous mature trees and shrubbery, there are no trees covered by Protection Orders within the site.

Amplification of Proposal

Permission is sought for the demolition of the existing two storey (plus roofspace) dwelling as well as the associated garages / outbuildings and the construction of two detached six bedroom dwellings each constructed over two storeys (plus roofspace). Both proposed dwellings incorporate integral garages involving the subdivision of the existing plot.

This application is a resubmission of a previous application (Ref : TP/05/2097) refused on grounds relating to the scale and design of the proposed dwellings harming the identified character of the Broad Walk. Changes to the proposal include the removal of the detached garages previously proposed to the frontage of the site, and their replacement with integral garages; an increase in the spacing between the proposed properties and adjoining boundaries, and alterations to the overall design of the two properties to provide some visual interest and variation.

Relevant Planning Decisions

TP/01/1474 - Front and side boundary wall and formation of vehicular access over greensward was refused in October 2002.

TP/04/1127 - A scheme to reduce height of existing boundary wall and incorporate brick piers and railings was approved in July 2004.

TP/05/2097 - Demolition of existing buildings and subdivision of site for the erection of two 2-storey six bedroom detached single family dwellings house with accommodation in roof incorporating front dormer windows and detached garages at the front was refused in February 2006.

Consultations

Public

Consultation letters were sent to 10 neighbouring and nearby residential properties. Two written representations have been received so far at the time of writing. Any subsequent written representations received will be reported at the meeting. The main points of objection from the two letters received are summarised below:

The proposal would unacceptably alter the character of the street.

The front dormer windows may overlook the neighbours or infringe our privacy ?

Due to the siting of the proposed properties, and their depth beyond the rear building line of adjoining properties, a loss of privacy and loss of light may result.

The safety of pedestrian traffic within Broad Walk may be adversely effected by the proposal.

Some houses within the street have been renovated with imagination and flair. These two houses would not do anything for the road and would detract from the overall charm.

External:

None

Internal

Education raise no objection

Appropriate UDP policy

- (I) GD1 Developments have appropriate regard to surroundings
- (I) GD2 Developments to improve environment
- (II) GD1 New developments to be appropriately located
- (II) GD3 Aesthetic and functional design
- (II) GD6 Traffic considerations
- (II) GD7 Car parking requirements
- (II) GD8 Access and servicing
- (II) GD10 Development integrated into locality
- (II) GD11 Access for people with disabilities
- (I) H1 Contribute to strategic housing needs
- (II) H1 Increase housing stock
- (II) H7 Density
- (II) H8 Maintain privacy and prevent overlooking
- (II) H9 Amenity space
- (II) T13 Access to highways

Other Appropriate Policy

- (II)SDC1 Sustainable Design and Construction (interim amendment)
- (II)T19 Cycle Parking Standards (interim amendment)

Relevant National Planning Policy Guidance:

- PPS1 Sustainable Communities
- PPG3 Housing
- PPG13 Transport

London Plan

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) may also be of relevance:

- Policy 3A.4 Housing Choice
- Policy 3A.14 Addressing the Needs of London's diverse population
- Policy 4A.7 Energy efficiency and renewable energy
- Policy 4B.6 Sustainable Design and Construction
- Policy 4B.7 Respect local context and communities

Analysis

Principle

Broad Walk is a residential location and thus, residential development is in principle, likely to prove acceptable. However, the key to the acceptability of any scheme is its integration with the existing character and appearance of the street scene. Critical in this instance and fundamental to the principle, is whether the subdivision of this residential plot into two is acceptable.

As has been identified, the existing plot is 34 metres in width. This would be divided into two with each resultant plot being 16 metres (approx.) wide.

An important contributory factor in the character of Broad Walk is the size and width of many of the residential plots. Whilst there are many wide and large plots, there are sections which are composed of plots of similar width to that now proposed. Neighbouring plots are: 27a (20), 29 (16m), 31 (18m) and opposite Nos 60 (18m), 62 (18m), 64 (18), 66 (21m), 68 (21m) 70 (18m) and 72 (20m). Whilst at the lower end of this range, it is not considered in principle that plot widths of this size would harm the established pattern or rhythm of development along the street to the detriment of its character.

Moreover, having regard to guidance in the form of PPG3 (Draft PPS3) and the London Plan, and due the increasing need to provide new housing stock within the borough (especially in the form of family housing), it is considered that in principle, the demolition of a single dwelling construction of two dwellings would be in keeping with these aspirations and contribute towards the supply and range of housing within the Borough. However, proposals for such development will only be acceptable providing the proposed replacement dwellings are in accordance with Council Policy with regards to spacing, and visual impact and do not have a significant detrimental impact on the visual and residential amenities of adjoining occupiers, the appearance of the street scene or the character of the area.

Integration with Existing Character / Appearance of Area

To address the setting of the proposed dwellings and to safeguard the open and detached character of the street scene, negotiations have secured a gap of 4m between the flank walls of the proposed properties. At the northeast boundary of the site (adjoining no. 35 Broad Walk), there is a distance of around 1.9m retained to the site boundary. To the southwest (adjoining no.31), a distance of around 1.6m is retained. Given the context of the development, this relationship is considered sufficient to safeguard minimal levels of separation with the neighbouring properties.

In addition, the proposed properties have been stepped, with proposed 'House A' set around 2m forward of 'House B' to provide some visual separation / interest. Furthermore, the proposed dwellings are also sited at variance with the neighbouring houses and there is a considerable setback from the road frontage of around 16 -18m, (which is deeper than the existing dwelling). As a result of these factors, it is considered that due to the spacing between properties, the set back from the road frontage, and the stepping of the proposed dwellings, there will be a sufficient level of visual separation and spacing between dwellings, so as not cause a harmful impact on the appearance of the street scene or the character of the area.

Following discussions, the design of houses has been varied, with different features incorporated as part of each design. These alternative designs help to provide some further variation and visual interest within the street scene and the character of the surrounding area. Both dwellings incorporate two front dormer windows in order to facilitate the use of the loft space. The dormers are considered to be acceptable in terms of design and scale, and are a common feature within the street scene. The proposed bay window frontage, style of fenestration and front entrance detailing are also features mirrored within Broad Walk.

The proposed dwellings are considered to be acceptable in terms of overall height, bulk and scale. At a height of just under 9m to the ridgeline, the proposed dwellings correspond with the height of the existing and also adjoining dwellings. Due to the depth of the properties however, there is a large area of flat "table top" roof rather than a traditional ridge. However this is only likely to be apparent from side views and is not considered of sufficient harm to warrant refusal.

The area of amenity space for each of the new dwellings is considered to be sufficient, with rear garden depths well in excess of 40m. The majority of trees and shrubs to the rear of the existing property are to be retained (there are no trees covered by protection orders within the site).

Refuse storage areas are provided for each of the proposed dwellings. Situated to the frontage of the property, adjacent to the proposed entrances, the storage areas are considered to be acceptable.

Relationship to Neighbouring Properties

The proposed development will result in buildings closer to the existing boundaries with the adjacent properties.

House A would project significantly beyond the rear of No.31. However, the projection would not be beyond 45 degree line taken from the nearest windows at ground floor level. At first floor level, although there is a slight infringement of the 30 degree line, it is considered that due to the orientation of the property, no significant overshadowing will occur. In addition, No 31 has an established outbuilding sited along the common boundary which already provides a . Consequently, it is considered that the amenities of this property would not be unduly affected. With regard to No.35, although House B would also project beyond the rear, the projection is less, and again meets the criteria established in Policy (II)H12 regarding the safeguarding of residential amenity.

There are to be first floor windows inserted in either flank of the dwellings. The proposed windows serve stairwells and bathrooms, which are non-habitable rooms. A condition will ensure that the windows are obscure glazed, and consequently, there will be no significant loss of privacy due to overlooking.

Access / Traffic Generation

Two crossovers currently exist on each side of the frontage. These crossovers will be utilised to provide the separate access to each proposed dwelling. Consequently, as the situation is to remain primarily as existing, there will be no adverse impact on the adjoining highway or on levels of highway safety.

Parking

A double (integral) garage is to be provided within each proposed dwelling. There is sufficient space to the front of each property to provide additional space for any extra vehicles if necessary.

Sustainable Design and Construction

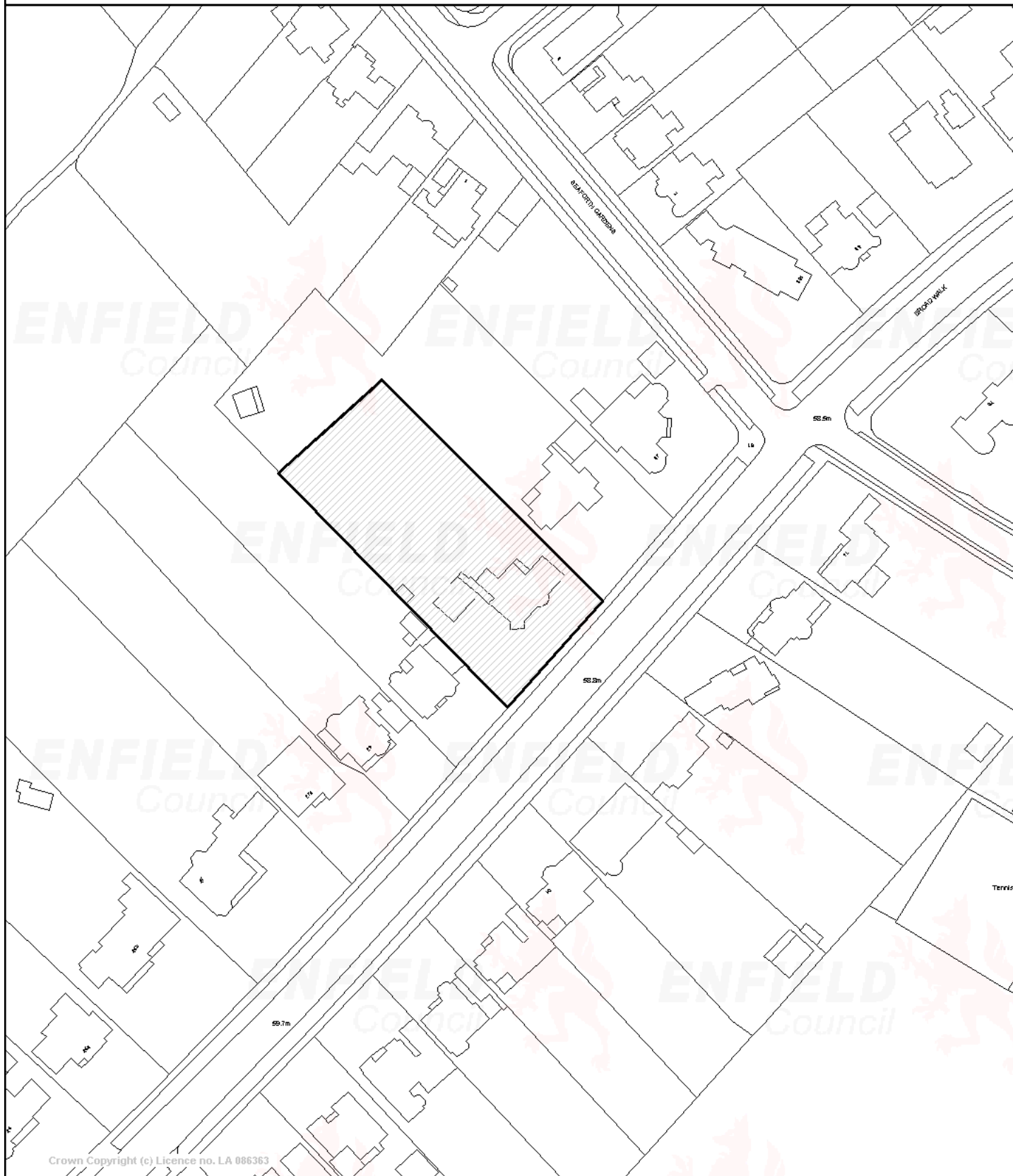
The submitted sustainability form has received an overall grade of 84 out of a possible 116, which equates to 72%. Overall, this is considered to be a good grade, which reflects the applicant's consideration of most of the issues relating to the proposed development.

Conclusion

In the light of the above, the proposal is considered acceptable for the following reasons:

1. The proposed two detached dwellings by virtue of their size, siting, design and appearance would have appropriate regard to their surroundings, and will not have a have an unacceptable detrimental impact on the amenities of surrounding residential occupiers, the appearance of the street scene or the character and appearance of the surrounding area, having regard to Policies (I) GD1, (I) GD2, (II)GD1, (II)GD3, (II)H7, (II)H8 and (II)H9 of the Unitary Development Plan
2. The proposed development makes sufficient provision for off street parking, would not lead to additional parking, and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6, (II)GD7 and (II)H10 of the Unitary Development Plan.

TP/06/0352



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Scale 1/1250 Date 12/4/2006

Centre = 531071 E 194333 N

Application Number: TP/06/0477 **Ward:** Chase

Date of Registration: 5th April 2006

Contact: David Snell 020 8379 3838

Location: Riverside Sports Club, Turkey Street, Enfield, Middx, EN1 4RJ

Proposal: Works to existing sports ground including creation of multi-use games area (MUGA) incorporating fence enclosure and erection of 6No. flood lights together with single storey detached building for use as change rooms, single storey detached shelter building, children's play area, revised car parking layout, new access to Turkey Street, boundary fencing and associated landscaping.

Applicant Name & Address:

Omonia Youth Football Club
Tawn Ltd
495, Green Lanes
Palmers Green
London
N13 4BS

Agent Name & Address:

Howard Fairbairn & Partners
Architects
18-24, High Street
Edgware
Middx
HA8 7RP

Note for Members

This application is reported back to Committee following a Members site visit.

Recommendation: That Planning Permission be **GRANTED** subject to the following conditions:

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C17 Details of Landscaping
6. C18 Details of Tree Protection
7. C19 Details of Refuse Storage
8. C21 Construction Servicing Area

9. C22 Details of Const. Vehicle Wheel Cleaning

10. C25 No additional Fenestration

11. The changing rooms shall only be used in association with the adjacent sports field and multi use games area and for no other purpose whatsoever.

Reason: to ensure that the development complies with Unitary Development Plan Policies to ensure that the use remains compatible with the Green Belt area in which it is located.

12. That details of the floodlights, including measures to secure directional control, be submitted to and approved in writing by the Local Planning Authority before development begins.

Reason: To safeguard the amenities of the neighbouring occupiers.

13. That a schedule detailing the opening hours and use of the facilities, including the use of the floodlights, be submitted to and approved in writing by the Local Planning Authority before development begins.

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

14. No development shall take place until a detailed survey of existing trees on site identifying species, size, density, spread and maturity have been submitted to the Local Planning Authority. The survey shall clearly identify the trees to be retained and those to be removed. Trees to be retained shall be done so in accordance with Condition 06 of this permission.

Reason: In the interest of the visual amenities of the area.

15. That details of secure cycle parking facilities shall be submitted to and be approved by the Local Planning Authority prior to the commencement of development. Such cycle parking shall be provided in accordance with the approved details before use of the facilities the subject of this permission, commences.

Reason: In the interests of promoting alternative sustainable modes of Transport and a reduction in the reliance on the use of private motor vehicles having regard to local, national and regional policies.

16. C51A Time Limited Permission

Note for Members

This application is reported back to Committee following a Members site visit.

Recommendation: That Planning Permission be **GRANTED** subject to the following conditions:

Site and Surroundings

The site is an established sports ground and is approximately 2.8ha in area, and lies on the south side of Turkey Street, near to the junction with Bulls Cross. The site is enclosed with fencing of varying heights and with various degrees of level of vegetation. Along the eastern boundary (with the New River) is a 3m high green palisade fence, sparsely populated with woody vegetation. The northern and western boundaries have low fencing but are heavily populated with mature woody vegetation.

The site is located in the Green Belt, an Area of Special Character, and the Forty Hill Conservation Area. To the east of the New River is St. Ignatius College.

Turkey Street is quite narrow and rural in character at this point. There is a road closure on the bridge over the New River preventing the use of the road by through traffic, adding to the rural perception. On the western side of the junction with Bulls Cross is the entrance to Myddelton House, a Grade II Listed Building.

Amplification of Proposal

Permission is sought for works to the existing sports ground including the creation of a multi-use games area (MUGA) incorporating fence enclosure and erection of 6No. flood lights, together with a single storey detached building for use as change rooms, a single storey detached shelter building, children's play area, revised car parking layout, new access to Turkey Street, boundary fencing and associated landscaping.

The proposed floodlights will be 16m in height and will replace the existing life-expired floodlights, which are 8.5m in height.

The proposed changing rooms building will be 11.5m wide, 26.4m deep, 2.6m in height to the eaves and 6.5m in height to the ridge of a pitched roof. It will be located south of the MUGA, near to the eastern boundary of the site.

The proposed shelter building will be located on the southern boundary of the site and will measure 5.5m in width, 14.4m in depth, 2.6m in height to the eaves, and 4.3m in height to the ridge of a pitched roof.

The proposed MUGA will measure 65m x 41m. It will be enclosed by a 5m tall ball stop fencing. The surfacing material will be '3rd Generation Astro-Turf'.

Facilities will be made available to the general public.

Relevant Planning Decisions

- TP/87/0580 - Erection of two linked four-bedroom houses with integral garages involving removal of two cypress trees. – REFUSED – 04/09/1987.
- TP/96/0426 - Demolition of existing sports and social club and construction of a single storey pavilion to provide new sports and social club. – GRANTED WITH CONDITIONS – 15/04/1997.
- CAC/96/0013 - Demolition of existing sports and social club and outbuildings. – GRANTED – 15/04/1997.

- TP/00/0119 - Erection of sports pavilion/clubhouse. – GRANTED WITH CONDITIONS – 17/05/2000
- TP/00/1462 - Single storey front and rear infill extension. – GRANTED WITH CONDITIONS – 20/12/2000.
- TP/01/0152 - Change of use (in part) from sports and social club to children's day nursery. – REFUSED – 09/05/2005 – ALLOWED ON APPEAL – 17/09/2001.
- TP/03/1332 - Change of use (in part) from sports and social club to day care centre for adults and children not exceeding 100 persons at any one time, involving erection of infill extension, glazed entrance canopy, glazed loggia at rear, external alterations and formation of caretakers flat in roof. – GRANTED WITH CONDITIONS – 27/05/2004.
- TP/03/1332/DP1 - Details pursuant – APPROVED – 27/05/2005.
- TP/03/1332/DP2 - Details of outside play area and planting submitted pursuant to conditions 04 and 07 of approval under Ref: TP/03/1332 for change of use to a day care centre. – APPROVED – 16/08/2005.

Consultations

The initial consultation period was from 10 April 2006 to 01 May 2006. However, the consultation area was extended, with the consultation period expiring on 12 May 2006.

Public

Consultation letters were sent to 52 neighbouring properties in addition to the statutory site and press publicity. Nine letters of objection were received raising the following points:

Proposed buildings:

- Already a substantial building on the site that should be utilised.
- Proposed building is contrary to UDP Policies pertaining to the Green Belt and Conservation Areas.
- Proposed shelter could become a building in the future.

Floodlighting:

- Floodlighting will be intrusive on nearby dwellings.
- Floodlights will detract from quality of life of residents.
- Out of keeping with the Conservation Area.

Fencing:

- Proposed fencing is not in keeping with a Conservation Area.
- Proposed fencing would appear intrusive and excessive.
- Proposed fencing looks industrial.

Traffic / Vehicular issues:

- Additional traffic at junction of Turkey Street and Bulls Cross will make it more hazardous.
- Access to the site from Bulls Cross junction is dangerous due to the narrow width of the road.
- Traffic using new entrance would wreak havoc in the lane at busy periods.
- Insufficient parking provision.
- Visibility difficulties when trying to exit onto Bulls Cross.

Playground:

- Location may disturb residents to east of the New River.
- May be considered a mar on the landscape.
- Careful planting could enhance this facility.

Green Belt / Conservation / AOSC:

- Forty Hill and Bulls Cross is designated as an area of special character and it should remain so.
- No additional building should be allowed because of the Green Belt designation.
- Proposal represents a considerable erosion of the Conservation Area / Green Belt.
- Proposal represents a commercialisation of the Conservation Area / Green Belt.

Landscaping:

- Insufficient information on shrubs or trees to be removed or whose roots will be affected by artificial surfacing.
- If mature specimens are removed and replaced with saplings, the natural environment and habitats will be severely affected for many years.

External

No comments received from Thames Water, EDF Energy or the London Green Belt Council. Any comments received will be reported to Committee.

Forty Hills & Bulls Cross Study Group – The Group believes the application is inappropriate in the Conservation Area, The Green Belt, AOSC. The following points are raised:

Changing room and shelter:

- Proposed design and style of changing room does not preserve or enhance the Conservation Area.
- Applicant has not demonstrated any special circumstances for the need to increase capacity of changing facilities.
- Removal of containers is welcomed but the shelter is inappropriate in this location.

Site entrance:

- Size and location of new site entrance will increase views onto the exiting 'thoroughly unattractive building.
- Increase hazard risk for pedestrians as the pavement is on the opposite side of the road whereas the current entrance is at the end of the road.

Fencing:

- Any fencing should be in keeping.

MUGA:

- Surface materials, boundary treatment and floodlight columns will be widely visible.
- Potential light spillage will affect wildlife.
- Although located where the tennis courts are at present, proposal represents a much larger footprint.

Children's playground:

- Potential visual impact by relocation of playground.
- Playground will be visible from road and would not be commensurate with semi-rural character of the area.

Landscape:

- No trees, especially mature trees, should be removed.
- Any suitable landscaping is welcomed.

Internal

None.

Conservation Advisory Group

Objection for the following reasons:

- Overdevelopment of the site.
- 'Creeping development on the site'.
- Existing building should be used for changing room purposes.
- Floodlights will destroy the character of the area.

Appropriate UDP Policy

(I)C1	To preserve/ enhance Conservation Areas
(II)C30	New development in conservation areas.
(I)G1	To resist inappropriate developments in the Green Belt
(I)G2	Improvement and enhancement of environment within Green Belt.
(II)G1	To resist inappropriate development in the Green Belt
(II)G2	Proposed development does not damage the open nature of the Green Belt or its landscape character
(II)G6	Area of Special Character
(II)G11	Ensure new development in Green Belt not detrimental to landscape
(I)GD1	Regard to surroundings
(I)GD2	Surroundings and quality of life
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD7	Car parking standards
(II)GD8	Site access and servicing

Other Relevant Policy

SDC1	Sustainable assessment
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National & Regional Policy

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPG13	Transportation
PPG15	Planning and the Historic Environment
PPG17	Planning for Open Space, Sport and Recreation

The London Plan:

- Policy 3C.22 Parking strategy
- Policy 3D.5 Sports facilities
- Policy 3D.8 Green Belt
- Policy 4B.6 Sustainable design and construction

Analysis

Policy (II)G2 of the UDP indicates the types of developments that are normally considered acceptable within the Green Belt. In sub paragraph (b) it indicates that open recreational facilities (including ancillary buildings) are appropriate in the Green Belt provided they do not damage the nature of the Green Belt or its landscape character. Furthermore, guidance contained within PPG17 states that planning permission should be granted in Green Belts for proposals to establish or to modernise essential facilities for outdoor sport and recreation where the openness of the Green Belt is maintained. Development should be the minimum necessary and non-essential facilities (eg additional function rooms or indoor leisure) should be treated as inappropriate development.

The principle of this type of development in this locality has been established through the granting of planning permission under reference TP/00/0119 for the erection of a sports pavilion/clubhouse on the north side of Turkey Street, and the subsequent renewal of that permission granted under reference TP/06/0049.

Proposed changing room building:

The nearest residential dwelling to the proposed changing room building is approximately 50m away and separated from the site by the New River. It is considered that the proposed building will not unduly impact on the amenities of adjoining residential occupiers in terms of loss of light and overshadowing. Whilst it will project 3.5m above the existing boundary fencing, the submitted drawings show additional planting of trees along the boundary. This will help to screen the proposed building from those dwellings on the eastern side of the New River.

When viewed from the properties along the western boundary, the changing room building may be visible from upper floor windows only as the existing dense woody vegetation combined with the proposed high boundary treatment will obscure the view to the building. The nearest dwelling along this boundary is Garnault, a Grade II Listed Building, located approximately 150m away.

Proposed shelter building:

The proposed shelter on the southern boundary will not impact on the amenities of neighbouring properties as it will be screened by the proposed 5m high fence along this boundary. It will also not be highly visible from Turkey Street, as it is approximately 200m away from this frontage, which is heavily vegetated. The existing shipping containers near to the proposed location of the shelter, will be removed.

Proposed MUGA and floodlight columns:

The surfacing material of the proposed MUGA will be of 3rd Generation Astro-Turf, similar to that used by Premiership Football Clubs. This surfacing material will enable a range of activities to be carried out. The MUGA will be enclosed by a 5m tall, ball stop.

The proposed 8.0m tall floodlights are to replace the existing 8.5m tall, life-expired floodlights. The existing arrangement has x2 floodlight columns at each end of the court near to the corners, and one on either side, centrally located. The proposed arrangement is for x3 columns on either side of the MUGA.

Proposed children's play area:

The principle of the children's play area has been established through the granting of planning permission under reference TP/03/1332 and the subsequent approval of those details under

reference TP/03/1332/DP2. The nearest residential property is approximately 100m away and separated from it by The New River and some trees along the boundary. It is considered that due to the distancing to neighbouring properties, the proposed siting of the play area will not unduly impact on the residential amenities of the adjoining occupiers.

Boundary fencing:

The proposed means of enclosure will be of benefit to the sports ground and to adjoining properties in terms of security. The boundary treatment shall be secured through an appropriately worded condition.

Access / Traffic Generation / Parking

No new vehicle access onto Turkey Street is proposed. Access to and from the site will be via the existing entrance near to the Turkey Street New River Bridge, which is closed to through traffic. In addition, the level of parking proposed is considered to be sufficient to meet the needs of this facility.

Sustainable Design & Construction

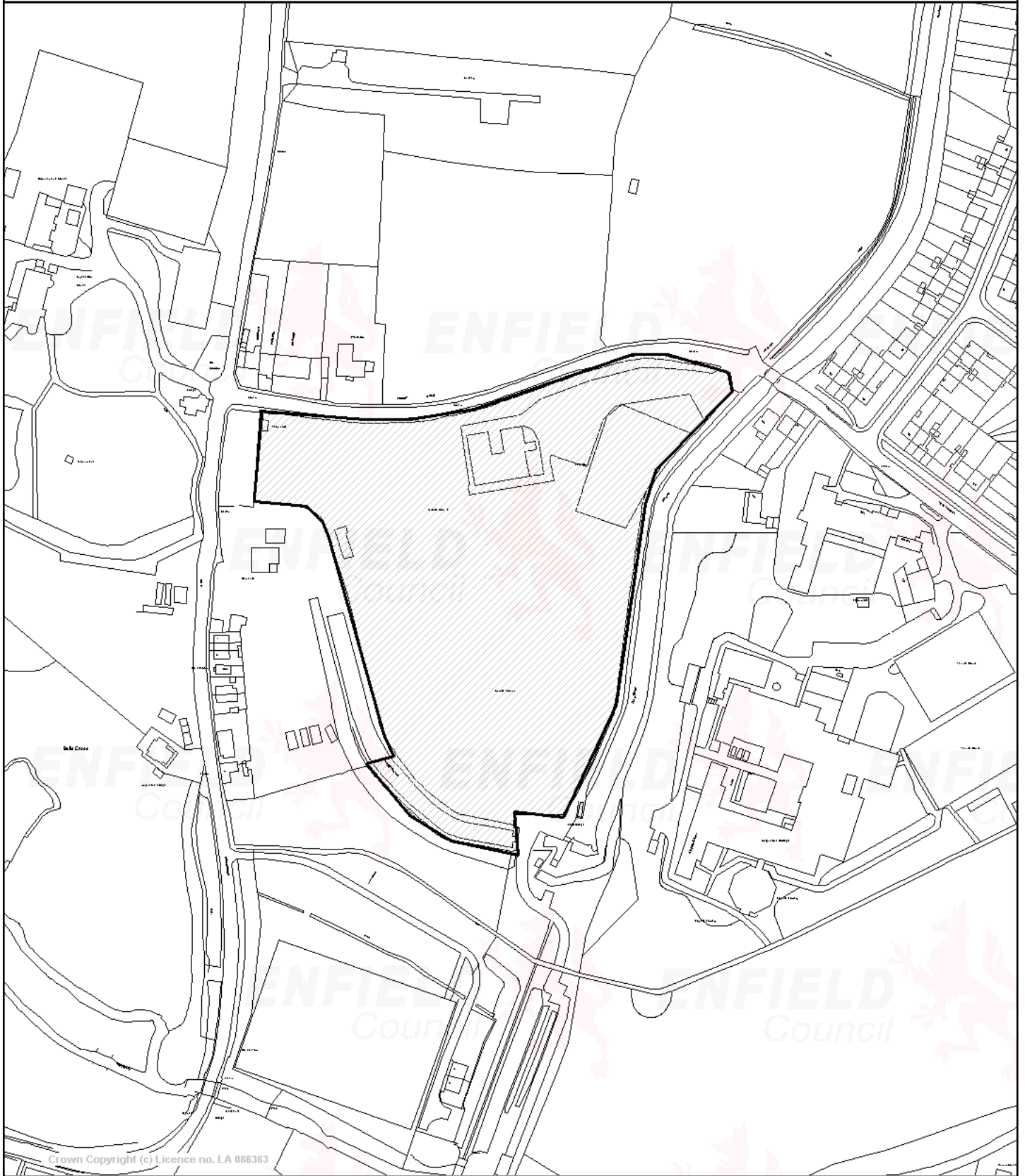
The proposal achieves a satisfactory sustainability assessment score.

Conclusions

The proposal will improve the facilities at the sports ground and is welcomed.

1. The additional activity and traffic generation resulting from the proposed development would not significantly harm the character or environmental quality of the area or residential amenity, having regard to Policies (I)C1, (I)GD1 and (II)GD1 of the Unitary Development Plan.
2. The proposal would not lead to conditions that would be detrimental to the highway safety and convenience in the locality, having regard to Policies (II)GD6, (II)GD7 and (II)GD8 of the Unitary Development Plan.
3. The proposed buildings, by virtue of their size, height and design, would ensure that there is no significant harm to the character and appearance of the Green Belt or Conservation Area, having regard to Policies (II)G2, (II)G6, (II)G11, (I)C1 and (II)C30 of the Unitary Development Plan and Planning Policy Guidance Notes 2 and 15.

TP/06/0477



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Scale 1/2500 Date 12/5/2006

Centre = 534390 E 199003 N

Application Number: TP/06/0564 **Ward:** Enfield Lock

Date of Registration: 2nd May 2006

Contact: David Snell 020 8379 3838

Location: THE RIFLES PUBLIC HOUSE, 600, ORDNANCE ROAD, and LAND ADJOINING 4, GOVERNMENT ROW, ENFIELD, ESSEX, EN3 6JQ

Proposal: Redevelopment of site for residential purposes (totaling 24 units) with associated access, car parking, garaging and amenity space, by the partial demolition and conversion of The Rifles Public House into 6 self-contained flats (comprising 4 x 2-bed, 1 x 1-bed, 1 x studio) involving balconies at rear first floor level, accommodation in roof space with front and rear dormer windows and front entrance ramp; erection of two terraces of eight 3 bed 2-storey houses and erection of a pair of semi-detached 2-storey 3-bed houses together with provision of 8 car parking spaces for the use of residents of Government Row.

Applicant Name & Address:

Seedwell Ltd
12B, Greendale
Green Avenue
Mill Hill
London
NW7 4QA

Agent Name & Address:

Mr Stephen Coulson, Graham Seabrook Partnership Ltd
The Studio Barn
Bury Farm Courtyard
Pednor Road
Chesham
Bucks
HP5 2JU

Recommendation: That planning permission be **REFUSED** for the following reason:

1. The proposed development by reason of its size, siting and layout would lead to an overdevelopment of the site resulting in a cramped form of development which would fail to preserve or enhance the character of appearance of the Enfield Lock Conservation Area and would have inappropriate regard to its surroundings. In this respect the development would be contrary to Policies (I)C1, (II)C27, (II)C30, (I)GD1 and (II)GD3 of the Unitary Development Plan.

Site and Surroundings

The site comprises the Rifles Public House and Banqueting Suite at the end of Ordnance Road, together with the two car parks that serve the premises to the north, dissected by the emergency access into the Enfield Island site. It also includes an area of undeveloped land, opposite the existing public house, that is predominantly covered in trees and is the subject of an Area Tree Preservation Order (the 'woodland'). The site is located within the Enfield Lock Conservation

Area. The public house, the land to the south and the 'woodland', are located within the Lee Valley Regional Park and designated Green Belt.

To the north, the site adjoins No.4 Government Row, which forms part of a Listed terrace of cottages; to the east, the River Lee and beyond Enfield Island Village and to the south, Mill House, a two storey detached residential property. Opposite the site are two locally listed buildings, Lock House and Lock Cottage.

The area in the vicinity of the site is primarily residential in character

Amplification of Proposal

Involves the redevelopment of the site including:

1. Demolition of the existing banqueting suite and other adhoc extensions to the original public house and its conversion into 6 self-contained flats.
2. The erection of two new terraces of two storey houses on the car park sites, providing a total of 16 dwellings.
3. The erection of a new pair of semi-detached houses with frontage parking between the public house and Mill House.
4. 22 parking spaces are proposed in front of the two terraces of houses; a parking court providing a further 11 parking spaces is provided between the public house and the semi-detached houses and a further parking court providing an additional 9 spaces is proposed adjoining No.4 Government Row. Eight of these parking spaces are to be made available to the residents of Government Row.

The emergency access though the site to the Enfield Island Village site beyond is retained.

The 'woodland', covered by the Area Tree Preservation Order would remain as existing.

This is a revised application following the grant of planning permission for the scheme described below.

Relevant Planning History

TP/05/0728 – Planning permission granted for the demolition of the existing banqueting suite and other adhoc extensions to the original public house; its conversion into 8 self-contained flats, involving single storey extensions either side; the erection of two new terraces of two storey houses on the car park sites, providing a total of 13 dwellings; the erection of a new two storey detached house between the extended public house and Mill House. This permission was subject to a S106 Agreement requiring:

A contribution of £36,000 towards education provision

A contribution of £50,000 towards environmental improvements to improve amongst other things access in the vicinity of the site

The leasing of the woodland to the LVRPA to secure its future management, following the undertaking of an aboricultural report and any necessary tree works identified having been undertaken.

Consultations

Public

Letters have been sent to the occupiers of 209 nearby properties. In addition, the application has been advertised on site and in the local press. No response have been received.

External

English Heritage (Archaeology) request the imposition of a condition securing the implementation of a programme of archaeological work.

The Environment Agency presently objects to the development on grounds that the proposals would prejudice flood defence interests and restrict necessary access to the watercourse for maintenance. The applicant is in discussions direct with the EA with a view to addressing these concerns. This seems to primarily involve the reservation of an area of land adjoining the emergency access into the Island Site to allow appropriate maintenance access to the River.

British Waterways raises no objections. However, they advise that new residents will place an added burden on the local canal infrastructure and open space. They suggest therefore that the developer should contribute towards environmental improvements in the area and a management plan for the Swan and Pike Pool. They also suggest the imposition of conditions relating to the submission of landscaping and lighting details.

English Nature advised that based on the information provided the proposal does not seem to have any significant implications for the conservation of biodiversity or geology.

Internal

The Regeneration Unit raise no objections

Conservation Advisory Group

The Group (1.6.06) object to the development on grounds of overdevelopment; the narrowing of important vistas through the Conservation Area, the parallel parking introduced in front of the proposed terrace being detrimental to the conservation area appearance.

Appropriate UDP Policies

- (I)EN3 To have regard for nature conservation
- (I)EN6 Need to minimise the environmental impact of all developments, to assess flooding and drainage implications of proposed developments

- (II)EN9 To resist development in or adjacent to the Lee Valley Special Protection Area unless it can be demonstrated that there will be no adverse effect on the nature conservation value of the site.
- (II)E10 To ensure that all development, especially in the Green Belt, satisfactorily takes into account the erection, protection and enhancement of existing features of nature conservation importance.
- (II)EN14 To promote nature conservation in the management of land through the preparation of management plans by entering management agreements with landowners where appropriate.
- (I)G1 To support strongly the principle of the Green Belt.
- (II)G1 To resist inappropriate development in the Green Belt except in very special circumstances
- (II)G11 Criteria for the design of new development within the Green Belt
- (II)G30 To require developments in or adjacent to the Lee Valley Regional Park to have regard to the importance of the Park for recreation and nature conservation and where appropriate, to make provision for improved public access and landscape planting.
- (I)C1 To ensure areas /buildings of architectural or historic interest together with their character and settings are preserved or enhanced
- (II)C1-C6 Archaeology
- (II)C26 To resist the demolition of any unlisted building which contributes to the character of a conservation area
- (II)C27 To ensure buildings or groups of architectural, historic or townscape interest are retained and their setting protected.
- (II)C28 To ensure development in conservation areas does not result in the inappropriate use of areas of hard or soft landscaping
- (II)C29 To resist the loss of uses which the Council consider important to the make-up of the conservation area
- (II)C30 New development to replicate, reflect or complement the traditional characteristics of the conservation area.
- (II)C31 To secure the removal of features which detract from the conservation areas.
- (II)C38 To resist developments that entail the loss of trees of public amenity value
- (I)GD1 New development to have appropriate regard to its surroundings
- (I)GD2 New development to improve the environment
- (II)GD3 Design and character
- (II)GD6 Traffic implications
- (II)GD7 Parking standards
- (II)GD8 Access and servicing
- (II)GD10 Ensure new development is satisfactorily integrated into the physical, social and economic framework of the locality
- (II)GD12&13 Development in flood risk areas
- (I)&(II)H1 Increase the housing stock
- (II)H7 Density standards
- (II)H8 Privacy and overlooking
- (II)H9 Amenity space provision

Interim UDP Amendments

Sustainable design and construction
 Cycle Parking standards

National Policy

London Plan	
PPG2	Green Belts
PPG3	Housing
PPS9	Biodiversity and geological conservation
PPG13	Transport
PPG15	Planning and the Historic Environment
PPG25	Development and Flood Risk

Analysis

The principle of redevelopment of this site for residential purposes has already been accepted through the granting of planning permission under reference TP/05/0728. The main differences between that scheme and the scheme currently proposed can be summarised as:

- i) An increase in the number of terraced houses (and a reduction in the number of flats) resulting in two terraces of equal length i.e. 8 dwellings in each terrace. Previously there was one terrace of 8 dwellings and a second terrace of 5 dwellings;
- ii) The previously approved extensions to the public house have now been deleted from the scheme and as a consequence the number of flats to be provided has been reduced from 8 to 6 ;
- iii) A pair of semi-detached houses are now proposed between the public house and Mill House rather than the single detached property previously proposed. This element of the site is located within the Green Belt.
- iv) Eight car parking spaces are proposed for the benefit of existing Government Row residents
- v) Additional frontage parking is now proposed in front of the terraced housing.

In view of the above the primary issues to consider in relation to this application are the impact of these changes on the character and appearance of the conservation area and whether special circumstances previously identified are still relevant to justify the amendment to the form of development now proposed within the Green Belt.

Impact on the Conservation Area

A consequence of the amendments to the approved scheme is that the whole development is now much 'tighter' on the site. The gaps between the buildings, particularly the two new terraces, to retain emergency access to the Island site, and between the southern terrace and the public house are now significantly smaller. It is considered that this general closing of spaces has a negative impact on both the setting of the public house and the important vistas across the site to the River and Island site beyond, which form an important part of the character and setting for this Conservation Area.

Moreover, the increase in the number of dwellings, taken with the proposal to provide parking for existing residents of Government Row, results in an excessive amount of frontage parking that will dominate the street scene. Again, it is considered that this is a retrograde step that will detract from the character and appearance of the Conservation Area.

The pair of semi-detached houses proposed between the public house and Mill House have increased in size and scale since the original approval. Moreover, they are designed with a strong gable end which is at odds with the shallower hipped roof of the Mill House. Given the amendments proposed to the design and scale of this building, it is considered that it will now be unduly dominant in its setting and again will detract from the character and appearance of the Conservation Area.

In summary, the combination of amendments to scheme results overall in an overdevelopment of the site, reducing the opportunities for soft landscaping to integrate the development into its semi-rural and riverside setting and it is considered that the development now proposed would fail to preserve or enhance the character or appearance of this part of the Conservation Area.

Impact on Green Belt

Under the previous scheme, the development consented within the Green Belt comprised the single detached house between the public house and Mill House, the single storey extensions to the public house itself and the associated car parking. This equated to approximately 194 sq.m of development. The extensions to the public house have been deleted from the scheme and instead a pair of semi-detached dwellings are proposed. These have a total floorspace of 154 sq.m. Accordingly, it is considered that the special circumstances previously identified remain applicable to the revised scheme and there are no new issues pertaining to Green Belt policy raised as part of this application.

Traffic, access and parking

The principle of this form of development and the access arrangements have been accepted as part of the earlier permission. The amendments to the number and mix of units will not have a significant impact in terms of traffic generation.

The design for the emergency access to Enfield Island Village, is dimensionally acceptable, however details of surfacing and landscaping treatments of the emergency access would need to be provided were permission to be granted. This is to ensure this access route is not compromised by obstacles such as street furniture, garden beds or other landscaping.

This application provides 44 parking spaces in total, in a mixture of forecourt and parallel bays. The UDP requires the provision of 30 spaces. The applicants have dedicated 38 spaces for the new dwellings and an additional 8 parallel spaces for use by existing dwellings in Government Row.

In view of more recent policy in the form of PPG 13 - Transport and the London Plan, the level of car parking could be reduced by approximately 8 - 10 spaces, as a way of improving the general amenity of the development.

Conclusion

In conclusion, whilst the principle of development in a similar configuration to that proposed has been accepted on this site, it is considered that this revised application introduces a number of amendments which whilst not significant in their own right, cumulatively undermine the quality and acceptability of the whole scheme. It is considered that these amendments will result in a form of development that fails to preserve or enhance the character or appearance of this part of the Enfield Lock Conservation Area and therefore it is recommended that planning permission be refused.

Application Number: TP/06/0623 **Ward:** Southbury

Date of Registration: 10th April 2006

Contact: David Snell 020 8379 3838

Location: 235, SOUTHBURY ROAD, ENFIELD, EN1 1QZ

Proposal: Conversion of single family dwelling house into 2 one bed self contained flats involving single storey rear extension (revised).

Applicant Name & Address:

Amir Faizollahi
25, Sidmouth Road
London
NW2 5HH

Note for Members

The application is reported to Planning Committee because the applicant is a member of staff of Planning & Transportation.

Recommendation: That Planning permission be **GRANTED** subject to the following conditions:

1. C25 No additional Fenestration
2. C26 Restriction of Use of Extension Roofs
3. C08 Materials to Match
4. C51A Time Limited Permission

Site and surroundings

Mid-terrace property, situated on the south side of Southbury Road and surrounded by similar terraced houses with commercial units situated on the opposite side of the road.

Amplification of proposal

Single storey rear extension and conversion into two, one-bedroom flats.

Relevant planning decisions

TP/06/0360 –Conversion of single-family dwelling house into 2 one bed, self-contained flats involving single storey rear extension was refused for the following reasons:

- The internal stacking of the rooms would give rise to potential noise and disturbance to residents contrary to Policy (II) H16 of the Unitary Development Plan.
- The proposal represents an over intensive use of the site and would result in a cramped form of development providing an unsatisfactory standard of residential accommodation, contrary to Policy (II) H16 of the Unitary Development Plan.

Consultation

Public

5 adjoining and nearby properties were consulted. No replies received.

External

None.

Internal

None.

Appropriate UDP policy

- | | |
|----------|------------------------------------|
| (I) GD1 | Appropriate regard to surroundings |
| (I) GD2 | Improve the environment |
| (II) GD6 | Traffic generation |
| (II) GD7 | Car Parking |
| (II) GD8 | Servicing and access |
| (II) H12 | Extensions |
| (II) H16 | Conversions to flats. |

Analysis

The proposal is considered to be acceptable principle and similar property, (No.231 Southbury Road), with the same original floor area was granted permission for conversion to flats under application reference: TP/05/0388

The floor area of one of the flats at 42 sq.metre is slightly below the 45 sq.metre guideline area set out in the UDP. However, the layout of the flat of sufficient quality to compensate for this slight deficiency. All other guidelines for conversion are met.

The stacking of living rooms/bedrooms has been rearranged so that common rooms are in vertical alignment.

The proposed extension is below the 2.8 metre guideline set out in the UDP and it would have no unreasonable impact on neighbouring properties.

The conversion is unlikely to result in a significant increase in traffic generated by the site and the provision of 1 parking space is considered to be acceptable in this location which is well served by public transport.

CONCLUSION:

The proposal is recommended for approval for the following reasons:

1. The proposed extension due to its size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to Policy (II)H12 of the Unitary Development Plan.
2. The resulting flats are of sufficient size and layout, and meet the standards of accommodation set out in the guidelines of Policy (II)H16 of the Unitary Development Plan.

3. Having regard to the availability of public transport sufficient car parking is provided to satisfy Policies (II)GD7 and (II)GD8 of the Unitary Development Plan.



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Scale 1/1250 Date 9/6/2006

Centre = 534018 E 196374 N

TP/06/0623

Application Number: TP/06/0649 **Ward:** Highlands

Date of Registration: 27th April 2006

Contact: David Snell 020 8379 3838

Location: HIGHLANDS SCHOOL, WORLDS END LANE, ENFIELD, N21 1QQ

Proposal: Erection of 9 floodlights to existing open air tennis courts and all-weather games pitch

Applicant Name & Address:

Mr Andrew Fox, Architects Co-Partnership Limited
HIGHLANDS SCHOOL
WORLDS END LANE
ENFIELD
N21 1QQ

Recommendation: That Planning Permission be **REFUSED** for the following reasons:

1. The proposed floodlight columns, by virtue of its siting and height, would detrimentally affect the appearance of the surrounding area and appear intrusive in the context of the Metropolitan Open Land. In this respect the proposal would be contrary to Policies (I)GD2, (II)GD3, (I)O1 (II)O1, (II)O2 and (II)O3 of the Unitary Development Plan.
2. The proposed development by reason of its height and siting would have a detrimental affect through undue light pollution on the residential amenities, enjoyed by the occupiers of the neighbouring properties. This would be contrary to Policies (I)GD1, (I) GD 2 and (II)GD3 of the Unitary Development Plan.

Site and Surroundings

The site comprises approximately 10,908 square metres within Highlands School site on the east side of Worlds End Lane. It is designated as Metropolitan Open Land. It slopes markedly downwards in a northeasterly direction towards the adjoining golf course and the valley of Salmons Brook. The Worlds End Lane frontage is characterised by a wooded strip with strips of hedge between the access points to both schools. To the north is open space, to the west housing of Worlds End Lane and surrounding roads. To the south is Highlands School and associated parking area, beyond which is Grange Park School. On the opposite side of the valley is Old Park View.

Amplification of Proposal

Erection of 9 floodlights to existing open tennis courts and all weather games pitch. There will be six 15 metre masts for the all weather pitch and three 12 metre masts for the providing illumination for the tennis courts.

Relevant Planning Decisions

TP/04/0612 - Erection of 3 storey extension to north west elevation to provide 5 additional classrooms, additional storage and associated works, Approved 17/05/04

TP/98/1953 - Erection of a secondary school, with parking, outdoor sports/play facilities, alterations to existing access for primary school, landscaping and traffic calming. Approved 08/01/99.

Outline approval was given in September 1997 for the erection of a new Secondary school involving new vehicular access and new access to existing primary school, provision of associated car parking, hard/soft play areas and all weather pitch.

Consultations

Public:

Publicity has taken the form of individual letters to nearby properties.

One letter of representation has been received. It is summarised as follows –

Light pollution to our front and bedroom windows will result,
We will not be able to relax

External :

None

Internal:

Environmental Health and Regulations have no comments to make.

Appropriate UDP Policy

- (I)O1& O4 – Open Land outside Green Belt
- (II)O1, O2,O3,O4,O5 - Metropolitan Open Land
- (I) GD1 Regard to the surroundings
- (I) GD2 – Improve the environment
- (II) GD1- New developments appropriately located
- (II)GD3 - Design
- (II)AR3 & AR5 - Leisure/Recreation Facilities
- (II)CS1& CS3 - Community Facilities

Interim UDP Amendments

Map 11, Site H2 - Enfield Golf Course, Old Park Road South.
Included in National Register of Historic
Parks and Gardens

National & Regional Policy

PPS1 Delivering Sustainable Development
PPG17 Planning for Open Space, Sport and Recreation

London Plan – Policy 3D.9 Metropolitan Open Land

Analysis

The principle for the tennis courts and all weather pitch was established under the original planning application (TP/98/1353 for the development of the econdary School and associated facilities. The outdoor sports/play area is currently unlit.

This application involves the erection of the artificial lighting on six no. 15 metre high columns and three 12 metre high columns. These will be sited at equi- distant points on the touchline of the all weather pitch and tennis courts. Average levels of lighting is indicated to be 272 lux per football column and 369 lux per tennis court column. The applicant has stated that intended operating hours lighting will be required up to 22.00 hrs each week day evening.

The height of the masts are of a particular concern, the site lies with designated Metropolitan Open Land, in a visually prominent part of the land. The agent has not submitted any supporting information to justify the height of the floodlights. The visual intrusion of the 9 tall masts from a number of vantage points within the Metropolitan Land and from outside is considered to be contrary to the aims and objectives of Policies (I) O1, (II) O1 and (II) O2 of the UDP.

The school intends to operate this facility for school patrons and third parties. The facility is anticipated to be popular and has the potential for being used at least 5 nights per week. The nearest residential property is approximately 47 metres away. Between the facility and the residential properties is a strip of established trees and shrubs. Due to the height and the proximity of these lights, the buffer zone is not considered sufficient to prevent overspill light pollution to these properties. As such the proposal is considered to be contrary to Policies (I) GD1, (I) GD2 and (II) GD3 of the UDP.

With regard to Unitary Development Plan Policies (I) GD1, (I) GD2, (II) GD3 and (I)O1, (II)O1, (II)O2 and (II)O3 which are relevant to this application, it is considered that the proposal is not acceptable in this Metropolitan Open Land and due to the height and proximity are detrimental to the existing amenities of the neighbouring residential properties.

Accordingly, it is recommended to refuse the application for the following reasons -

- 1) The proposed floodlight columns, by virtue of its siting and height, would detrimentally affect the appearance of the surrounding area and appear intrusive in the context of the Metropolitan Open Land. In this respect the proposal would be contrary to Policies (I)GD2, (II)GD3, (I)O1 (II)O1, (II)O2 and (II)O3 of the Unitary Development Plan.
- 2) The proposed development by reason of its height and siting would have a detrimental affectthrough undue light pollution on the residential amenities, enjoyed by the occupiers of he neighbouring properties. This would be contrary to Policies (I)GD1, (I) GD 2 and (II)GD3 of the Unitary Development Plan.

TP/06/0649



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Scale 1/2500 Date 9/6/2006

Centre = 531085 E 196205 N

Application Number: TP/06/0654 **Ward:** Upper Edmonton

Date of Registration: 25th April 2006

Contact: Andy Higham 020 8379 3848

Location: Ravenside Retail Park, Argon Road, London, N18 3BW

Proposal: Partial demolition of existing retail warehouse at rear and construction of extension to side (northern and southern elevation) incorporating refurbishment / alterations to the external appearance of the remaining building and variation of Condition 2 of TP/86/0928 to allow subdivision of premises to create five retail units with mezzanine floors (representing an increase of 2,092m² in total retail floor space) and ancillary servicing facilities together with alterations to customer parking involving an increase of 20 spaces and new estate layout and landscaping works.

Applicant Name & Address:

Ravenside Investments Ltd
c/o Agent

Agent Name & Address:

Mark Harris, Turley Associates
25, Savile Row
London
W1S 2ES

Recommendation: That planning permission be **GRANTED** subject to the following conditions:

1. The resultant building hereby approved shall be occupied as five units and shall not be further subdivided unless written permission is otherwise obtained from the Local Planning Authority.

Reason: To ensure that the development complies with the adopted parking and servicing standards and does not result in the introduction of additional uses which could prejudice the vitality and viability of existing town centres having regard to national, regional and local planning policy.

2. That the units hereby approved shall not be used for any purpose other than the selling of goods by retail excluding goods within the following expenditure categories:
 - (i) food, alcoholic drink, tobacco, books, magazines or newspapers;
 - (ii) clothing and footwear;
 - (iii) chemists goods, jewellery, watches or clocks, toys or sports goods, stationary, leather goods, general fancy goods etc

Reason: to ensure that the retail activity and sales from the premises do not prejudice the viability of established shopping centres in the Borough having regard to the objectives of the Unitary development Plan.

3. The resultant retail building hereby approved shall provide no less than 934 sq.metres of net sale area and no more than 233 sq.metres at mezzanine level.

Reason: (i) to prevent the introduction of uses especially retail uses which would be contrary to national retail policies and the Council's Unitary Development Plan;
(ii) to ensure the use of the premises remains appropriate having regard to the level of

available parking and does not lead to conditions prejudicial to the free flow and safety of traffic on neighbouring highways.

4. The development shall not commence until details of a revised car-parking layout showing the provision of no more than 372 spaces have been submitted to and approved in writing by the LPA. The approved layout shall then be implemented and permanently retained for parking purposes.

Reason: To ensure that the level of car parking does not exceed that necessary to cater for the anticipated demand.

5. C16 Private Vehicles Only - Parking Areas

6. The development shall not commence until details of the number and design of the cycle parking spaces have been submitted to and approved in writing by the LPA. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking in line with the Council's adopted standards.

7. The development shall not commence until of the pedestrian and cycle access routes between Argon Road and Units 1-4 have been submitted to and approved in writing by the LPA. The approved details shall then be implemented and permanently retained.

Reason: To ensure adequate access to the development by pedestrians and cyclists.

8. C07 Details of Materials

9. C09 Details of Hard Surfacing

10. C11 Details of Enclosure

11. C17 Details of Landscaping

12. C21 Construction Servicing Area

13. C22 Details of Const. Vehicle Wheel Cleaning

14. C23 Details of Archaeological Investigation

15. The development shall not commence until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The measures shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers.

16. C51A Time Limited Permission

Site and Surroundings

The premises is one of three buildings which form the Ravenside Retail Park which covers an area of approximately 1.8 hectares. The unit which is the subject of this application (Unit C), is currently occupied by Wickes and has a total existing floor area of 3,390sq.m (36,940 sq.ft) gross. The additional units within the park include Unit A which is occupied by Children's World and Unit B which is currently vacant and has previously been occupied by Courts and Natuzzi. A Burger King drive-thru restaurant is also situated within the park.

Access is from Argon Road which runs parallel to the North Circular Road. There are currently a total of 365 surface level parking spaces available to serve the premises, divided between the 125 spaces in the eastern car park (serving Children's World) and the 240 spaces in the western car park serving Wickes and Unit B.

The surrounding area is largely designated as a Primary Industrial Area (Primary Employment Area – Interim Amendment) although contains a variety of industrial, commercial and some retail uses including Ikea and Tesco to the west at Glover Drive.

Amplification of Proposal

Permission is sought for the subdivision of the Wickes premises (unit C) into five separate units, each with a floor space of 934 sq m comprising 701 sq m at ground floor level and 233 sq m at mezzanine floor level. (This compares to the subdivision in order to provide four units with a floor space of 1207 sq m as previously approved).

In order to help facilitate the conversion, extensions are proposed to the north east and south west elevations of the warehouse, together with a reimagining of the store (in a similar style to that previously approved), in order to provide a more contemporary appearance including the replacement of roof cladding, panelling and facing brickwork as well as a new glazed entrance provided for each unit.

Relevant Planning Decisions

TP/86/0928 – redevelopment to provide 12,000sq.m of non food retail floorspace with ancillary facilities and provision of parking facilities approved in February 1987

TP/05/0257 - Partial demolition of existing retail warehouse at side (southern elevation) and rear, and construction of extension to side (northern elevation) incorporating refurbishment / alterations to the external appearance of the remaining building and variation of Condition 2 of TP/86/0928 to allow subdivision of the premises to create four retail units with ancillary servicing facilities together with alterations to customer parking involving an increase of 60 spaces and new estate layout and landscaping works – Approved – November 2005.

TP/05/1442 – (Former Courts Unit, Ravenside Retail Park) : Alterations to the external appearance of building, including roof material replacement and new main entrance lobby; together with alterations to customer parking adjacent the building and reconfiguration of service yard including erection of 3m fencing – Approved - November 2005.

Consultations

Public

Consultation letters were sent to 93 neighbouring industrial and commercial premises. In addition, notice was also published in the local press and displayed at the site. No letters of objection have been received.

External

English Heritage raise no objection, subject to condition regarding archaeology.

British Waterways comment that although they have no objection in principle, due to the increase in intensity of the use of the service road, and individual units, the proposed development will have an increased noise and visual impact on the canal. It is therefore requested that an appropriate form of high quality boundary treatment to include the thickening up of existing landscape buffer to form a denser visual and noise screen between the canal and development. Furthermore, In the interests of sustainable development, British Waterways would also like to see the use of the canal for waterborne transport. The transportation of materials during both construction and occupation by canal could be incorporated into this scheme, as well as an access and secure parking space for operational staff. British Waterways also draw attention to their aspirations to construct a cantilevered towpath along the frontage of the trading estate on the opposite side of the navigation, request a financial contribution is sought towards this from developments in the local area including this development.

Environment Agency objects as the River Lee Navigation buffer zone along the northern section of the site is still too narrow. The objection may be withdrawn if the buffer zone is widened to at least five meters.

Lee Valley Regional Park Authority objects to the extension of the existing unit as it fails to provide space for the enhancement of visual amenity and biodiversity along the adjoining River Lee Navigation. The Authority requests a reduction of the extension to the north east, and the repositioning of the commercial vehicle turning area so as to free land adjacent to the waterway for use as a protected area for landscaping and biodiversity purposes with facilities for mammals to access this area from the adjoining waterway.

Tfl raise no objection.

Internal

Economic Development comment that although permission was granted in November 2005 for, inter alia, the subdivision and extension of Unit C to provide 4 units for the retail of 'bulky goods' only, and in that context, the principle has already been accepted. It remains appropriate to reiterate the concerns expressed in the previous application about the implication of allowing retail uses in this location. The relative lack of storage space within the premises may, in my view, result in due course in the premises being too small to operate effectively for the retail of bulky goods, creating in turn pressures to accept normal retail activities which would be contrary to policy".

Community Protection – No comment.

Highway Services – Structures and Watercourses raise no objection.

Appropriate UDP Policy

- (II)GD3 – character / design
- (II)GD5 – landscaping
- (II)GD6 - traffic generation
- (II)GD7 - car parking standards
- (II)GD8 - site access and servicing
- (II)GD10 - integration of development
- (II)E1 - availability of land and labour
- (II)E2 - primary industrial area
- (II)S16 - major out of centre development
- (II)S17 - associated benefits linked to out of centre development
- (II)T1 - development in locations having appropriate levels of accessibility
- (II)T13 - access to the public highway
- (II)T14 - contribution from developers for highway improvements
- (II)T16 - access for pedestrians and disabled people
- (II)T19 - priority to the needs and safety of cyclists
- (II)T21 - cycle parking
- (II)T23 - improve road / other access within industrial areas
- (II)T32 - parking for disabled people
- (II)C5 - area of archaeological importance.

Other Relevant Policy

- (II)E1 - availability of local labour and supply / demand for industrial and warehousing land (Interim Amendment)
(removed industrial / employment designation from site of retail store)

The London Plan

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) are also relevant :

- 3B.5 Strategic Employment Locations.
- 3B.12 Improving Skills and Employment Opportunities.
- 3C.1 Integrating Transport and Development.
- 4A.7 Energy Efficiency and Renewable Energy.
- 4B.6 Sustainable Design and Construction.
- 4B.14 Archaeology
- 4C.6 Flood Plains.
- 5E.1 Strategic Priorities for North London.

Draft Sub – Regional Development Framework (SRDF) North London (2005)

National and Regional Planning Policy

- PPG1 - General Policy and Principles
- PPG4 - Industrial and Commercial Development and Small Firms
- PPS6 - Town Centres and Retail Development
- PPG12 - Development Plans
- PPG13 - Transport

Analysis

Background

Planning permission (Ref :TP/05/0257) was granted in November 2005 for the partial demolition of the current Wickes unit, together with a side extension and the subdivision of the resultant unit to create four separate retail units with a floor space of 1207 sq.m (13,000 sq.ft) including mezzanine floor areas of 485 sq.metres. The proposed works due to the partial demolition involved a reduction in the overall footprint of 973 sq.m (10,475 sq.ft) but due to the inclusion of the mezzanine floor, there was an overall increase in total floor area of 1,438 sq.m).

In addition, a number of additional works were approved, including :

- The external refurbishment and re-imaging of the unit.
- Improved vehicular access and amended road management incorporating a new roundabout and service road.
- Alterations and improvements to the car park layout and the addition of 60 customer spaces.

It is proposed that prior to the start of works that Wickes will relocate to Unit B which is currently vacant, and is undergoing refurbishment involving the replacement of the existing roof material, construction of a new main entrance lobby; together with alterations to customer parking adjacent to the building and reconfiguration of service yard. These works were granted under planning ref: TP/05/1442 in November 2005.

Retail

The publication of PPS6 continues to place emphasis on a town centre first approach and the use of a sequential approach to the assessment of retail proposals including the extension of existing stores: town centre, edge of centre and then out of centre comprising the sequential test. However, PPS6 acknowledges that extensions to existing development raise specific issues and that, in an out of centre location such as this, where new or additional classes of good are proposed, the impact on a town centre should be given weight particularly. Conversely, the sequential test may not always be appropriate if there is no change to the range of goods to be sold.

In this instance, Condition 2 of the original permission (TP/86/0928) restricts the range and class of goods that can be sold from the development within what we would term non-food bulky goods. This condition was also imposed on the previous approved application (TP/05/0257), and no change to this is proposed with regards to this current application. Nevertheless, as in the previous application on the approved extension, a brief analysis of the potential for impact on the nearby centres of Edmonton Green and Angel Edmonton has been undertaken.

a) Qualitative Need

Qualitative need refers to the choice of shopping facilities and the quality of the retail offer.

Ravenside Retail Park was originally approved in 1987 and since that time has largely remained unaltered. The quality and appearance of the Park and premises therein has therefore

deteriorated and the proposed works are necessary to enhance the quality and appearance as well as the overall environment to make it more attractive to retailers and shoppers alike.

On the basis of this contention, it is accepted that a qualitative need does exist to support the proposed works. Moreover, the application forms part of a more comprehensive approach to the retail park with proposals having been approved to enhance the appearance of the other two units, including most recently, the works currently underway at the former Courts unit (Unit B), approved under application ref: TP/05/1442.

b) Quantitative Need

Quantitative need refers to the amount or capacity of retail floor space which could be supported within a given catchment given population, expenditure levels and the prevailing shopping patterns. The study identifies a residual expenditure of £131.03m available for bulky goods expenditure (i.e. 35% of total goods expenditure).

The turnover of the existing unit is £6.8m increasing to £9.34m following the refurbishment with the additional unit contributing £2.54m. Compared to the permitted scheme this represents a slight reduction in turnover of £0.27m resulting from the decrease in gross / net sales overall.

On this basis, the increase in turnover resulting from the proposed extension can be supported in quantitative terms on the basis of existing market share as it constitutes only 1.6% of total residual bulky goods expenditure available within the catchment area.

Sequential Approach

PPS6 accepts that the sequential test may not be a relevant test when assessing extensions to existing retail developments. Needs based on the proposed class of goods, impact on a town centre and the accessibility of the proposed centre being specific considerations instead. However, the site does not form part of a UDP defined retail centre and thus, is an out of centre location in planning terms and acknowledging this situation, a sequential assessment for the proposed extension has been provided in order to reinforce the suitability of the proposed extension. The assessment has also had regard to the effect of the subdivision of the vitality and viability of nearby centres of Edmonton Green and Angel Edmonton and the availability therein, of space to accommodate units or floor space of 934 sq.m (reflecting the size of the proposed units).

With regard to either centre, no alternative premises or sites were identified with the view expressed by the developers of Edmonton Green that demand from more traditional "High Street" retailers was likely to exceed supply. The sequential approach therefore, concludes that there are no sequentially preferable sites either available or could be made suitable that could meet the identified need for non food retail warehousing. In addition, it is also concluded that the "need" is locationally specific to Ravenside Retail Park and it would be inappropriate to locate the floor space sought on any alternative site in any event.

Character of the retail park / impact of reduced unit sizes

At pre application stage, the LPA expressed concerns regarding the further subdivision of the unit and how this would affect the character of the retail park and whether 'bulky goods' nature of the park will be jeopardised. This is a point that has also been raised by the Council's Economic Development Department.

In response the applicants letting agent (Savills) have provided a justification to this, commenting that the average unit size within the retail warehouse sector has been steadily reducing,

particularly over the last 5 years. Largely due to higher property costs, many retailers of 'bulky goods' have developed smaller store formats in order to preserve operating margins. In addition, retail warehouse operators have altered their formats and floor space requirements in reply to the changing demand and requirements of consumers. In their most recent annual survey, covering major tenants active within the retail warehouse market, Savills have stated that the most common unit size has reduced to between 6 – 8000 sq ft (557 – 743 sq m). This floorspace figure is lower than the 934 sq m proposed as part of this application.

At this stage, Savills state that the likely occupiers of the units are to include Comet, PC World, Land of Leather, ScS (Sofa specialists) and Pets at Home.

It is considered, that, having regard to the above, the approval of this application will not compromise the existing nature of the retail park, and that the inclusion of the condition restricting the range and class of goods that can be sold from the development (included on applications TP/86/0928 & TP/05/0257), will ensure that control over the type of goods sold can be maintained.

Retail Impact

The impact of the proposed extension is likely to be greatest on other large out of centre retail parks including those at Eley Road, Tottenham Hale and Cork Tree. However, given the small increase in turnover associated with the refurbishment and the additional retail unit, the amount of anticipated trade diversion is minimal.

Moreover the development given the character of Ravenside Retail Park and the range of goods on offer, the development on its own is unlikely to harm the vitality and viability of existing town centres. This conclusion is supported by data supplied by the Applicant.

Employment / Policy Context

The area surrounding the Park is general designated as Primary Employment Area wherein, jobs within the B1, B2 and B8 Use Classes are encouraged. This is also supported by designation within the London Plan as part of the Upper lee Valley Opportunity Area and a Preferred Industrial Location recognising its potential to contribute towards job creation primary in relation to employment (B1/B2 & B8 uses) to provide jobs for local communities. The site though is an established bulky goods retail location and given the authorised use, its reversion to industrial use is unlikely. Therefore, whilst the proposed development will not generate employment within the B1/B2 and B8 use classes, it will create additional employment opportunities through the occupation of the resultant units.

Traffic Generation

The Transportation Statement submitted with the application provides details of a recent traffic survey carried out the site. Factoring in the traffic that could be generated if the former Courts unit (which is currently unoccupied) suggests that the existing scale of development on the site could generate the following level of traffic:

Period	Arrivals	Departures
Friday 1700-1800	246	230
Saturday 1300-1400	434	387

The proposal involves an overall increase in floor area of some 12.4%. If the level of traffic were to increase on a pro-rata basis, the following additional movements would be generated:

Period	Arrivals	Departures
Friday 1700-1800	31	29
Saturday 1300-1400	54	48

The above flows probably represent a worst case as in reality a number of trips will be linked and the level of traffic will probably not increase on a pro-rata basis. However, even this level of additional traffic is unlikely to have an adverse effect on the safety and operation of the adjoining highway.

Car Parking

The consented scheme applied a restriction of parking to 372 spaces. This application proposes an increase of 13 spaces to 385 spaces, resulting from the altered layout. This figure still represents a significant reduction from the 426 spaces originally proposed, and it is considered that this minor increase of 13 additional spaces is considered to be acceptable, and should not give rise to any significant increase in traffic generation in relation to the park.

Cycle Parking

The site currently provides no cycle parking and the proposed provision of 26 spaces is welcome, exceeding the total of 24 spaces would be required to fully comply with the Council's current standard (1 space per 550m²). This represents a significant improvement to the previous application, which proposed 10 cycle parking spaces.

Internal Circulation

The revised internal circulation appears satisfactory for vehicles. Following pre – application discussions with the Council, a access ramp has been incorporated adjacent to the north-east corner of the proposed extension, providing a direct link for pedestrians and cyclists onto Argon Road. This will greatly assist cycle access from the east and ties in with the Council's plans to enhance facilities for cyclists along Argon Road.

Design and Appearance

Although a key objective of the proposals is to improve the quality of the retail warehouse accommodation, another is to significantly improve the physical appearance and environment of the Retail Park. The proposal therefore involves re-cladding of the existing building reflecting measures approved on the adjoining units on the Park in including roof cladding, horizontally laid silver wall panelling and new facing masonry brickwork at the base of the building together with each unit having a new glazed entrance and screen feature. It is considered therefore, that the measures proposed will enhance the overall appearance. Moreover, the scheme will involve a significant improvement to the layout and setting of the development including enhancement of the existing landscaped areas. Thus, the development as proposed would not detract from the appearance of the development within the surrounding area.

Impact on the River Lee Navigation

The River Lee Navigation adjoins the site forming the eastern boundary. At this point, it is designated in the Unitary Development Plan as being part of the Lee Valley Regional Park and an Area of Special Character.

The relationship of the proposed development to the River Lee Navigation has been highlighted by the Environment Agency who are concerned over the implications. Whilst their concerns are acknowledged, it must be noted that the existing building abutted the boundary with the Navigation, and that, as proposed, the rear elevation of the building would be sited 8.5 metres

further away. The consented scheme (TP/05/0257), has already allowed the siting of the rear elevation in the same position as proposed.

The space would then serve as a service road. However, the proposals would maintain the existing areas of landscaping along the edge of the Navigation, which could be enhanced through the imposition of a condition. Moreover, the rear alignment of the development has already been established by the earlier approval, and the additional length proposed by the extension would only partially project beyond the extent of the retained landscape buffer.

British Waterways have requested a financial contribution in relation to this development for the construction of a cantilevered towpath on the opposite side of the Navigation. In addition, they have requested that they would like to see development incorporated as part of this application, which would enable the use of the canal for waterborne freight transport. These requests were not made at the time of the previous approval, to which they made no comment. Consequently, due to the principle of the subdivision having already being established, an this scheme not being materially different in terms of it's relationship to the River Lee Navigation, it would be considered unreasonable to request at this stage.

In addition, it should be noted that a wharfage facility forms part of approved plans for the development of industrial units in connection with the development at Glover Drive, which adjoins the site to the south.

Landscaping

A landscaping scheme has been submitted in relation to this application. It is currently under review, in the light of observations received, to assess the merits of additional landscaping to supplement the existing landscape buffer along the River Lee Navigation, and any comments will reported verbally at Committee.

Sustainable Design and Construction

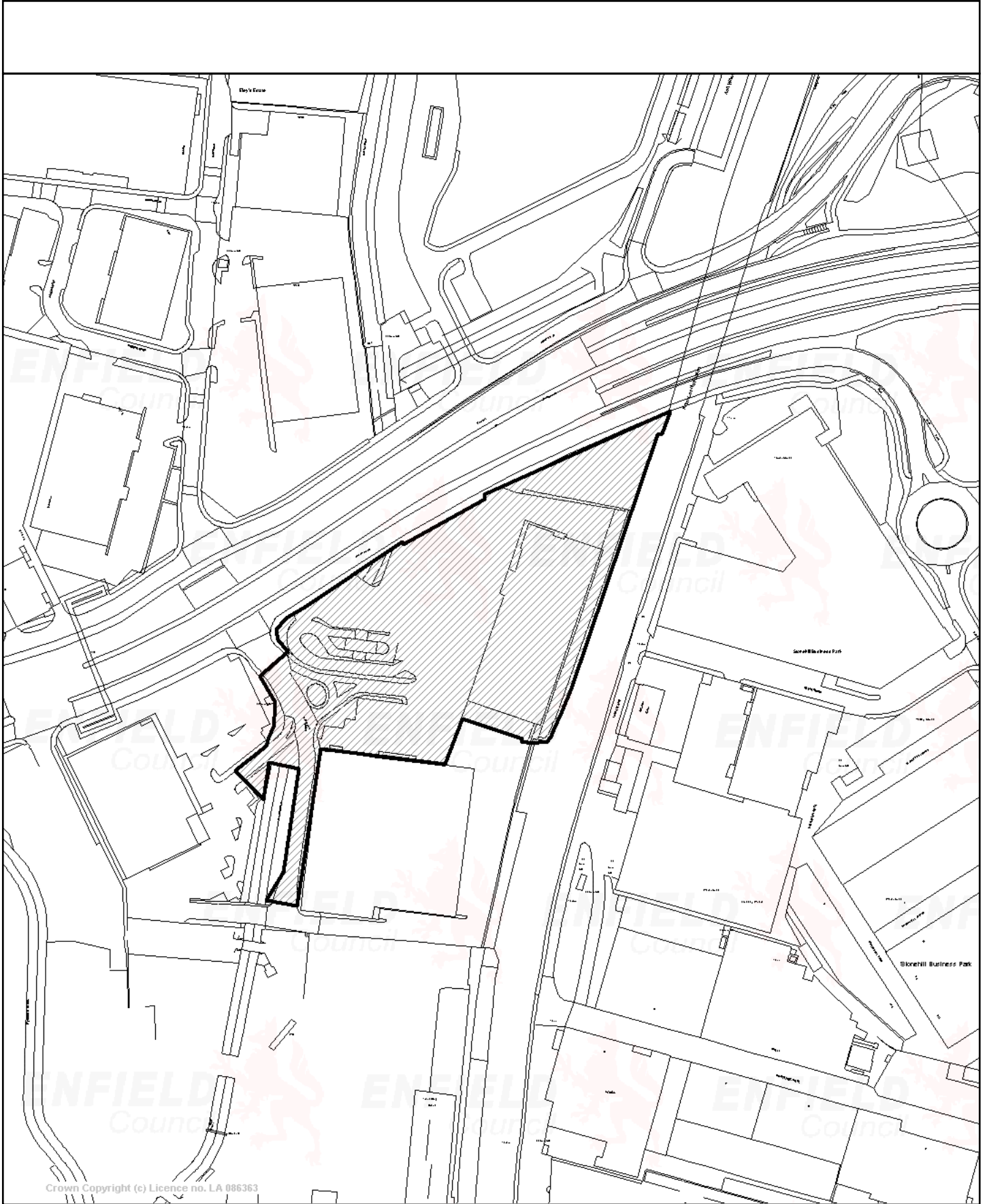
A Sustainability Strategy and Options Appraisal has been submitted with this application, alongside the Council's own Sustainability Assessment Form for which a score of 54% was achieved. This is acceptable in this instance as many of the criteria are not applicable to this development.

Conclusion

It is considered that the proposed development is acceptable in terms of retail planning policy and would not give rise to conditions which would harm the vitality and viability of neighbouring shopping centres. Moreover, the proposals would improve the appearance of the premises and whilst the concerns of the Environment Agency are noted, there would be an improvement in the relationship of the development to the River Lee Navigation and access would not be prejudiced. It is also considered that the level of traffic that could be generated by the proposed development is not a serious cause of concern. It is considered that traffic generation levels will be comparable to the previously approved scheme, and that the minor increase of 13 parking spaces in relation to this application is acceptable. The incorporation of the ramp link to Argon Road will provide improved access for pedestrians and cyclists, with overall provision of secure cycle parking improved compared to the previous scheme.

In the light of the above, it is considered that conditional planning permission be granted for the following reasons:

- 1 The proposed development does not give rise to conditions that would detract from the vitality and viability of neighbouring and nearby town centres having regard to Policy (II)S6 of the Unitary Development Plan.
- 2 The proposed external alteration would not detract from the appearance of the existing site or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan
- 3 The proposed development taking into account the reduced car parking required by condition would not give rise to conditions prejudicial to the free flow and safety of traffic using the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan.
- 4 The proposed development would not give rise to conditions prejudicial to the setting of or access to the River Lee Navigation having regard to Policies (II)O6, (II)EN12, (II)GD12 and (II)GD13 of the Unitary Development Plan.



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Scale 1/2500 Date 9/6/2006

Centre = 535708 E 192120 N

TP/06/0654

Application Number: TP/06/0674 **Ward:** Highlands

Date of Registration: 10th April 2006

Contact: David Snell 020 8379 3838

Location: GRANGE PARK PRIMARY SCHOOL, WORLDS END LANE, LONDON, N21 1PP

Proposal: Single storey extension to provide an additional learning suite

Applicant Name & Address:

Grange Park primary School
GRANGE PARK PRIMARY SCHOOL
WORLDS END LANE
LONDON
N21 1PP

Agent Name & Address:

Paul Sampson
12, OLD PARK RIDINGS
LONDON
N21 2EU

Recommendation: That Planning Permission be **GRANTED** subject to the following conditions:

1. That details of the proposed access ramp be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The access ramp shall then be implemented according to the approved details.

Reason: In the interest of visual amenity.

2. C08 Materials to Match
3. C10 Details of Levels
4. C25 No additional Fenestration
5. That details of a servicing area, including the access route to the site and the days & hours of use, for the loading/unloading, parking and turning of delivery, service and construction vehicles shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The servicing area shall then be implemented and maintained throughout the duration of the construction period.

Reason: in order to protect the amenities of nearby residential properties and to ensure access does not prejudice the free flow and safety of traffic and pedestrians along the adjoining highways.

6. C51A Time Limited Permission

Site and Surroundings

Application site is within Grange Park Primary School, located on the eastern side of Worlds End Lane. To the north is Highlands School, with the Enfield Golf Course on the eastern and southern boundaries.

The site lies between the school library and a classroom block, and is currently used as an access off an internal corridor, to the playground.

Amplification of Proposal

Permission is sought for the erection of a single storey infill extension to provide an additional learning suite.

The proposed extension will be sited between the library and an existing classroom block. It will be 6.1m wide, 7.0m deep, and 3.6m in height to the ridge of a pitched roof.

Relevant Planning Decisions

- LBE/94/0004 - Installation of 2 single temporary classroom units; development to be phased for installation of the first unit in spring/summer 1994 and the second unit in spring/summer 1995. – GRANTED WITH CONDITIONS
- LBE/94/0004/1 - Variation of Condition 1 of planning permission dated 09/03/94 (Ref: LBE/94/0004) to permit the erection of one single storey classroom building within existing school in an alternative location. – GRANTED WITH CONDITIONS
- LBE/96/0007 - Erection of a single storey block adjoining main building to provide 3 new classrooms and store area, and formation of an additional car parking area. –GRANTED WITH CONDITIONS
- LBE/97/0004 - Erection of single storey extensions to existing building to provide new library and storeroom to dining hall. – GRANTED WITH CONDITIONS
- LBE/98/0030 - Single storey classroom extension. – GRANTED WITH CONDITIONS
- TP/00/0872 - Single storey extension to form ICT room and entrance lobby. – GRANTED WITH CONDITIONS

Consultations

Consultation period: 19 April 2006 to 10 May 2006.

Public

Letters sent to 3 neighbouring properties, including Highlands School. No comments received.

External

None.

Internal

None.

Conservation Advisory Group

N/a

Appropriate UDP Policy

(I)CS1	Provision of community services
(II)CS2	Siting and design of buildings
(II)CS3	Community facilities
(I)GD1	Regard to surroundings
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD7	Car parking standards
(II)H8	Privacy

Analysis

The main issue of consideration in respect of this application is the effect of the proposed building on the amenities of adjoining properties.

The proposed extension is approximately 120 away from the nearest residential dwelling, and obscured from these by existing school buildings. It is therefore considered that the proposed extension due to its size and siting will not impact on the amenities of the adjoining residential occupiers

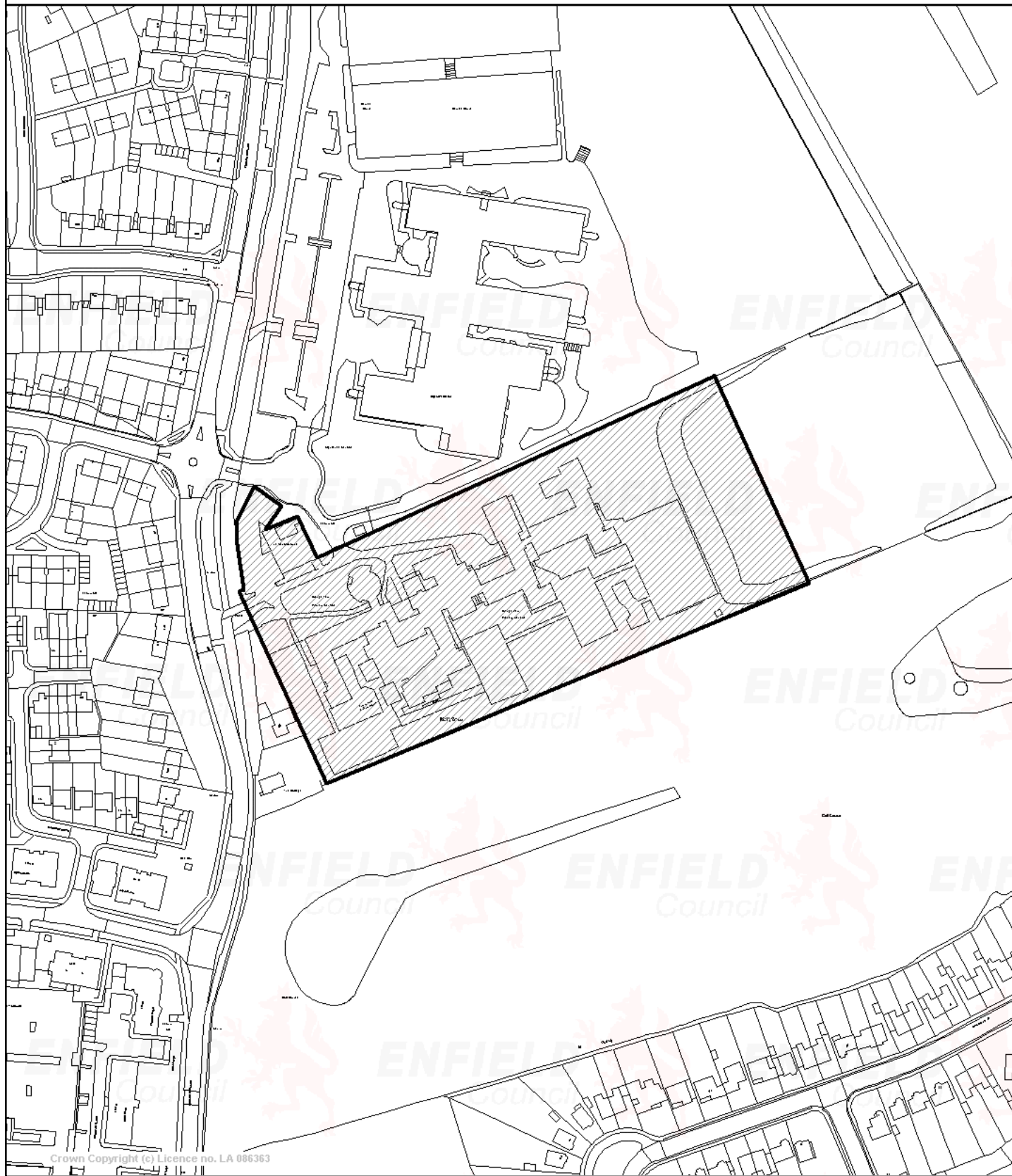
With regards to traffic implications, as there are no additional children proposed, Transportation are satisfied that there will be no further impact on traffic on the adjoining streets.

Conclusions

The proposed development would be of a form and design considered to have no adverse impact on the amenities of adjoining occupiers. Approval is recommended for the following reasons:

1. The proposed single storey building, due to its design, size and siting does not detract from the character and appearance of the surrounding area nor does it unduly affect the amenities or privacy of adjoining or nearby residential properties having regard to Policies (II)CS2, (II)CS3, (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan.
2. The proposed development does not prejudice the provision of on site parking nor would it lead to additional parking and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan.

TP/06/0674



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Scale 1/2500 Date 9/6/2006

Centre = 531059 E 196038 N

Application Number: TP/06/0728 **Ward:** Upper Edmonton
Date of Registration: 26th April 2006

Contact: Andy Higham 020 8379 3848

Location: 79, FORE STREET, LONDON, N18 2TW

Proposal: Partial demolition of existing buildings and erection of a part 2-storey, part 3-storey block of 7 flats (comprising 6 x 2 bed & 1 x 1 bed) incorporating accommodation in the roof with side and rear dormers and balcony to rear (west) elevation, and 114 square metres floorspace (at ground floor level) for commercial use together with associated car parking (revised scheme).

Applicant Name & Address:

Inner Circle Ltd
2, Kinsbourne Court
Luton Road
Harpenden
Herts
AL5 3BL

Agent Name & Address:

Mr Michael Cross, Yurky Cross Chartered Architects
167a, York Way
London
N7 9LN

Note for Members:

An application of this nature (residential scheme under 10 units) would normally be determined under delegated authority. An exception to this is where the Conservation Advisory Group have raised objection. Accordingly, following consideration, it is felt planning permission should be granted so is referred to Planning Committee.

Recommendation: That planning permission be **GRANTED** subject to the following conditions:

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C12 Details of Parking/Turning Facilities
6. C14 Details of Access and Junction
7. C16 Private Vehicles Only - Parking Areas
8. C17 Details of Landscaping
9. C21 Construction Servicing Area

10. C22 Details of Const. Vehicle Wheel Cleaning
11. C51A Time Limited Permission
12. Prior to the commencement of the development, details of the eaves level and window to side extension; top window in northern flank elevation; and side and rear dormer windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the building in the street scene and Conservation Area.

Site and Surroundings:

The site currently contains a part single, part 2-storey building located on the western side of Fore Street within the Fore Street South Conservation Area. It is currently used as an Electrical Appliance Service Centre with associated office / residential above.

The surrounding area is mixed use, with retail and commercial predominantly, some with residential above. In particular, there are residential units above the retail shops to the south (ie 73-77 Fore Street) and to the north in the residential conversion of St James's Church, now St James's Court.

Amplification of Proposal:

Permission is sought for the partial demolition of the existing buildings to retain the main element of the original frontage property, and the erection of a part 2-storey, part 3-storey extension to provide 7 self-contained flats (6 x 2 bed and 1 x 1 bed) with accommodation in roof with side and rear dormers and balconies to rear (west) elevation. 114 sq.m. of commercial floorspace (at ground floor level) together with associated car parking.

Relevant Planning Decisions:

TP/04/1271. A planning application for the erection of a 4-storey block of 14 flats was withdrawn on 12/8/04.

CAC/04/0015. An application for demolition in connection with redevelopment was withdrawn on 12/8/04.

TP/05/0395. A planning application for the erection of a 4-storey block of 8 flats with commercial at ground floor was withdrawn on 21/4/05.

CAC/05/0002. An application for demolition in connection with redevelopment was withdrawn on 21/4/05.

TP/05/1308. Planning permission for the erection of a part-2 and part-3 storey block of 8 flats with commercial at ground floor was refused on 27/9/05.

CAC/05/0006. An application for demolition in connection with redevelopment was refused on 4/8/05.

TP/06/0095. Planning permission for the erection of a part-2 and part-3 storey block of 7 flats with commercial use at ground floor was refused on 28/3/06.

CAC/06/0001. An application for partial demolition in connection with redevelopment was refused on 4/4/06.

Consultations:

Public

Consultation letters were sent to 123 neighbouring properties. In addition, notice was displayed at the site and published in the local press. In response, two letters of objection were received raising all or some of the following points:

- loss of retail;
- impact on other retail businesses in the vicinity;
- impact on traffic and parking in the area;
- scheme is similar to other previously refused schemes;
- traffic congestion;
- development out of keeping with local architecture;
- reduce value of surrounding properties.

One letter received was not against a development of this site as anything will be an improvement; concerned re. demolition in a Conservation Area, but best if no other option can be found.

In addition, Edmonton Study Group have concerns with the ground floor windows, but overall support the development given the amendments that have been made since the first submission.

Internal

Education have no objections.

External

English Heritage (Archaeology) waive a requirement for an archaeological assessment.

Conservation Advisory Group

The Group object to the proposal, as they do not like the side extension; feel the rear extension is poor with crude elevations; juxtaposition of windows and roofline is poor and the proposed scheme does not enhance the setting of the historic building; the separation between the new and the original building is better, but the proposed dormers on the historic building are poor.

Appropriate UDP policy

- | | |
|----------|---|
| (I) GD1 | Development to have regard to its surroundings. |
| (I) GD2 | To seek to ensure that new developments improve the environment |
| (II) GD1 | Appropriate location of new developments |
| (II) GD3 | Aesthetic and functional design |
| (II) GD6 | Traffic generation |
| (II) GD7 | Car parking standards |
| (II) GD8 | Site access and servicing |
| (II) H1 | Increase in housing stock |
| (II) H7 | Residential density |

- (II) H8 Privacy and over-looking
- (II) H9 Provision of amenity space
- (II) T17 Needs of pedestrians
- (II) T19 Needs of cyclists
- (I) C1 Sites of archaeological or historical interest
- (II) C26 Resist demolition in Conservation Area's
- (II) C30 New developments in Conservation Area's
- (II) C38 Loss of or impact on trees of new developments

Other Material Considerations:

- (II) T19 Cycle parking (Interim Amendment)
- (II) SDC1 Sustainable Design and Construction (Interim Amendment)

Conservation Area Character Appraisal.

Relevant National Planning Policy / Guidance:

- PPS1 Delivering Sustainable Communities
- PPG3 Housing
- PPG13 Transport
- PPG15 Planning and the Historic Environment

London Plan

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) may also be of relevance:

- 3A.1 Increasing Supply of Housing
- 3A.2 Boroughs Housing Targets
- 3A.3 Efficient Use of Housing Stock
- 3A.4 Housing Choice
- 3A.14 Addressing the needs of London's diverse population
- 3C.1 Integrating Transport and Development
- 3C.22 Parking Strategy
- 3D.3 Maintaining and Improving retail facilities
- 4A.7 Energy efficiency and renewable energy
- 4B.3 Maximising the potential of Sites
- 4B.6 Sustainable Design and Construction
- 4B.7 Respect local context and communities
- 4B.10 Londons Built Heritage
- 4B.11 Heritage Conservation
- 4B.14 Archaeology

Analysis:

Background

This scheme seeks to address the reason for refusal stated in respect of the previous application, TP/06/0095, which was refused for the following reason:

'The proposed development, due to the design, detail and relationship of the proposed extensions and alterations to the villa, would represent an incompatible form of development detrimental to and out of keeping with the street scene, and the character and appearance of the

surrounding area and the Fore Street South Conservation Area. The proposed development would therefore be contrary to Policies (I) GD1, (I) GD2, (II) GD3, and (II) C30 of the Unitary Development Plan.'

Essentially, the main alterations are:

- The flank extension is finished with a pitched roof to match the villa, and the elevational treatment revised to match the main building;
- The dormers have been redesigned to include fenestration in keeping with the period vernacular of the villa;
- The front elevation has been rethought to include a period shopfront;
- The fascia line has been amended to co-ordinate with the shopfront detail;
- The link has been completely redesigned creating a visual separation between the new and existing buildings.

Conservation Advisory Group

At their meeting on 27th April 2006, the Group objected to the proposed development, and in particular:

- inappropriate side extension;
- rear extension is poor with crude elevations;
- juxtaposition of windows and roofline is poor;
- dormers on rear elevation of historic villa are inappropriate.

Overall, although welcoming the design of the link between the new and the old, the Group consider the proposed scheme does not enhance the setting of the historic building.

This proposal has been the subject of lengthy discussions to seek an acceptable form of redevelopment for this site, and we have moved from complete redevelopment to retention of and extension to the existing historic villa. Certainly, the current proposals represent a significant improvement on the original proposal and it is now considered that the scheme now proposed is unlikely to be significantly improved. With this in mind, although the concerns of CAG are noted, it is felt that:

1. The side extension to the southern elevation is larger than that originally in situ, but with the exception of the eaves detailing, is designed in a sympathetic and ancillary manner respecting the prominence of the main villa. A condition could be imposed to secure additional detailing at eaves level and window detail to improve appearance.
2. The top window in the northern flank elevation is positioned close to the roof line. A condition is suggested requiring revised window details to improve this detail.
3. There is limited detail regarding the side and rear dormer windows. Responding to the concern expressed, a condition is suggested requiring alterations and more detail.
4. The rear extension has a contemporary design much reduced in scale from that proposed in schemes previously. In itself, the approach to the design is appropriate and the scale more sympathetic to the original villa. Certainly, a reduction in the size of the rear dormer would render an improvement.

Taking into account the alterations to be sought by condition, it is considered on balance, that the scheme is acceptable and has adequately addressed the previous reason for refusal. Furthermore, the local amenity group support the proposal.

Principle of Residential Development:

Due to the mixed composition of this town centre location, there is no objection in principle to the use of the site to provide additional residential accommodation whilst retaining the ground floor commercial frontage. Moreover, the proposal would also be consistent with increasing the availability of housing within the Borough.

Quality of development / Impact on Character of Surrounding Area:

The internal layout of the proposed flats is generally considered acceptable including when having regard to Supplementary Planning Guidance. Density is calculated at 190 hrph which is within the range of 150-200 heph stated in the Unitary Development Plan, as normally being acceptable. Notwithstanding this, the scheme must still represent development of a scale which preserves and/or enhances the character and appearance of the Conservation Area, and Policy (II)H7 together with Policies (I)GD1, (I)GD2 and (II)GD3 make reference to the need for development to be compatible with the surrounding area in terms of design, parking and impact on street scene.

The scale of the development matches that of the most recently refused scheme. This decision focused on the design, detail and relationship of the proposed extensions and alterations to the villa, not to the size and scale of the building. Partial demolition of the building is still proposed, retaining the front elevation. This is welcomed by Conservation Advisory Group, as the building would retain its existing appearance and relationship to the Conservation Area. The front part therefore remains 2-storey, with 3-storey to the rear.

Amenity space is below the 75% of gross internal floor area required which fulfils a function not only as amenity space for the occupiers of the proposed flats but also provides a setting for the development visually within the street scene. However, this has been increased by virtue of the reduction in the building size and footprint from the original scheme, and given the reduction in the number of units from the site and its location within the town centre, this would not be considered a reason for refusal. The number of trees proposed to be lost and pruned has now also been reduced due to the reductions in the footprint of the scheme.

Impact on Neighbouring Properties:

A previous refused development was considered to have an adverse impact on the residential amenities of the occupiers of no. 77 Fore Street, which is to the south of the application site, and comprises an estate agents ground floor with residential above. The impact was on the residential unit, by reason of the new building being built directly on the boundary with no. 77 Fore Street. The existing building at no. 79 is 2-storey with a low flat roof. This element is now proposed to be retained in terms of size and siting, so there would be no increase in impact from this part. However the extensions do project beyond this line by about 3.5m. They are set off from the boundary, and given the extent of the existing building already blocking light and outlook, it is considered that, on balance, this would not justify a reason for refusal. This is also the same for the pitched roof over this element, which is sloping away from the boundary with no. 77 Fore Street.

That refused scheme also raised a concern with the impact on the amenities enjoyed by the occupiers of the adjoining residential development, St James's Court (a converted Church). This is because the development would be sited less than that required by policy for facing windows. The extent of the rearward projection has now been significantly reduced compared to the

previous scheme, and it is acknowledged that there are large mature trees between the sites which would help to mitigate the impact, with secondary kitchen windows and bedroom windows facing the adjoining site. Accordingly, as the distance between the two developments is at least 16m, it is considered that on balance, the impact on the occupiers of St James's Court is not sufficient to warrant a refusal on grounds of loss of light, outlook and privacy.

Access and Parking Provision:

Seven car parking spaces are provided together with a cycle shed for storing cycles. This equates to 1 car parking space per unit, together with adequate pedal cycle parking facilities. Given national and regional planning guidance in the form of PPG3 and PPG13 and the good access to public transport, there are no objections to this level of provision. However, car parking spaces 1 and 2 are sited such that insufficient space is provided for vehicles to enter and exit via the existing crossover, and an additional crossover is undesirable due to the location of the bus stop. Accordingly, by deleting space 1, the remaining six spaces would provide an acceptable level of vehicle accommodation, as well as still providing an adequate level of parking provision. A condition is imposed to cover this issue.

Spaces are provided at the front for delivery space for the commercial unit.

Access would be direct from Fore Street into the parking area at the rear via a passage way. Although the position of the access would be close to that to the neighbouring residential development of St James's Court, no objection is raised on traffic generation or highway safety grounds.

Sustainable Design and Construction:

None submitted. A condition requiring a Sustainability Assessment is therefore recommended.

Conclusion:

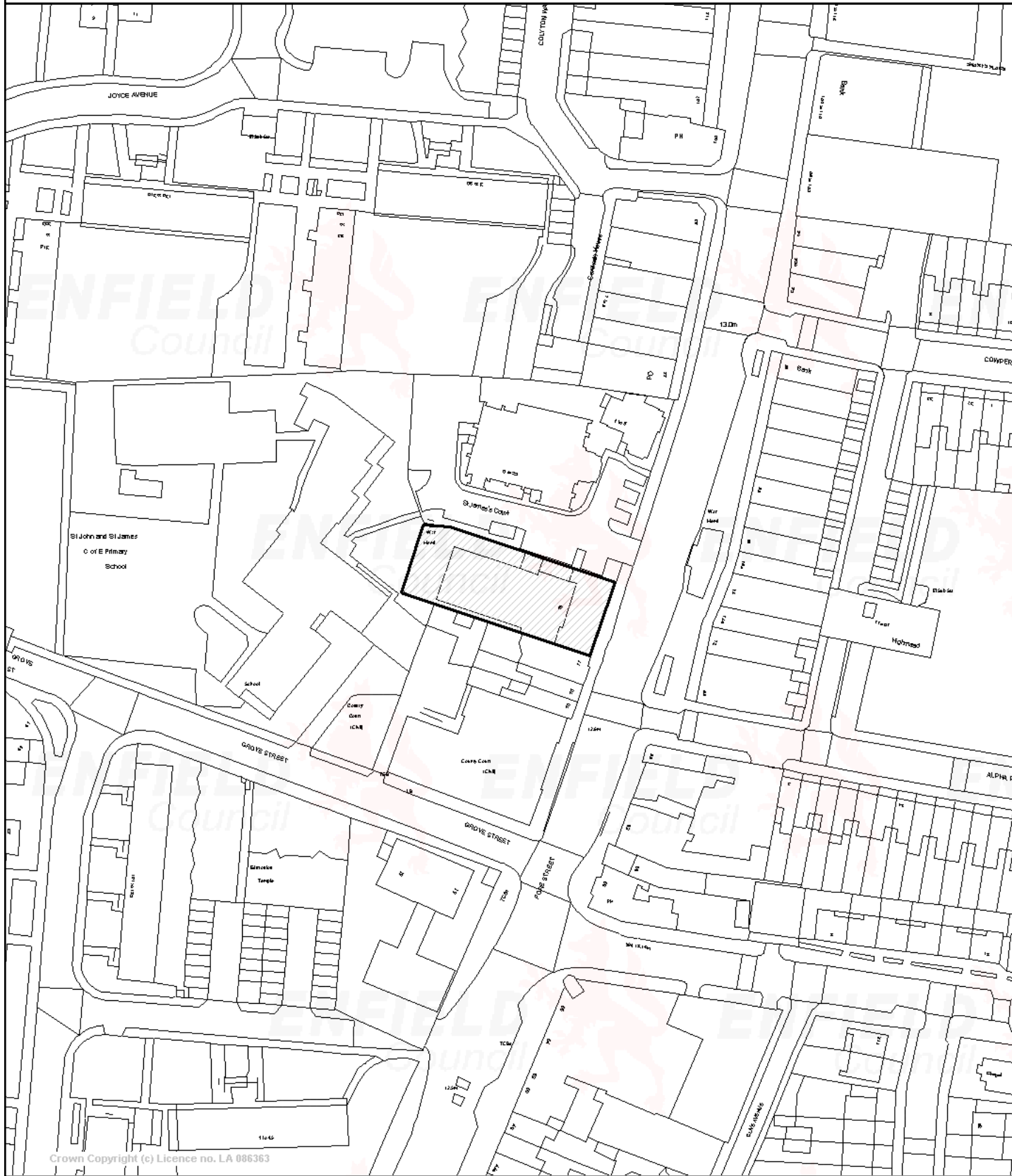
The scheme has been amended a number of times since that originally submitted and has improved considerably. The development is now considered to be acceptable, both preserving and enhancing the character and special appearance of the Conservation Area, and, notwithstanding the comments raised by the Conservation Advisory Group, the application is recommended for approval.

It is therefore recommended that planning permission be approved for the following reasons:

- 1 The proposed development would not detract from the appearance or character of the surrounding area, and would preserve and/or enhance the character and appearance of the Conservation Area having regard to Policies (I)C1, (II)C26, (II)C30, (I)GD1, (I)GD2, (II)GD1, and (II)GD3 of the Unitary Development Plan.
- 2 The proposed development would not detract from the residential amenities of the adjoining properties having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.
- 3 The proposed development would increase the supply and availability of housing within the Borough in accordance with Policy (II)H1 of the Unitary Development Plan.
- 4 The provision of adequate parking provision together with cycle parking provision, is considered sufficient to avoid giving rise to conditions prejudicial to the free flow and safety of

traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan as well as advice contained in PPG3 and 13 and the London Plan.

CAC/06/0009



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Scale 1/1250 Date 9/6/2006

Centre = 534023 E 192021 N

Application Number: TP/06/0806 **Ward:** Southbury

Date of Registration: 12th May 2006

Contact: David Snell 020 8379 3838

Location: CARTERHATCH INFANT AND JUNIOR SCHOOL, CARTERHATCH LANE, ENFIELD, EN1 4JY

Proposal: Single storey extension to south east elevation to provide additional classrooms and disable shower facility

Applicant Name & Address:

Mrs P. Berry
CARTERHATCH INFANT AND JUNIOR SCHOOL
CARTERHATCH LANE
ENFIELD
EN1 4JY

Agent Name & Address:

Mr K Ellerbeck, KSE Building Services
69, Northaw Road
East Cuffley
Herts
EN6

Recommendation: That Planning Permission be **GRANTED** subject to the following conditions:

1. C08 Materials to Match
2. C10 Details of Levels
3. C21 Construction Servicing Area
4. C22 Details of Const. Vehicle Wheel Cleaning
5. C25 No additional Fenestration
6. C26 Restriction of Use of Extension Roofs
7. C51A Time Limited Permission

Site and Surroundings

Application site is within the grounds of Carterhatch Infant and Junior School, located on the north side of Carterhatch Lane. The school entrance is approximately 160m east of the junction with the Great Cambridge Road.

The surrounding pattern of development is primarily residential in nature, consisting of terraced and semi-detached dwellings.

Amplification of Proposal

Permission is sought for the erection of a single storey extension to provide two additional classrooms and a disabled persons shower facility. No increase in pupil numbers is proposed.

The proposed classrooms will be sited at the end of the administration block and will be 8.3m wide, 8.75m deep, and approximately 2.55m in height to the top of a flat roof.

The proposed disabled shower facility will be sited at the rear of the proposed classrooms, and will be 3.425m wide, 2.925m deep, and approximately 2.55m in height to the top of a flat roof. It will be set in from the flank wall of the proposed classrooms by approximately 5.1m

Relevant Planning Decisions

- TP/05/1343 - Single storey detached building at rear to provide community hall, clubhouse and changing rooms. GRANTED WITH CONDITIONS - 03/05/06
- TP/04/1116 Erection of two single storey extensions. GRANTED WITH CONDITIONS - 17/08/04.
- TP/03/1307 Single storey front extension. GRANTED WITH CONDITIONS - 23/09/03.
- LBE/02/0013 Temporary building to provide classroom and associated facilities. GRANTED WITH CONDITIONS - 21/10/02.
- LBE/97/0020 Erection of single storey extension to existing school to provide three classrooms, office, wc and store. GRANTED WITH CONDITIONS - 18/11/97.
- LBE/97/0011 Erection of a temporary single storey classroom building with provision of disabled toilet and access ramp. GRANTED WITH CONDITIONS - 24/7/97.
- LBE/94/0020 Erection of a new school (at rear of existing school) for children with learning difficulties including caretakers house. GRANTED WITH CONDITIONS - 25/05/95.
- TP/90/0712/1 Renewal of planning permission dated 13/11/90 (Ref. TP/90/0712) for the retention of scout hut. GRANTED WITH CONDITIONS - 12/03/96.
- TP/91/0988 Development of school playing field by the erection of 28 houses with ancillary parking and landscaping. (Outline). Refused on 14/02/92
- TP/90/0712 Retention of scout hut for a further limited period. GRANTED WITH CONDITIONS - 13/11/90.

Consultations

Consultation period: 15 May 2006 to 05 June 2006.

Public

Letters sent to 23 neighbouring properties. One letter received from 132 Carterhatch Lane, raising the following points:

- Problems getting into driveway when school is open.
- Inconsistency with Council planning decisions.

External

None.

Internal

None.

Conservation Advisory Group

N/a

Appropriate UDP Policy

(I)CS1	Provision of community services
(II)CS2	Siting and design of buildings
(II)CS3	Community facilities
(I)GD1	Regard to surroundings
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD7	Car parking standards
(II)H8	Privacy

Analysis

The main issue of consideration in respect of this application is the effect of the proposed building on the amenities of adjoining properties.

The proposed classrooms extension will be sited nearer to the common boundary of 133 Carterhatch Lane, the nearest residential dwelling. The distance from the flank wall of the proposed extension to that common boundary is approximately 13m, with an additional 3.0m to the flank wall of a rear element of that dwelling. This is considered to be sufficient to not unduly impact on the residential amenities currently enjoyed by the occupiers of that adjoining property.

The proposed disabled shower facility will provide for improved facilities for persons with disabilities and should be welcomed.

With regards to traffic implications, as there are no additional children proposed, Transportation are satisfied that there will be no further impact on traffic on the adjoining streets.

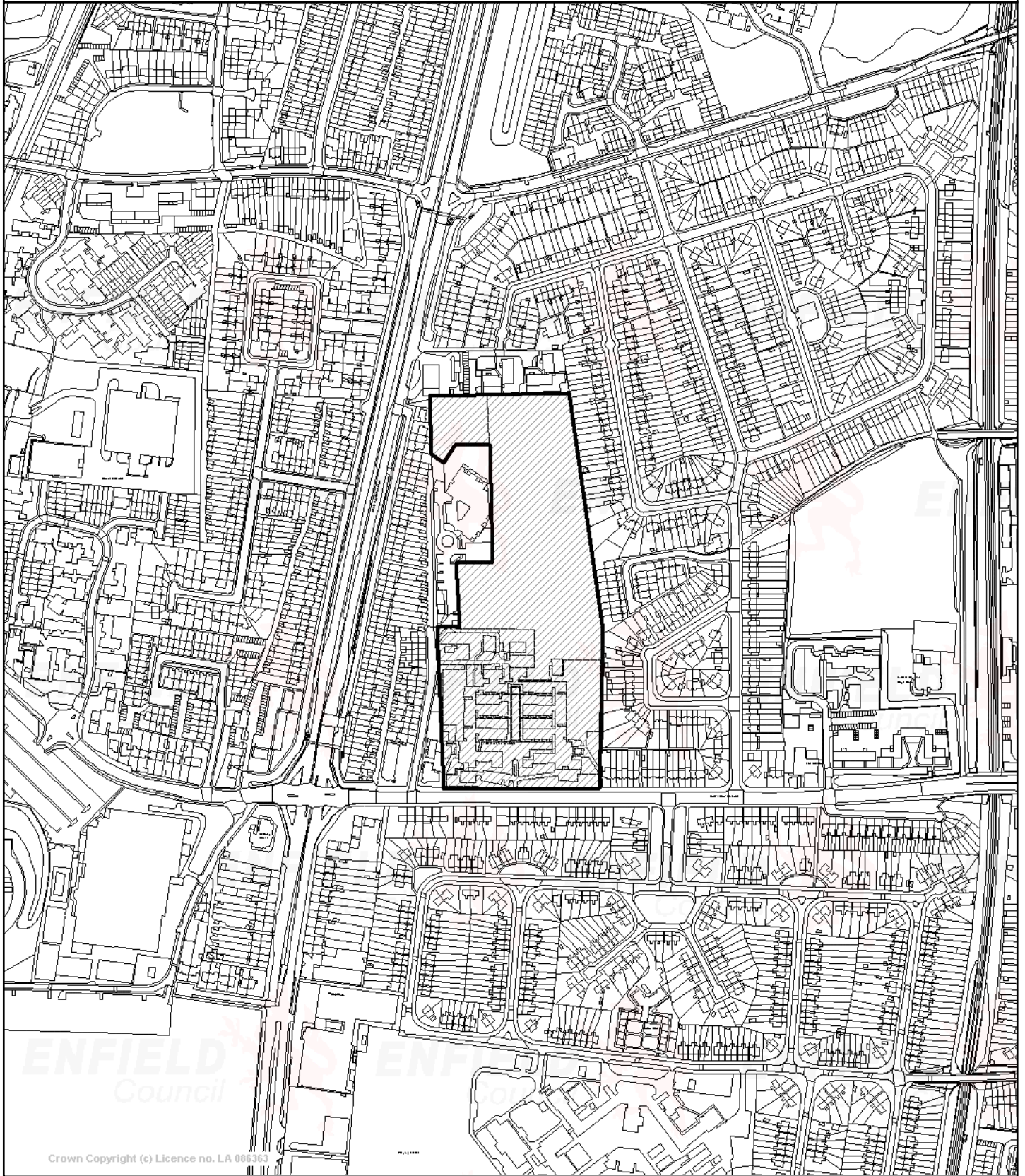
Conclusions

The proposed development would be of a form and design considered to have no adverse impact on the amenities of adjoining occupiers. Approval is recommended for the following reasons:

3. The proposed single storey building, due to its design, size and siting does not detract from the character and appearance of the surrounding area nor does it unduly affect the amenities or privacy of adjoining or nearby residential properties having regard to Policies (II)CS2, (II)CS3, (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan.
4. The proposed disabled persons shower facility will provide for improved facilities for persons with disabilities, having regard to Policy (II)GD11 of the Unitary Development Plan.

5. The proposed development does not prejudice the provision of on site parking nor would it lead to additional parking and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan.

TP/06/0806



ENFIELD
Council

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SECTION 1
NEW TOWN PLANNING APPLICATION APPEALS

Application No.: PA/05/0024

Ward:Cockfosters

Appeal Type: Written Evidence

Appeal Received date: 17-May-2006

Location: Site to east side, Reservoir Road, opposite 24, Reservoir Road, London, N14 4BG

Proposal: Installation of a mock telegraph telecommunications pole to a maximum height of 8.0m (including antenna) with associated equipment cabinet at base.

Application No.: PA/05/0026

Ward:Southgate

Appeal Type: Written Evidence

Appeal Received date: 18-May-2006

Location: Site northwest side of Eversley Park Road, on traffic island (open space), junction of Chaseville Park Road, and Eversley Park Road, Winchmore Hill, London, N21 1PR

Proposal: Installation of a mock telegraph telecommunications pole to a maximum height of 8.0m (including antenna) with equipment cabinet at base.

Application No.: PA/05/0028

Ward:Grange

Appeal Type: Written Evidence

Appeal Received date: 17-May-2006

Location: Site, west side of Cranleigh Gardens, adjacent to 38 Uplands Way, London, N21 1DX

Proposal: Installation of a mock telegraph telecommunications pole to a maximum height of 8.0 metres (including antenna) with equipment cabinet at base.

Application No.: PA/05/0032

Ward:Cockfosters

Appeal Type: Written Evidence

Appeal Received date: 23-May-2006

Location: Site, north side of Newmans Way, opposite 2 Newmans Way, Enfield, EN4 0LU

Proposal: Installation of a mock telegraph telecommunications pole to a maximum height of 8.0m (including antenna) with equipment cabinet at base.

Application No.: PA/06/0002

Ward:Winchmore Hill

Appeal Type: Written Evidence

Appeal Received date: 17-May-2006

Location: Public Footpath To The Rear Of, 6, Gatward Close, London, N21

Proposal: Installation of a telecommunications monopole to a maximum height of 12 metres including 3 antennae together with associated equipment cabinets at base.

Application No.: PA/06/0003

Ward:Cockfosters

Appeal Type: Written Evidence

Appeal Received date: 01-Jun-2006

Location: Site, east side of Chase Side, adjacent Bramley Sports Ground, Chase Side, London, N14

Proposal: Installation of telecommunications slimline monopole to a maximum height of 15 metres (including 3 antennae), being replacement of existing slimline monopole of maximum height of 12.5 metres.

Application No.: TP/04/0654/VAR1

Ward:Turkey Street

Appeal Type: Written Evidence

Appeal Received date: 15-May-2006

Location: 610, HERTFORD ROAD, ENFIELD, EN3 5TA

Proposal: Variation of condition 05 of approval under appeal ref. APP/Q5300/A/04/1154 (TP/04/0654) - to allow the use of the premises for a take away/delivery service

Application No.: TP/05/1657

Ward:Highlands

Appeal Type: Written Evidence

Appeal Received date: 08-May-2006

Location: 1, OLD PARK VIEW, ENFIELD, EN2 7EG

Proposal: Vehicular Access

Application No.: TP/05/1812

Ward:Grange

Appeal Type: Written Evidence

Appeal Received date: 19-May-2006

Location: 1, ELMSCOTT GARDENS, LONDON, N21 2BP

Proposal: Subdivision of site and erection of a chalet bungalow to rear with detached garage and access via Bush Hill.

Application No.: TP/05/1828

Ward:Cockfosters, Highlands

Appeal Type: Public Enquiry

Appeal Received date: 19-May-2006

Location: VICARAGE FARM, HADLEY ROAD, ENFIELD, EN2 8JY

Proposal: Change of use from agriculture to a mixed use of agricultural/ all weather access and exercise strip and stables. (Retrospective)

Application No.: TP/05/1993

Ward:Winchmore Hill

Appeal Type: Written Evidence

Appeal Received date: 12-May-2006

Location: 10, BROAD WALK, LONDON, N21 3DB

Proposal: Demolition of existing garage and conservatory and erection of a single storey side extension incorporating a new garage with games room in roof, part single storey, part 2-storey rear extension and alterations to roof to form a front dormer window together with a rear dormer with patio doors and balustrade, and front boundary wall and railings with entrance gates (amended scheme - retrospective)

Application No.: TP/05/2267

Ward:Grange

Appeal Type: Written Evidence

Appeal Received date: 26-May-2006

Location: Enfield Park Nursing Home, 122 Green Dragon Lane, London, N21 1HA

Proposal: Redevelopment of site by the erection of a 2-storey block of No. 9 flats (comprising 8 x 2 bed and 1 x 3 bed) with accommodation in roof space, dormer windows to front, side and rear, together with provisions of surface car parking off Green Dragon Lane and to the rear access off Bazile Road.

Application No.: TP/06/0341

Ward:Cockfosters

Appeal Type: Written Evidence

Appeal Received date: 19-May-2006

Location: 28, BEECH HILL, BARNET, EN4 0JP

Proposal: Single storey rear extension, alterations to first floor rear fenestration, front extension to garage, new porch and pitch roof to replace existing flat roof at first floor front, construction of pitched roof over existing flat roof at side together with 4 rear dormer windows (amended scheme)

Application No.: TP/06/0346

Ward:Highlands

Appeal Type: Written Evidence

Appeal Received date: 10-May-2006

Location: 46, MERRYHILLS DRIVE, ENFIELD, EN2 7NY

Proposal: Part single, part 2-storey rear and front extension with hipped roof over and rear dormer window

Application No.: TP/06/0383

Ward:Ponders End

Appeal Type: Written Evidence

Appeal Received date: 15-May-2006

Location: 106 - 108, HIGH STREET, ENFIELD, EN3 4ES

Proposal: Conversion of loft space into 2 no. studio flats involving a rear dormer window, first floor rear/side extension, new staircase at rear and alterations to existing external staircase (revised scheme).

Application No.: TP/06/0395

Ward:Winchmore Hill

Appeal Type: Written Evidence

Appeal Received date: 16-May-2006

Location: DEVON HOUSE, 73, CHURCH HILL, LONDON, N21 1LE

Proposal: Infill extension at rear to form conservatory.

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SECTION 2

DECISIONS ON TOWN PLANNING APPLICATION APPEALS

Application No.: PA/05/0011

Ward:Enfield Lock

(Delegated - 04-Jul-2005 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 16-May-2006

Location: Site To North West Of Junction Of, Mollison Avenue, And Ordnance Road, Enfield, Middx, EN3

Proposal: Installation of telecommunications monopole to a maximum height of 11.7m (including antennae), and 3 equipment cabinets at base within enclosure.

Application No.: TP/05/0801

Ward:Lower Edmonton

(Delegated - 26-Jul-2005 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 17-May-2006

Location: 216, BOUNCES ROAD, LONDON, N9 8LA

Proposal: Rear conservatory (retrospective).

Application No.: TP/05/1002

Ward:Winchmore Hill

(Delegated - 28-Sep-2005 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 18-May-2006

Location: LAND ADJACENT TO, 5, LEACROFT CLOSE, LONDON, N21

Proposal: Redevelopment of site to provide a detached 2-storey 3-bed single family dwelling house with parking at front (revised scheme).

Application No.: TP/05/1223

Ward:Haselbury

(Delegated - 08-Sep-2005 - REFUSED)

Appeal Type:

Appeal Decision: Invalid appeal

Decision Date: 19-May-2006

Location: 197, SILVER STREET, LONDON, N18 1PL

Proposal: Vehicular access

Application No.: TP/05/1388

Ward: Jubilee

(Delegated - 06-Oct-2005 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 18-May-2006

Location: 21, SCARBOROUGH ROAD, LONDON, N9 8AT

Proposal: Erection of canopy at the rear (retrospective)

Application No.: TP/05/1452

Ward: Jubilee

(Delegated - 21-Nov-2005 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 15-May-2006

Location: 164, BURY STREET, LONDON, N9 9LQ

Proposal: Demolition of existing buildings and erection of a three storey block of 8 No. 1-bed flats and a two storey block of 5 No. 1-bed flats; associated car parking and new vehicular access to Bury Street

Application No.: TP/05/1759

Ward: Haselbury

(Delegated - 28-Nov-2005 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 23-May-2006

Location: 2, BECKENHAM GARDENS, LONDON, N9 9BZ

Proposal: Two storey side extension.

Application No.: TP/05/1835

Ward:Chase

(Delegated - 21-Nov-2005 - DETAILS DISAPPROVED)

Appeal Type: Informal Hearing

Appeal Decision: Appeal withdrawn

Decision Date: 12-May-2006

Location: 106, Wetherby Road, Enfield, EN2

Proposal: Submission of reserved matters in respect of siting, design, external appearance and means of access pursuant to condition 01, 02, 03 & 04 of outline approval together with details of enclosure & refuse storage, submitted pursuant to conditions 06 & 07 of Ref:LBE/04/0019 for redevelopment of site for residential purposes involving erection of a total of 36 flats in two 3-storey blocks (comprising 3 x 1-bed, 33 x 2-bed) incorporating 25% affordable housing, provision of associated car parking with access via Lavender Hill and Wetherby Road and removal of roundabout on Wetherby Road.

Application No.: TP/05/1890

Ward:Cockfosters

(Delegated - 16-Dec-2005 - GRANTED WITH CONDITIONS)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 09-May-2006

Location: 25, CLAREMONT ROAD, BARNET, EN4 0HR

Proposal: Erection of part single, part 2-storey side and rear extension and front porch

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MUNICIPAL YEAR 2005/2006 PLANNING COMMITTEE - SECTION A
CONTRAVENTIONS IDENTIFIED & AWAITING SERVICE OF ENFORCEMENT NOTICE

WARD:Southgate Green

CON/5012 **Location:** 190, BOWES ROAD, LONDON, N11 2JH

Breach: The unauthorised use of the site as a hand car wash.

Action Authorised:

WARD:Cockfosters

CON/5045 **Location:** 12, Station Parade, Cockfosters, Herts

Breach: The erection a rear flue extractor without the benefit of planning permission

Action Authorised:

WARD:Winchmore Hill

CON/5065 **Location:** Land at rear of, 12, The Green, Winchmore Hill, London, N21 1AY

Breach: Destruction of three trees in conservation area.

Action Authorised:

WARD:Turkey Street

CON/5076 **Location:** 824, HERTFORD ROAD, ENFIELD, EN3 6UE

Breach: Conversion of single family dwelling house into two separate units

Action Authorised: 18 Apr 2005

WARD:Bowes

CON/5093 **Location:** 157, GREEN LANES, LONDON, N13 4SP

Breach: The unauthorised change of use to a social club from Class(A1) to Class(D2)

Action Authorised: 28 Apr 2005

WARD:Enfield Lock

CON/5108 **Location:** 12, GOVERNMENT ROW, ENFIELD, EN3 6JN

Breach: The erection of a rear UPVC conservatory with a red brick base, without the benefit of Listed building Consent.

Action Authorised: 26 May 2005

WARD:Bush Hill Park

CON/5111 **Location:** 70, COUNTISBURY AVENUE, ENFIELD, EN1 2NN

Breach: Single storey rear extension erected without planning permission

Action Authorised: 27 May 2005

WARD:Ponders End

CON/5114 **Location:** 443, LINCOLN ROAD, ENFIELD, EN3 4AQ

Breach: Conversion of house into 4 flats without planning permission

Action Authorised:

CON/5116	Location: 128, WINCHESTER ROAD, LONDON, N9 9EE	WARD: Haselbury
Breach:	Conversion of rear building into a flat without planning permission	
Action Authorised:		
CON/5117	Location: 165, MONTAGU ROAD, LONDON, N18 2LZ	WARD: Edmonton Green
Breach:	Erection of garage in excess of permitted development	
Action Authorised:		
CON/5133	Location: 37, CHEQUERS WAY, LONDON, N13 6DA	WARD: Upper Edmonton
Breach:	Development not in accordance with TP/02/0969. Adjoined roof was constructed with a flat roof rather than the approved pitched roof and is therefore significantly higher along the boundary. The owner/ occupier applied for retrospective planning permission for this which was refused.	
Action Authorised:		
CON/5154	Location: FARMLAND, WHITEWEBBS ROAD, ENFIELD, EN2 9HW	WARD: Chase
Breach:	Unauthorised commercial activity taking place	
Action Authorised:		
CON/5168	Location: UNIT 3, 79, PRETORIA ROAD NORTH, LONDON, N18 1SZ	WARD: Upper Edmonton
Breach:	Unauthorised change of use of premises into social club.	
Action Authorised:		
CON/5169	Location: 72, KINGS ROAD, LONDON, N18 2PN	WARD: Edmonton Green
Breach:	Unauthorised porch and extension.	
Action Authorised:		
CON/5170	Location: 6, VICTORIA ROAD, LONDON, N18 2JF	WARD: Edmonton Green
Breach:	Unauthorised conversion of property into bedsits.	
Action Authorised:		

CON/5171	Location: 20, BARCLAY ROAD, LONDON, N18 1EF	WARD: Upper Edmonton
Breach: Unauthorised conversion of house into flats.		
Action Authorised:		
CON/5184	Location: 372A, GREEN LANES, LONDON, N13 5XQ	WARD: Palmers Green
Breach: Unauthorised installation of an internally illuminated wall mounted advert panel.		
Action Authorised:		
CON/5187	Location: 64-66, CHURCH STREET, LONDON, N9 9PA	WARD: Edmonton Green
Breach: Unauthorised business being run from residential property.		
Action Authorised:		
CON/5192	Location: 16, RANWORTH ROAD, LONDON, N9 0LN	WARD: Lower Edmonton
Breach: Unauthorised flat conversion		
Action Authorised:		
CON/5193	Location: GROUND FLOOR FLAT 1, 173, CHURCH STREET, LONDON, N9 9HL	WARD:
Breach: Unauthorised change of use		
Action Authorised:		
CON/5194	Location: FLATS 1-3, 119, CHURCH STREET, LONDON, N9 9RN	WARD: Haselbury
Breach: Unauthorised conversion of house into 3 flats.		
Action Authorised:		
CON/5195	Location: 72, LEA ROAD, ENFIELD, EN2 0LE	WARD: Chase
Breach: Unauthorised conversion of loft.		
Action Authorised:		
CON/5196	Location: 195, CHURCH STREET, LONDON, N9 9HL	WARD:
Breach: Unauthorised conversion of house into flats.		
Action Authorised:		

CON/5199	Location: 41, FAIRFIELD ROAD, LONDON, N18 2QP Breach: UNAUTHORISED CONVERSION OF HOUSE INTO FLATS. Action Authorised:	WARD: Edmonton Green
CON/5202	Location: TOWER POINT, 52, SYDNEY ROAD, Enfield, EN2 6UG Breach: Unauthorised advertisement banners. Action Authorised:	WARD: Grange
CON/5203	Location: 4, CHALK LANE, BARNET, EN4 9HZ Breach: Unauthorised construction of fence in excess of 2.0 metres. Action Authorised:	WARD: Cockfosters
CON/5205	Location: 7, DYSONS ROAD, LONDON, N18 2DQ Breach: Unauthorised increase in roof height. Action Authorised:	WARD: Upper Edmonton
CON/5211	Location: 765, HERTFORD ROAD, ENFIELD, EN3 6SE Breach: The unauthorised change of use from a single-family dwelling house to an educational centre. Action Authorised:	WARD: Enfield Lock
CON/5214	Location: 51, Telford Road, LONDON, N11 2RH Breach: Land affecting the local amenity of the surrounding area. Action Authorised:	WARD:
CON/5215	Location: 43, Telford Road, LONDON, N11 2RE Breach: Land affecting the amenity of the surrounding area Action Authorised:	WARD:
CON/5216	Location: 19, Telford Road, LONDON, N11 2RA Breach: Land adversely affecting the amenity of surrounding area.	WARD:

Action Authorised:					
CON/5217	Location: 21, TELFORD ROAD, LONDON, N11 2RA			WARD:	
Breach:	Land adversely affecting the amenity of the surrounding area				
Action Authorised:					
CON/5218	Location: 23, TELFORD ROAD, LONDON, N11 2RA			WARD:	Southgate Green
Breach:	Land detrimental to the amenity of the surrounding area				
Action Authorised:					
CON/5219	Location: 231, BOWES ROAD, LONDON, N11 2HH			WARD:	
Breach:	Land detrimental to amenity of the surrounding areas.				
Action Authorised:					
CON/5221	Location: 87, TELFORD ROAD, LONDON, N11 2RL			WARD:	
Breach:	Unauthorised untidy land at front and rear of property.				
Action Authorised:					
CON/5224	Location: 22, Bull Lane, London, N18			WARD:	
Breach:	Unauthorised conversion of offices into homeless hostel.				
Action Authorised:					
CON/5226	Location: 8, LANCASTER ROAD, LONDON, N18 1HP			WARD:	
Breach:	Unauthorised conversion of property into flats.				
Action Authorised:					
CON/5228	Location: 38, WARWICK ROAD, LONDON, N18 1RX			WARD:	
Breach:	Unauthorised conversion of property into two separate dwellings.				
Action Authorised:					
CON/5229	Location: 195, FORE STREET, LONDON, N18 2UD			WARD:	

Breach:		
Action Authorised:		
CON/5230	Location: 39, CHURCH STREET, LONDON, N9 9QD	WARD:
Breach: Unauthorised flat conversion.		
Action Authorised:		
CON/5232	Location: 190, BOWES ROAD, LONDON, N11 2JH	WARD: Southgate Green
Breach: Unauthorised freestanding advertisement hoarding.		
Action Authorised:		
CON/5233	Location: 41, LOPEN ROAD, LONDON, N18 1PN	WARD: Haselbury
Breach: Unauthorised flat conversion.		
Action Authorised:		
CON/5235	Location: 155, BRAMLEY ROAD, LONDON, N14 4XB	WARD: Cockfosters
Breach: Unauthorised external flue on rear s/s extension (TP/98/1601).		
Action Authorised:		
CON/5236	Location: 60, THE FAIRWAY, LONDON, N14 4NU	WARD: Cockfosters
Breach: Unauthorised flat conversion.		
Action Authorised:		
CON/5237	Location: ARCHWAY, 23, GENTLEMANS ROW, ENFIELD, EN2 6PT	WARD: Town
Breach: The unauthorised change of use from an amenity plot to a car park.		
Action Authorised:		
CON/5240	Location: GUY LODGE BUNGALOW, WHITEWEBBS LANE, ENFIELD, EN2 9HJ	WARD: Chase
Breach: Alleged change of use: Premises being used as dog kennels.		
Action Authorised:		

CON/5243	Location: 65, LONDON ROAD, ENFIELD, EN2 6EP	WARD: Grange
Breach:	The unauthorised erection of a side and rear covered canopy area including permanent BBQ structure.	
Action Authorised:		
CON/5244	Location: 381, HIGH STREET, ENFIELD, EN3 4DH	WARD: Ponders End
Breach:	Unauthorised: Building of double garage which is 14ft high	
Action Authorised:		
CON/5245	Location: 6, RIDGEMOUNT GARDENS, ENFIELD, EN2 8QL	WARD: Highlands
Breach:	The unauthorised conversion of a single-family dwelling house into two self contained dwelling units.	
Action Authorised:		
CON/5249	Location: LAND,, PAINTERS LANE, Enfield, EN3	WARD: Enfield Lock
Breach:	Unauthorised installation of non illuminated advertisement hoarding.	
Action Authorised:		
CON/5251	Location: 117& 119, BOWES ROAD, LONDON, N13 4SB	WARD: Bowes
Breach:	Erection of a hoarding at the front of the site adjacent to the highway which, due to its appearance and dilapidated condition, is detrimental to the amenity of the area	
Action Authorised:		
CON/5252	Location: 7, BOURNE HILL, LONDON, N13 4LJ	WARD: Winchmore Hill
Breach:	Unauthorised sales of cars from drive.	
Action Authorised:		
CON/5254	Location: 56, CHARLTON ROAD, LONDON, N9 8EJ	WARD: Jubilee
Breach:	Illegal taxi service being run from back alley of property.	
Action Authorised:		
CON/5255	Location: 3, JUTE LANE, ENFIELD, EN3 7PJ	WARD: Enfield Highway
Breach:	Breach of PP ref:TP/04/2603.	

Action Authorised:

CON/5256 **Location:** 10, BROAD WALK, LONDON, N21 3DB **WARD:**Winchmore Hill

Breach: The unauthorised erection of a two storey side extension and single storey rear extension.

Action Authorised:

CON/5257 **Location:** 24, MANSFIELD CLOSE, LONDON, N9 7LU **WARD:**Jubilee

Breach: The unauthorised erection of a part single, part two-storey rear extension including a rear canopy.

Action Authorised:

CON/5258 **Location:** 1A, CORBAR CLOSE, BARNET, EN4 0JL **WARD:**Cockfosters

Breach: The unauthorised use of a flat roof area above an existing extension for amenity purposes incorporating the erection of railing.

Action Authorised:

CON/5259 **Location:** 39, GRENOBLE GARDENS, LONDON, N13 6JE **WARD:**

Breach: Unauthorised erection of 2 satellite dishes

Action Authorised:

CON//5260 **Location:** **WARD:**Cockfosters

Breach: Unauthorised erection of high wall

Action Authorised:

MUNICIPAL YEAR 2005/2006 PLANNING COMMITTEE - SECTION B
CONTRAVENTIONS WHERE NOTICES HAVE BEEN SERVED BUT AWAITING EXPIRY OF COMPLIANCE PERIOD
(INCLUDING THOSE WHERE APPEALS DISMISSED AND NEW COMPLIANCE DATES HAVE BEEN SET)

CON/5133	Location: 37, CHEQUERS WAY, LONDON, N13 6DA	WARD: Upper Edmonton
Breach: Development not in accordance with TP/02/0969. Adjoined roof was constructed with a flat roof rather than the approved pitched roof and is therefore significantly higher along the boundary. The owner/ occupier applied for retrospective planning permission for this which was refused.		
Action Authorised: 27 Feb 2006	Effective date: 12 May 2006	Compliance date: 12 Jul 2006
Date notice served: 31 Mar 2006		
CON/4968	Location: 53, FAIRFIELD ROAD, LONDON, N18 2QP	WARD: Edmonton Green
Breach: Unauthorised change of use of the land to storage and repair of electrical items and for storage of waste electrical items		
Action Authorised: 09 May 2006	Effective date: 08 Jun 2006	Compliance date: 08 Jul 2006
Date notice served: 10 May 2006		
CON/5054	Location: 179, HERTFORD ROAD, ENFIELD, EN3 5JH	WARD: Enfield Highway
Breach: The positioning of a structure within the curtilage of the site, in breach of Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995		
Action Authorised: 15 Mar 2005	Effective date: 10 Oct 2005	Compliance date: 10 Nov 2005
Date notice served: 02 Sep 2005		
CON/5085	Location: 108A, SOUTH STREET, ENFIELD, EN3 4QA	WARD: Ponders End
Breach: Unauthorised erection of flue extractor system to the rear of business premises.		
Action Authorised: 25 Oct 2005	Effective date: 08 Mar 2006	Compliance date: 08 May 2006
Date notice served: 01 Feb 2006		
CON/5110	Location: 188, WHITTINGTON ROAD, LONDON, N22 8YL	WARD: Bowes
Breach: The unauthorised change of use of the premises from two separate self contained dwellings to five separate self contained dwellings.		
Action Authorised: 24 Oct 2005	Effective date: 02 Feb 2006	Compliance date: 02 May 2006
Date notice served: 29 Dec 2005		
CON/5113	Location: 2, HARDWICKE ROAD, LONDON, N13 4SG	WARD: Bowes
Breach: Unauthorised conversion of single family dwelling house into six flats		
Action Authorised: 06 Jun 2005		

Date notice served: 15 Aug 2005	Effective date: 20 Sep 2005	Compliance date: 15 Nov 2005
CON/5124	Location: 58, WESTERHAM AVENUE, LONDON, N9 9BS	WARD: Haselbury
Breach: The unauthorised erection of a single storey detached garden building at the rear of the Property ('the Garden Building') and extending into the access way at the rear of the Property.		
Action Authorised: 19 Dec 2005		
Date notice served: 01 Mar 2006	Effective date: 05 Apr 2006	Compliance date: 05 Jun 2006
CON/5134	Location: 18, CEDAR AVENUE, ENFIELD, EN3 7JB	WARD: Enfield Highway
Breach: Without planning permission, the material change of use to a use as a house in multiple occupation.		
Action Authorised: 21 Jul 2005		
Date notice served: 18 Aug 2005	Effective date: 23 Sep 2005	Compliance date: 18 Nov 2005
CON/5135	Location: 33, JOHN GOOCH DRIVE, ENFIELD, EN2 8HG	WARD: Highlands
Breach: Without planning permission, the construction of a single story rear conservatory.		
Action Authorised: 09 Aug 2005		
Date notice served: 05 Oct 2005	Effective date: 09 Nov 2005	Compliance date: 09 Jan 2006
CON/5137	Location: GROUND FLOOR FLAT, 28, DENNY ROAD, LONDON, N9 7QS	WARD: Jubilee
Breach: The erection of a shed and raised decking in the rear garden of the ground floor flat of 28 Denny Road, N9		
Action Authorised: 22 Aug 2005		
Date notice served: 31 Aug 2005	Effective date: 05 Oct 2005	Compliance date: 05 Nov 2005
CON/5141	Location: 185A, TOWN ROAD, LONDON, N9 0HL	WARD: Lower Edmonton
Breach: The unauthorised erection of a roller-shutter situated to the west wall of the premises.		
Action Authorised: , ,		
Date notice served: 18 May 2006	Effective date: 29 Jun 2006	Compliance date: 29 Jul 2006
CON/5142	Location: 54, BOUNCES ROAD, LONDON, N9 8HX	WARD: Lower Edmonton
Breach: The unauthorised change of use from class A1(shop) to class B1(office).		
Action Authorised: 25 Nov 2005		
Date notice served: 28 Feb 2006	Effective date: 04 Apr 2006	Compliance date: 04 Jun 2006

CON/5145	Location: 680, GREAT CAMBRIDGE ROAD, ENFIELD, EN1 3RR Breach: Unauthorised car wash in operation. Action Authorised: 16 Nov 2005 Date notice served: 13 Mar 2006	Effective date: 24 Apr 2006	Compliance date: 24 Jun 2006	WARD: Southbury
CON/5152	Location: 2, COLLEGE GARDENS, ENFIELD, EN2 0QF Breach: The unauthorised conversion of a single-family dwelling house into two self-contained flats. Action Authorised: 29 Sep 2005 Date notice served: 05 Dec 2005	Effective date: 09 Jan 2006	Compliance date: 09 Mar 2006	WARD: Town
CON/5165	Location: PUBLIC HOUSE, 510, HERTFORD ROAD, ENFIELD, EN3 5SS Breach: Unauthorised car wash and mini cab office Action Authorised: 20 Oct 2005 Date notice served: 27 Oct 2005	Effective date: 01 Dec 2005	Compliance date: 01 Jan 2006	WARD: Turkey Street
CON/5167	Location: PUBLIC HOUSE, 510, HERTFORD ROAD, ENFIELD, EN3 5SS Breach: Unauthorised erection of externally illuminated signage Action Authorised: 24 Oct 2005 Date notice served: 06 Jan 2006	Effective date: 10 Feb 2006	Compliance date: 10 Mar 2006	WARD: Turkey Street
CON/5172	Location: 15, SILVER STREET, ENFIELD, EN1 3EF Breach: The unauthorised instillation of illuminated flank wall signage. Action Authorised: 25 Oct 2005 Date notice served: 20 Dec 2005	Effective date: 24 Jan 2006	Compliance date: 24 Feb 2006	WARD: Town
CON/5178	Location: 27, FELIXSTOWE ROAD, LONDON, N9 0DX Breach: Unauthorised flat conversion Action Authorised: 25 Jan 2006 Date notice served: 07 Feb 2006	Effective date: 14 Mar 2006	Compliance date: 14 May 2006	WARD: Edmonton Green
CON/5083	Location: 11, CHASE SIDE, LONDON, N14 5BP			WARD: Southgate

Breach: Take-away food is being sold at the premises in contravention of conditions 3 and 4 planning permission TP/02/0193.	
Action Authorised: 25 Jan 2006	
Date notice served: 25 Jan 2006	Effective date: 22 Mar 2006
	Compliance date: 22 Apr 2006
CON/5115	Location: 36, COTSWOLD WAY, ENFIELD, EN2 7HJ
	WARD: Highlands
Breach: The unauthorised construction of a bay/porch incorporating windows and double doors providing access to the roof terrace area above the rear ground floor extension.	
Action Authorised: 10 Nov 2005	
Date notice served: 30 Dec 2005	Effective date: 03 Feb 2006
	Compliance date: 03 Apr 2006
CON/5129	Location: 91, LONDON ROAD, ENFIELD, EN2 6EU
	WARD: Grange
Breach: Without planning permission, the use of a rear roof terrace including the erection of a balustrade.	
Action Authorised: 14 Jul 2005	
Date notice served: 19 Dec 2005	Effective date: 23 Jan 2006
	Compliance date: 23 Mar 2006
CON/5139	Location: 159, SCOTLAND GREEN ROAD, ENFIELD, EN3 4RB
	WARD: Ponders End
Breach: Unauthorised erection of building for the use in connection with motor vehicle repairs, the sale of vehicle parts, and the sale and installation of car electrical equipment	
Action Authorised: 16 Nov 2005	
Date notice served: 24 Feb 2006	Effective date: 31 Mar 2006
	Compliance date: 31 May 2006
CON/5143	Location: 58, Ridge Road, N21 3EA
	WARD: Bush Hill Park
Breach: Unauthorised erection of railings around roof of single storey extension at rear of the property.	
Action Authorised: 23 Jan 2006	
Date notice served: 24 Feb 2006	Effective date: 31 Mar 2006
	Compliance date: 31 May 2006
CON/5144	Location: KINGSWOOD NURSERIES, BULLSMOOR LANE, ENFIELD, HERTFORDSHIRE, EN8 8EX
	WARD: Chase
Breach: Unauthorised use of the premises for the sale of fireworks and ancillary siting of shipping containers.	
Action Authorised: 19 Oct 2005	
Date notice served: 15 Nov 2005	Effective date: 20 Dec 2005
	Compliance date: 20 Jan 2006

CON/5147	Location: 212, CROYLAND ROAD, LONDON, N9 7BD Breach: Unauthorised conversion of property into flats Action Authorised: 15 Sep 2005 Date notice served: 25 Apr 2006	WARD: Lower Edmonton Compliance date: 29 Aug 2006
CON/5149	Location: 4, GENOTIN TERRACE, ENFIELD, EN1 2AF Breach: The erection of an unauthorised single storey rear extension. Action Authorised: 25 Oct 2005 Date notice served: 29 Dec 2005	WARD: Grange Compliance date: 02 Apr 2006
CON/5150	Location: FARMLAND, VICARAGE FARM, HADLEY ROAD, ENFIELD, EN2 8JY Breach: The unauthorised erection of a stable block, raising, resurfacing and leveling of land, constituting inappropriate development within the green belt Action Authorised: 02 Feb 2006 Date notice served: 15 Feb 2006	WARD: Cockfosters, Highlands Compliance date: 22 Jun 2006
CON/5151	Location: 145, HIGH STREET, ENFIELD, EN3 4EB Breach: Unauthorised conversion of outbuilding into studio flat Action Authorised: 27 Sep 2005 Date notice served: 24 Nov 2005	WARD: Ponders End Compliance date: 29 Mar 2006
CON/5155	Location: 32, POWYS LANE, LONDON, N14 7JG Breach: Unauthorised erection of a wall, gate and railings within 1 metre of the highway in excess of 1 metre in height. Action Authorised: 06 Oct 2005 Date notice served: 29 Nov 2005	WARD: Southgate Green Compliance date: 03 Mar 2006
CON/5158	Location: FARMLAND, VICARAGE FARM, HADLEY ROAD, ENFIELD, EN2 8JY Breach: Material change in use of land from agriculture to business and office (Class B1), manufacture of wooden items (Class B2), storage (Class B8) and the parking of lorries, buses, trailers and cars. Action Authorised: 12 Oct 2005 Date notice served: 13 Feb 2006	WARD: Cockfosters, Highlands Compliance date: 20 Sep 2006

CON/5159	Location: 79, BROWNLOW ROAD, LONDON, N11 2BN Breach: Unauthorised change of use of the premises from a single dwellinghouse to five self-contained units of accommodation Action Authorised: 17 Oct 2005 Date notice served: 29 Nov 2005	WARD: Bowes Effective date: 03 Jan 2006 Compliance date: 03 Mar 2006
CON/5160	Location: 84, BOURNE HILL, LONDON, N13 4LY Breach: Unauthorised erection of a wall, gate and railings adjacent to the highway in excess of 1.0 metre. Action Authorised: 18 Oct 2005 Date notice served: 17 Jan 2006	WARD: Winchmore Hill Effective date: 21 Feb 2006 Compliance date: 21 Apr 2006
CON/5163	Location: ST JOHN SENIOR SCHOOL,ST NICHOLAS HOUSE, THE RIDGEWAY, ENFIELD, EN2 8AQ Breach: The unauthorised erection of two temporary buildings. Action Authorised: 09 Nov 2005 Date notice served: 18 Nov 2005	WARD: Chase Effective date: 23 Dec 2005 Compliance date: 23 Feb 2006
CON/5173	Location: 804, GREAT CAMBRIDGE ROAD, ENFIELD, EN1 3PW Breach: Unauthorised large hoarding and flag. Action Authorised: 16 Nov 2005 Date notice served: 27 Feb 2006	WARD: Southbury Effective date: 03 Apr 2006 Compliance date: 03 May 2006
CON/4967	Location: 1, ELM PARK ROAD, LONDON, N21 2HP Breach: That without Planning Permission, the positioning of a container used for commercial purposes at the rear of 1, Elm Park Road, London N21. Action Authorised: 27 Jan 2006 Date notice served: 08 Feb 2006	WARD: Bush Hill Park Effective date: 15 Mar 2006 Compliance date: 29 Mar 2006
CON/5128	Location: 14, CHASE SIDE CRESCENT, ENFIELD, EN2 0JA Breach: The erection of a canvas screen at first floor level without the benefit of planning permission Action Authorised: 10 Aug 2005 Date notice served: 19 Aug 2005	WARD: Town Effective date: 23 Sep 2005 Compliance date: 21 Oct 2005

CON/5138	Location: 101, MUNSTER GARDENS, LONDON, N13 5DU Breach: Unauthorised conversion of a single family dwelling house into two flats. Action Authorised: 25 Aug 2005 Date notice served: 23 Sep 2005	WARD: Palmers Green Effective date: 28 Oct 2005 Compliance date: 28 Dec 2005
CON/5140	Location: 106, STATION ROAD, LONDON, N11 1QE Breach: An unauthorised additional two units of self-contained accommodation have been formed in excess of the eight approved. Action Authorised: 31 Aug 2005 Date notice served: 21 Sep 2005	WARD: Southgate Green Effective date: 26 Oct 2005 Compliance date: 26 Dec 2005
CON/5161	Location: 52C, Southbury Road, Enfield, EN1 1YB Breach: The unauthorised operation of a hand car wash. Action Authorised: 02 Dec 2005 Date notice served: 06 Dec 2005	WARD: Southbury Effective date: 10 Jan 2006 Compliance date: 10 Mar 2006
CON/5166	Location: 10, DOVER ROAD, LONDON, N9 0LD Breach: unauthorised conversion of single family dwelling into 4 flats Action Authorised: 20 Oct 2005 Date notice served: 15 Dec 2005	WARD: Lower Edmonton Effective date: 19 Jan 2006 Compliance date: 19 Mar 2006
CON/5200	Location: 278, BOWES ROAD, LONDON, N11 1AT Breach: Unauthorised extension to roof and unauthorised erection of dormer window at rear of roof Action Authorised: 22 Mar 2005 Date notice served: 26 Apr 2006	WARD: Southgate Green Effective date: 31 May 2006 Compliance date: 31 Jul 2006
CON/5203	Location: 4, CHALK LANE, BARNET, EN4 9HZ Breach: Unauthorised construction of fence in excess of 2.0 metres. Action Authorised: 25 Nov 2005 Date notice served: 17 May 2006	WARD: Cockfosters Effective date: 28 Jun 2006 Compliance date: 28 Aug 2006
CON/5214	Location: 51, TELFORD ROAD, LONDON, N11 2RH Breach: Land affecting the local amenity of the surrounding area.	WARD:

Action Authorised: 03 Feb 2006 Date notice served: 07 Mar 2006	Effective date: 21 Apr 2006	Compliance date: 21 Jun 2006
CON/5180 Location: 93, MERRYHILLS DRIVE, ENFIELD, EN2 7PQ Breach: The unauthorised construction of a raised patio area. Action Authorised: 02 Nov 2005 Date notice served: 22 Mar 2006		WARD: Highlands Compliance date: 10 Jul 2006
CON/5189 Location: 105, PRINCES AVENUE, LONDON, N13 6HA Breach: The unauthorised use of a dwelling house as two self-contained units of accommodation. Action Authorised: 30 Nov 2005 Date notice served: 28 Feb 2006	Effective date: 10 May 2006	WARD: Bowes Compliance date: 04 Jun 2006
CON/5204 Location: 8, RIDGE AVENUE, LONDON, N21 2AJ Breach: The unauthorised construction of an extension including flue. Action Authorised: 26 Jan 2006 Date notice served: 13 Mar 2006	Effective date: 17 Apr 2006	WARD: Grange Compliance date: 17 Jun 2006
CON/5210 Location: 6, WHEATLEY GARDENS, LONDON, N9 9UE Breach: Unauthorised development, which is not in accordance with approved plans under: TP/02/1870. Action Authorised: 25 Jan 2006 Date notice served: 07 Feb 2006	Effective date: 14 Mar 2006	WARD: Haselbury Compliance date: 14 May 2006
CON/5213 Location: 65, HOOD AVENUE, LONDON, N14 4QJ Breach: The unauthorised construction of a front porch. Action Authorised: 02 Feb 2006 Date notice served: 13 Mar 2006	Effective date: 24 Apr 2006	WARD: Cockfosters Compliance date: 24 Jun 2006
CON/5234 Location: 93, CHASE GREEN AVENUE, ENFIELD, EN2 8EN Breach: The unauthorised erection of a front boundary wall. Action Authorised: 02 Feb 2006 Date notice served: 05 Apr 2006	Effective date: 05 Apr 2006	WARD: Highlands Compliance date: 17 Jul 2006

CON/5241	Location: 19, THE GREEN, LONDON, N21 3NL Breach: Unauthorised erection of a projected internally illuminated sign. Action Authorised: 13 Mar 2006 Date notice served: 05 Apr 2006	WARD: Winchmore Hill Effective date: 17 May 2006 Compliance date: 17 Jul 2006
CON/5181	Location: ST JOHNS PREP SCHOOL, 497, THE RIDGEWAY, ENFIELD, EN2 8AH Breach: The unauthorised erection of four temporary classrooms. Action Authorised: 09 Nov 2005 Date notice served: 18 Nov 2005	WARD: Chase Effective date: 23 Dec 2005 Compliance date: 23 Feb 2006
CON/5182	Location: 190, BOWES ROAD, LONDON, N11 2JH Breach: Unauthorised externally illuminated 48 sheet advertisement hoarding on flank wall. Action Authorised: 05 Jan 2006 Date notice served: 20 Jan 2006	WARD: Bowes Effective date: 24 Feb 2006 Compliance date: 24 Mar 2006
CON/5183	Location: 1-12, ABRIDGE HOUSE, ABRIDGE CLOSE, WALTHAM CROSS, EN8 8QT Breach: Unauthorised erection of two x 48 sheet and one x 96 sheet advertisement hoardings. Action Authorised: 16 Nov 2005 Date notice served: 13 Mar 2006	WARD: Turkey Street Effective date: 24 Apr 2006 Compliance date: 24 May 2006
CON/5185	Location: JUNCTION OF PAINTERS LANE/HERTFORD ROAD, Enfield, EN3 6UH Breach: Unauthorised installation of 2 x 48 sheet non-illuminated advertisement hoardings. Action Authorised: 16 Nov 2005 Date notice served: 14 Mar 2006	WARD: Enfield Lock Effective date: 18 Apr 2006 Compliance date: 18 May 2006
CON/5186	Location: 26, THE GREEN, LONDON, N21 1AY Breach: Unauthorised timer framed single storey extension. Action Authorised: 23 Nov 2005 Date notice served: 10 May 2006	WARD: Winchmore Hill Effective date: 25 May 2006 Compliance date: 25 Jul 2006

CON/5188	Location: 113, SOUTHFIELD ROAD, ENFIELD, EN3 4BT Breach: Unauthorised erection of a wall and railings in excess of one metre in height adjacent to the highway. Action Authorised: 23 Jan 2006 Date notice served: 23 Feb 2006	Effective date: 30 Mar 2006 Compliance date: 30 May 2006	WARD: Ponders End
CON/5190	Location: 240, CHASE ROAD, LONDON, N14 6HH Breach: Unauthorised construction of a single storey extension Action Authorised: 30 Nov 2005 Date notice served: 28 Feb 2006	Effective date: 04 Apr 2006 Compliance date: 04 Jun 2006	WARD: Southgate
CON/5206	Location: ASDA, 130, CHASE SIDE, LONDON, N14 5PH Breach: Unauthorised erection of a roof plant including six air handling units. Action Authorised: 21 Apr 2006 Date notice served: 21 Apr 2006	Effective date: 02 Jun 2006 Compliance date: 17 May 2006	WARD: Southgate
CON/5212	Location: 36, COTSWOLD WAY, ENFIELD, EN2 7HJ Breach: The unauthorised construction of a rear deck. Action Authorised: 01 Feb 2006 Date notice served: 13 Mar 2006	Effective date: 24 Apr 2006 Compliance date: 24 Jun 2006	WARD: Highlands
CON/5209	Location: 510, HERTFORD ROAD, ENFIELD, EN3 5SS Breach: Unauthorised use of outbuilding as a separate unit of accommodation not ancillary to the public house Action Authorised: , , Date notice served: 21 Mar 2006	Effective date: 09 May 2006 Compliance date: 09 Jul 2006	WARD: Turkey Street
CON/5222	Location: 9, GREENBROOK AVENUE, BARNET, EN4 0LS Breach: Unauthorised boundary wall and railings. Action Authorised: 14 Feb 2006 Date notice served: 29 Mar 2006	Effective date: 12 May 2006 Compliance date: 12 Jul 2006	WARD: Cockfosters
CON/5242	Location: 75, CARNARVON AVENUE, ENFIELD, EN1 3DY Breach: Unauthorised: Erection of detached garage.		WARD: Town

Action Authorised: 27 Mar 2006	Effective date: 12 May 2006	Compliance date: 12 Jun 2006
Date notice served: 28 Mar 2006		
CON/5247	Location: 17, HARLOW ROAD, LONDON, N13 5QT	WARD: Bush Hill Park
Breach: Unauthorised conversion of house into 2 self contained flats.		
Action Authorised: 04 Apr 2006	Effective date: 19 May 2006	Compliance date: 19 Jul 2006
Date notice served: 10 Apr 2006		

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MUNICIPAL YEAR 2005/2006 PLANNING COMMITTEE - SECTION C - CONTRAVENTION WHERE APPEALS ARE OUTSTANDING (APPEALS HAVE BEEN LODGED AGAINST THE SERVICE OF AN ENFORCEMENT NOTICE)

CON/5110	Location: 188, WHITTINGTON ROAD, LONDON, N22 8YL	WARD: Bowes
Breach: The unauthorised change of use of the premises from two separate self contained dwellings to five separate self contained dwellings.		
Date appeal lodged: 31-Jan-2006		
Appeal Type: Written Evidence		
CON/5115	Location: 36, COTSWOLD WAY, ENFIELD, EN2 7HJ	WARD: Highlands
Breach: The unauthorised construction of a bay/porch incorporating windows and double doors providing access to the roof terrace area above the rear ground floor extension.		
Date appeal lodged: 02-Feb-2006		
Appeal Type: Written Evidence		
CON/5139	Location: 159, SCOTLAND GREEN ROAD, ENFIELD, EN3 4RB	WARD: Ponders End
Breach: Unauthorised erection of building for the use in connection with motor vehicle repairs, the sale of vehicle parts, and the sale and installation of car electrical equipment		
Date appeal lodged: 29-Mar-2006		
Appeal Type: Public Enquiry		
CON/5143	Location: 58, Ridge Road, N21 3EA	WARD: Bush Hill Park
Breach: Unauthorised erection of railings around roof of single storey extension at rear of the property.		
Date appeal lodged: 07-Mar-2006		
Appeal Type: Written Evidence		
CON/5147	Location: 212, CROYLAND ROAD, LONDON, N9 7BD	WARD: Lower Edmonton
Breach: Unauthorised conversion of property into flats		
Date appeal lodged: 24-May-2006		
Appeal Type: Written Evidence		
CON/5150	Location: FARMLAND, VICARAGE FARM, HADLEY ROAD, ENFIELD, EN2 8JY	WARD: Cockfosters, Highlands
Breach: The unauthorised erection of a stable block, raising, resurfacing and leveling of land, constituting inappropriate development within the green belt		
Date appeal lodged: 21-Mar-2006		
Appeal Type: Public Enquiry		
CON/5173	Location: 804, GREAT CAMBRIDGE ROAD, ENFIELD, EN1 3PW	WARD: Southbury
Breach: Unauthorised large hoarding and flag.		
Date appeal lodged: 04-Apr-2006		
Appeal Type: Written Evidence		

CON/5182	Location: 190, BOWES ROAD, LONDON, N11 2JH Breach: Unauthorised externally illuminated 48 sheet advertisement hoarding on flank wall. Date appeal lodged: 15-Mar-2006 Appeal Type: Public Enquiry	WARD: Bowes
CON/5183	Location: 1-12, ABRIDGE HOUSE, ABRIDGE CLOSE, WALTHAM CROSS, EN8 8QT Breach: Unauthorised erection of two x 48 sheet and one x 96 sheet advertisement hoardings. Date appeal lodged: 05-Apr-2006 Appeal Type: Written Evidence	WARD: Turkey Street
CON/5185	Location: JUNCTION OF PAINTERS LANE/HERTFORD ROAD, Enfield, EN3 6UH Breach: Unauthorised installation of 2 x 48 sheet non-illuminated advertisement hoardings. Date appeal lodged: 05-Apr-2006 Appeal Type: Written Evidence	WARD: Enfield Lock
CON/5186	Location: 26, THE GREEN, LONDON, N21 1AY Breach: Unauthorised timer framed single storey extension. Date appeal lodged: 12-May-2006 Appeal Type: Written Evidence	WARD: Winchmore Hill
CON/5188	Location: 113, SOUTHFIELD ROAD, ENFIELD, EN3 4BT Breach: Unauthorised erection of a wall and railings in excess of one metre in height adjacent to the highway. Date appeal lodged: 20-Mar-2006 Appeal Type: Written Evidence	WARD: Ponders End
CON/5206	Location: ASDA, 130, CHASE SIDE, LONDON, N14 5PH Breach: Unauthorised erection of a roof plant including six air handling units. Date appeal lodged: 31-May-2006 Appeal Type: Informal Hearing	WARD: Southgate
CON/5209	Location: 510, HERTFORD ROAD, ENFIELD, EN3 5SS Breach: Unauthorised use of outbuilding as a separate unit of accommodation not ancillary to the public house Date appeal lodged: 08-May-2006 Appeal Type: Written Evidence	WARD: Turkey Street
CON/5222	Location: 9, GREENBROOK AVENUE, BARNET, EN4 0LS	WARD: Cockfosters

Breach: Unauthorised boundary wall and railings.		Appeal Type: Written Evidence
Date appeal lodged: 02-May-2006		
CON/5242	Location: 75, CARNARVON AVENUE, ENFIELD, EN1 3DY	WARD: Town
Breach: Unauthorised: Erection of detached garage.		
Date appeal lodged: 10-May-2006		Appeal Type: Written Evidence
CON/5247	Location: 17, HARLOW ROAD, LONDON, N13 5QT	WARD: Bush Hill Park
Breach: Unauthorised conversion of house into 2 self contained flats.		
Date appeal lodged: 19-May-2006		Appeal Type: Written Evidence
CON/5083	Location: 11, CHASE SIDE, LONDON, N14 5BP	WARD: Southgate
Breach: Take-away food is being sold at the premises in contravention of conditions 3 and 4 planning permission TP/02/0193.		
Date appeal lodged: 21-Mar-2006		Appeal Type: Written Evidence
CON/5129	Location: 91, LONDON ROAD, ENFIELD, EN2 6EU	WARD: Grange
Breach: Without planning permission, the use of a rear roof terrace including the erection of a balustrade.		
Date appeal lodged: 23-Jan-2006		Appeal Type: Written Evidence
CON/5149	Location: 4, GENOTIN TERRACE, ENFIELD, EN1 2AF	WARD: Grange
Breach: The erection of an unauthorised single storey rear extension.		
Date appeal lodged: 25-Jan-2006		Appeal Type: Informal Hearing
CON/5158	Location: FARMLAND, VICARAGE FARM, HADLEY ROAD, ENFIELD, EN2 8JY	WARD: Cockfosters, Highlands
Breach: Material change in use of land from agriculture to business and office (Class B1), manufacture of wooden items (Class B2), storage (Class B8) and the parking of lorries, buses, trailers and cars,		
Date appeal lodged: 16-Mar-2006		Appeal Type: Public Enquiry
CON/5160	Location: 84, BOURNE HILL, LONDON, N13 4LY	WARD: Winchmore Hill
Breach: Unauthorised erection of a wall, gate and railings adjacent to the highway in excess of 1.0 metre.		
Date appeal lodged: 20-Feb-2006		Appeal Type: Written Evidence

CON/5190	Location: 240, CHASE ROAD, LONDON, N14 6HH	WARD: Southgate
Breach: Unauthorised construction of a single storey extension		
Date appeal lodged: 03-Apr-2006	Appeal Type: Written Evidence	
CON/5200	Location: 278, BOWES ROAD, LONDON, N11 1AT	WARD: Southgate Green
Breach: Unauthorised extension to roof and unauthorised erection of dormer window at rear of roof		
Date appeal lodged: 26-May-2006	Appeal Type: Informal Hearing	
CON/5212	Location: 36, COTSWOLD WAY, ENFIELD, EN2 7HJ	WARD: Highlands
Breach: The unauthorised construction of a rear deck.		
Date appeal lodged: 25-Apr-2006	Appeal Type: Written Evidence	

MUNICIPAL YEAR 2005/2006 PLANNING COMMITTEE - SECTION D - CONTRAVENTIONS WHERE COMPLIANCE PERIOD HAS EXPIRED, DETAILS OF FURTHER ACTION, MONITORING AND ANY PROSECUTIONS PENDING

WARD:Cockfosters

CON/4044 **Location:** 2, Belgrave Gardens, London, N14

Breach: Extensions to dwellinghouse not in accordance with planning permission.

Report:

ENFORCEMENT ACTION AUTHORISED : 10/01/90

ENFORCEMENT NOTICE SERVED : 15/05/90

EFFECTIVE DATE : 19/06/90

COMPLIANCE DATE : 19/07/90

APPEAL LODGED : 12/07/90

APPEAL TYPE : Public Inquiry 21/05/91

APPEAL DECISION : Dismissed 10/07/91

NEW COMPLIANCE DATE : 10/01/92

COURT PROCEEDINGS : Non compliance with Enforcement Notice. In November 1992 owner entered a guilty plea. 05/05/93 found guilty fined 4000 with 2000 costs. Appeal lodged against sentence, and heard on 22/10/93. Appeal dismissed - appellant to pay fines and costs ordered by Magistrates.

New Summons issued - Court date hearing 16/06/95 - adjourned to 14/07/94 - adjourned to 08/09/94 - defendant out of country - hearing adjourned to 20/10/94 - adjourned to 15/12/94 - nothing heard at court from defendant or his solicitor - adjourned to 26/01/95. Adjourned 'Sine Die'.

Second prosecution - 26/02/96 - the defendant pleaded guilty - adjourned to 25/03/96 for sentencing. On 25/03/96 adjourned as defendant lodged an application for leave to judicially review the decision of Enfield Magistrates not to grant an adjournment of this prosecution - next hearing 07/05/96. - Adjourned to 11/07/96.

Defendant appeared at Court on 11/07/96, but the matter was adjourned until 05/09/96 despite strong representations not to adjourn by Director of Corporate Services. Reason to adjourn relates to application for Judicial Review by the defendant. On 19/09/96 the defendant did not appear and the hearing was adjourned to 03/10/96 when he was not fit to attend Court (medical certificate). The matter was adjourned to 17/10/96 and again to 01/11/96. The Court wrote to defendant stating they would deal with sentencing in his absence on 11/01/96. The defendant appeared on that date in Court and was fined 500 and Costs of 500.

Stop Notice:

Stop Notice issued May 1990. Summons for non-compliance with Stop Notice issued 07/08/90. Owner prosecuted at Crown Court 27/09/91 - fined 2500 with 1790 costs. Appeal against sentence to High Court 12/03/93 - Stop Notice found to be invalid. Above conviction and sentence quashed.

Other High Court Action:

June 1992 - owner sought leave of the High Court to appeal under Section 289 of the Town and Country Planning Act 1990 against the Inspector's appeal decision on the Enforcement Notice. 22/09/92 - application to appeal refused.

CONTRAVENTION CEASED :

BUILDING REGULATIONS IMPLICATIONS : Notices have been served under Building Regulations legislation to safeguard the position until planning matters are resolved.

REMARKS: Second Enforcement Notice served on 24/01/96, effective on 27/02/96, date for compliance 27/08/96 - appeal lodged 27/02/96. Second Enforcement Notice withdrawn on Planning Sub Committee's instructions at September 1996 meeting. Second appeal withdrawn 19/09/96.

Members agreed injunctive proceedings at June 1997 Planning Sub-Committee. Injunction granted on 12/12/97 to remove unauthorised development by 12/02/98. February 1998; demolition works are virtually complete on South Lodge Drive frontage.

Application for retention of smaller extension on western side refused at June 1998 Planning Sub Committee - appeal dismissed 20/10/98.

Works remain outstanding in May 1999; Committee agreed to seek committal in the High Court for failure to comply with injunction, Counsel instructed.

07/11/00 Inspection reveals unauthorised extension adjacent to number 4 Belgrave Gardens has been removed.

Revised application for first floor side extension adjacent to South Lodge Drive approved at November 2000 Planning Committee.

Single storey side extension to South Lodge Drive has unauthorised

temporary roof, further enforcement proceedings threatened if no compliance by August 2001.

Considering works in default action.

WARD:Chase

CON/4540 **Location:** Outbuilding at, 267, Hoe Lane, Enfield, Middlesex
Breach: Unauthorised use of rear outbuilding as a separate residential unit.

Report:

ENFORCEMENT ACTION AUTHORISED : 16/09/96

ENFORCEMENT NOTICE SERVED : 17/10/96

EFFECTIVE DATE : 28/11/96

COMPLIANCE DATE : 29/05/97

APPEAL LODGED : 14/11/96

APPEAL TYPE : Written Representations

APPEAL DECISION : Dismissed 12/08/97

NEW COMPLIANCE DATE : 22/02/2002

COURT PROCEEDINGS :

CONTRAVENTION CEASED :

REMARKS: Period for compliance extended at February 2000 Planning Committee. Further monitoring undertaken.

WARD:Winchmore Hill

CON/4757 **Location:** 40, Barrowell Green,, London,, N21.

Breach: Unauthorised erection of wire enclosure to the rear of the property.
Report:

ENFORCEMENT ACTION AUTHORISED : 20/08/99

ENFORCEMENT NOTICE SERVED : 11/01/2000

EFFECTIVE DATE : 23/02/2000

COMPLIANCE DATE : 23/04/2000

APPEAL LODGED : 23/02/00

APPEAL TYPE : Written Representations

APPEAL DECISION : Dismissed 18/07/00

NEW COMPLIANCE DATE : 18/09/00

COURT PROCEEDINGS : 15/02/01

CONTRAVENTION CEASED :

REMARKS: Planning application under negotiation / consideration under reference TP/00/1711.

CON/4918 **Location:** 83, TOWN ROAD, LONDON, N9 0SJ **WARD:** Lower Edmonton

Breach: The unauthorised erection of first floor rear extension together with increase height of existing ground floor rear extension and installation of door to front, contrary to planning refused TP/01/1376.

Report:

ENFORCEMENT ACTION AUTHORISED: 17/06/03

ENFORCEMENT NOTICE SERVED: 30/06/03

EFFECTIVE DATE: 12/08/03

COMPLIANCE DATE: 12/11/03

APPEAL LODGED: 06/08/03

APPEAL TYPE: Written Representations

APPEAL DECISION: No Further Action Taken by the Planning Inspectorate.

NEW COMPLIANCE DATE: 24/12/03

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Enfield Highway

CON/4920 **Location:** 56, Osborne Road, Enfield, EN3 7RW

Breach: Unauthorised erection of part single storey, part two storey rear extension.
Report:

ENFORCEMENT ACTION AUTHORISED: 09/06/03

ENFORCEMENT NOTICE SERVED: 24/06/03

EFFECTIVE DATE: 05/08/03

COMPLIANCE DATE: 05/10/03

APPEAL LODGED: 31/07/03

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 21/04/04

NEW COMPLIANCE DATE: 21/10/04 (Notice varied to six months)

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD: Upper Edmonton

CON/4921 **Location:** 22, Hawthorne Road, Edmonton, London, N18 1EZ

Breach: Unauthorised conversion of single family dwellinghouse into two self-contained flats
Report:

ENFORCEMENT ACTION AUTHORISED: 22/06/03

ENFORCEMENT NOTICE SERVED: 04/07/03

EFFECTIVE DATE: 15/08/03

COMPLIANCE DATE: 15/11/03

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4930 **Location:** TRENT BOYS SCHOOL HOUSE, 120, COCKFOSTERS ROAD, **WARD:** Cockfosters
BARNET, EN4 0DZ

Breach: The unauthorised use of the site for the purpose of a car wash.

Report:

ENFORCEMENT ACTION AUTHORISED: 18/07/03

ENFORCEMENT NOTICE SERVED: 08/09/03

EFFECTIVE DATE: 21/10/03

COMPLIANCE DATE: 21/11/03

APPEAL LODGED: 05/11/03

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 23/02/04

NEW COMPLIANCE DATE: 23/03/04

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4939 **Location:** 52, FALCON ROAD, ENFIELD, EN3 4LS **WARD:**Ponders End
Breach: The positioning of a structure within the curtilage of the dwellinghouse in breach of the parameters specified in Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Report:

ENFORCEMENT ACTION AUTHORISED: 12/02/04

ENFORCEMENT NOTICE SERVED: 18/02/04

EFFECTIVE DATE: 31/03/04

COMPLIANCE DATE: 30/04/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4940 **Location:** 1, RIPON ROAD, LONDON, N9 7RE **WARD:**Jubilee

Breach: The installation of a rear dormer window in excess of that approved in Planning Permission ref: TP/03/0044 dated 7th March 2003, and the erection of parapet walls above the single storey rear extension.

Report:

ENFORCEMENT ACTION AUTHORISED: 28/10/03

ENFORCEMENT NOTICE SERVED: 11/11/03

EFFECTIVE DATE: 23/12/03

COMPLIANCE DATE: 23/03/04

APPEAL LODGED: 29/10/03

APPEAL TYPE: Written Representations

APPEAL DECISION: Invalid Appeal 14/01/04

NEW COMPLIANCE DATE: 23/03/04

COURT PROCEEDINGS: Instructions to legal to prosecute sent 01/10/04

CONTRAVENTION CEASED:

REMARKS:

WARD:Grange

CON/4946 **Location:** 81, PARK AVENUE, ENFIELD, EN1 2BA

Breach: Construction of an unauthorised gable end roof extension.

Report:

ENFORCEMENT ACTION AUTHORISED: 16/02/04

ENFORCEMENT NOTICE SERVED: 01/03/04

EFFECTIVE DATE: 08/04/04

COMPLIANCE DATE: 08/06/04

APPEAL LODGED: 02/04/04

APPEAL TYPE: Informal Hearing

APPEAL DECISION: Dismissed 09/10/04 Notice Varied

NEW COMPLIANCE DATE: 09/12/04

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Southgate Green

CON/4957 **Location:** 325, BOWES ROAD, LONDON, N11 1BA

Breach: The unauthorised erection of a single storey rear extension.

Report:

ENFORCEMENT ACTION AUTHORISED: 02/04/04

ENFORCEMENT NOTICE SERVED: 15/04/04

EFFECTIVE DATE: 20/05/04

COMPLIANCE DATE: 20/08/04

APPEAL LODGED: 19/05/04

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 12/10/04

NEW COMPLIANCE DATE: 12/01/05

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4964 **Location:** 13, Bazile Road, London, N21 1HD **WARD:**Grange

Breach: The unauthorised erection of a fence exceeding one metre above ground level adjacent to a highway.
Report:

ENFORCEMENT ACTION AUTHORISED: 12/03/04

ENFORCEMENT NOTICE SERVED: 06/04/04

EFFECTIVE DATE: 11/05/04

COMPLIANCE DATE: 18/05/04

APPEAL LODGED: 11/05/04

APPEAL TYPE:

APPEAL DECISION: Invalid appeal 20/05/04 (Not lodged with Planning Inspectorate.

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Lower Edmonton

CON/4965 **Location:** Site Adjacent To, 1, Elstree Gardens, London, N9 8QY

Breach: The unauthorised use of the site as a hand car wash facility.

Report:

ENFORCEMENT ACTION AUTHORISED: 12/03/04

ENFORCEMENT NOTICE SERVED: 08/04/04

EFFECTIVE DATE: 11/05/04

COMPLIANCE DATE: 18/05/04

APPEAL LODGED: 14/05/04

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 28/09/04 (Notice varied to 28 days)

NEW COMPLIANCE DATE: 26/10/04

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4967 **Location:** 1, ELM PARK ROAD, LONDON, N21 2HP **WARD:**Bush Hill Park
Breach: That without Planning Permission, the positioning of a container used for commercial purposes at the rear of 1, Elm Park Road, London N21.

Report:
ENFORCEMENT ACTION AUTHORISED: 31/03/04

ENFORCEMENT NOTICE SERVED: 08/04/04

EFFECTIVE DATE: 14/05/04

COMPLIANCE DATE: 28/05/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4970 **Location:** 21, PRINCES AVENUE, LONDON, N13 6HA **WARD:**Bowes
Breach: The unauthorised conversion of the single family dwellinghouse into two self-contained units of accommodation.
Report:
ENFORCEMENT ACTION AUTHORISED: 08/04/04

ENFORCEMENT NOTICE SERVED: 18/05/04

EFFECTIVE DATE: 21/06/04

COMPLIANCE DATE: 21/09/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS: Planning application TP/04/1509 for retention of flats refused 08/09/04.

CON/4981 **Location:** 41, LOPEN ROAD, LONDON, N18 1PN **WARD:**Haselbury
Breach: The erection of a part first floor, part single storey rear extension in conjunction with a loft conversion incorporating a rear dormer window.

Report:
ENFORCEMENT ACTION AUTHORISED: 17/06/04

ENFORCEMENT NOTICE SERVED: 16/07/04

EFFECTIVE DATE: 20/08/04

COMPLIANCE DATE: 20/11/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Winchmore Hill

CON/4987 **Location:** 6-8, The Green, Winchmore Hill, London, N21

Breach: The unauthorised installation of a 'dutch' blinds on the frontage of the retail unit.
Report:

ENFORCEMENT ACTION AUTHORISED: 13/07/04

ENFORCEMENT NOTICE SERVED: 28/07/04

EFFECTIVE DATE: 01/09/04

COMPLIANCE DATE: 01/10/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Grange

CON/4988 **Location:** 2, GREEN DRAGON LANE, LONDON, N21 2LD

Breach: Use of part of the residential curtilage for the purpose of a sign making business.

Report:

ENFORCEMENT ACTION AUTHORISED: 26/07/04

ENFORCEMENT NOTICE SERVED: 11/08/04

EFFECTIVE DATE: 15/09/04

COMPLIANCE DATE: 15/11/04

APPEAL LODGED: 18/08/04

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 11/01/05

NEW COMPLIANCE DATE: 11/03/05

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Jubilee

CON/4989 **Location:** 21, SCARBOROUGH ROAD, LONDON, N9 8AT

Breach: The erection of a canopy at the rear of the property.

Report:

ENFORCEMENT ACTION AUTHORISED: 22/09/04

ENFORCEMENT NOTICE SERVED: 14/10/04

EFFECTIVE DATE: 18/11/04

COMPLIANCE DATE: 18/12/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Bowes

CON/4995 **Location:** 7, MELBOURNE AVENUE, LONDON, N13 4SY

Breach: The unauthorised erection of a rear extension.

Report:

ENFORCEMENT ACTION AUTHORISED:

ENFORCEMENT NOTICE SERVED:

EFFECTIVE DATE:

COMPLIANCE DATE:

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/5001 **Location:** 3, WARWICK ROAD, ENFIELD, EN3 6HW **WARD:**Enfield Lock
Breach: The erection of a satellite antenna, the size of which is in excess of 90cm and as such of the paramters specified in Class H, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Report:

ENFORCEMENT ACTION AUTHORISED: 08/11/04

ENFORCEMENT NOTICE SERVED: 16/12/04

EFFECTIVE DATE: 18/01/05

COMPLIANCE DATE: 18/02/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/5010 **Location:** 21A, Totteridge Road, Enfield, EN3 6NE **WARD:**Enfield Lock

Breach: The unauthorised conversion of the first floor flat into two self contained units of accommodation.
Report:

ENFORCEMENT ACTION AUTHORISED: 25/11/04

ENFORCEMENT NOTICE SERVED: 23/12/04

EFFECTIVE DATE: 27/01/05

COMPLIANCE DATE: 27/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Enfield Highway

CON/5021 **Location:** 57, THE SUNNY ROAD, ENFIELD, EN3 5EG

Breach: The unauthorised erection of decking at the rear of the dwellinghouse.

Report:

ENFORCEMENT ACTION AUTHORISED: 29/12/04

ENFORCEMENT NOTICE SERVED: 18/01/2005

EFFECTIVE DATE: 22/02/05

COMPLIANCE DATE: 22/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Turkey Street

CON/5023 **Location:** 65, STONELEIGH AVENUE, ENFIELD, EN1 4HJ

Breach: The unauthorised erection of a single storey rear extension and canopy.
Report:

ENFORCEMENT ACTION AUTHORISED: 29/12/04

ENFORCEMENT NOTICE SERVED: 18/01/05

EFFECTIVE DATE: 18/02/05

COMPLIANCE DATE: 18/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/5024 **Location:** 65, STONELEIGH AVENUE, ENFIELD, EN1 4HJ **WARD:** Turkey Street
Breach: The unauthorised subdivision of the property into two self-contained dwellings comprising of 1 x 3-bed and 1 x 2-bed.
Report:
ENFORCEMENT ACTION AUTHORISED: 29/12/04

ENFORCEMENT NOTICE SERVED: 18/01/05

EFFECTIVE DATE: 18/02/05

COMPLIANCE DATE: 18/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Ponders End

CON/5026 **Location:** 225, High Street, Enfield, EN3 4DX

Breach: The unauthorised erection of a first floor rear extension.

Report:

ENFORCEMENT ACTION AUTHORISED: 29/12/04

ENFORCEMENT NOTICE SERVED: 24/01/05

EFFECTIVE DATE: 23/02/05

COMPLIANCE DATE: 23/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Grange

CON/5039 **Location:** 150, PARK AVENUE, ENFIELD, EN1 2BG

Breach: Breach of Condition 2 and 3 of TP/03/2395.

Report:

ENFORCEMENT ACTION AUTHORISED: 2/03/05

BREACH OF CONDITION NOTICE SERVED: 18/03/05

COMPLIANCE DATE: 15/04/05

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS: Section 330 Notice served to establish owner.

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MUNICIPAL YEAR 2005/2006 PLANNING COMMITTEE - SECTION D - CONTRAVENTIONS WHERE COMPLIANCE PERIOD HAS EXPIRED, DETAILS OF FURTHER ACTION, MONITORING AND ANY PROSECUTIONS PENDING

WARD:Chase

CON/4540 **Location:** Outbuilding at, 267, Hoe Lane, Enfield, Middlesex

Breach: Unauthorised use of rear outbuilding as a separate residential unit.

Report:

ENFORCEMENT ACTION AUTHORISED : 16/09/96

ENFORCEMENT NOTICE SERVED : 17/10/96

EFFECTIVE DATE : 28/11/96

COMPLIANCE DATE : 29/05/97

APPEAL LODGED : 14/11/96

APPEAL TYPE : Written Representations

APPEAL DECISION : Dismissed 12/08/97

NEW COMPLIANCE DATE : 22/02/2002

COURT PROCEEDINGS :

CONTRAVENTION CEASED :

REMARKS: Period for compliance extended at February 2000 Planning Committee. Further monitoring undertaken.

WARD:Winchmore Hill

CON/4757 **Location:** 40, Barrowell Green,, London,, N21.

Breach: Unauthorised erection of wire enclosure to the rear of the property.
Report:

ENFORCEMENT ACTION AUTHORISED : 20/08/99

ENFORCEMENT NOTICE SERVED : 11/01/2000

EFFECTIVE DATE : 23/02/2000

COMPLIANCE DATE : 23/04/2000

APPEAL LODGED : 23/02/00

APPEAL TYPE : Written Representations

APPEAL DECISION : Dismissed 18/07/00

NEW COMPLIANCE DATE : 18/09/00

COURT PROCEEDINGS : 15/02/01

CONTRAVENTION CEASED :

REMARKS: Planning application under negotiation / consideration under reference TP/00/1711.

WARD:Cockfosters

CON/4044 **Location:** 2, Belgrave Gardens, London, N14

Breach: Extensions to dwellinghouse not in accordance with planning permission.

Report:

ENFORCEMENT ACTION AUTHORISED : 10/01/90

ENFORCEMENT NOTICE SERVED : 15/05/90

EFFECTIVE DATE : 19/06/90

COMPLIANCE DATE : 19/07/90

APPEAL LODGED : 12/07/90

APPEAL TYPE : Public Inquiry 21/05/91

APPEAL DECISION : Dismissed 10/07/91

NEW COMPLIANCE DATE : 10/01/92

COURT PROCEEDINGS : Non compliance with Enforcement Notice. In November 1992 owner entered a guilty plea. 05/05/93 found guilty fined 4000 with 2000 costs. Appeal lodged against sentence, and heard on 22/10/93. Appeal dismissed - appellant to pay fines and costs ordered by Magistrates.

New Summons issued - Court date hearing 16/06/95 - adjourned to 14/07/94 - adjourned to 08/09/94 - defendant out of country - hearing adjourned to 20/10/94 - adjourned to 15/12/94 - nothing

heard at court from defendant or his solicitor - adjourned to 26/01/95. Adjourned 'Sine Die'.

Second prosecution - 26/02/96 - the defendant pleaded guilty - adjourned to 25/03/96 for sentencing. On 25/03/96 adjourned as defendant lodged an application for leave to judicially review the decision of Enfield Magistrates not to grant an adjournment of this prosecution - next hearing 07/05/96. - Adjourned to 11/07/96.

Defendant appeared at Court on 11/07/96, but the matter was adjourned until 05/09/96 despite strong representations not to adjourn by Director of Corporate Services. Reason to adjourn relates to application for Judicial Review by the defendant. On 19/09/96 the defendant did not appear and the hearing was adjourned to 03/10/96 when he was not fit to attend Court (medical certificate). The matter was adjourned to 17/10/96 and again to 01/11/96. The Court wrote to defendant stating they would deal with sentencing in his absence on 11/01/96. The defendant appeared on that date in Court and was fined 500 and Costs of 500.

Stop Notice:

Stop Notice issued May 1990. Summons for non-compliance with Stop Notice issued 07/08/90. Owner prosecuted at Crown Court 27/09/91 - fined 2500 with 1790 costs. Appeal against sentence to High Court 12/03/93 - Stop Notice found to be invalid. Above conviction and sentence quashed.

Other High Court Action:

June 1992 - owner sought leave of the High Court to appeal under Section 289 of the Town and Country Planning Act 1990 against the Inspector's appeal decision on the Enforcement Notice. 22/09/92 -

application to appeal refused.

CONTRAVENTION CEASED :

BUILDING REGULATIONS IMPLICATIONS : Notices have been served under Building Regulations legislation to safeguard the position until planning matters are resolved.

REMARKS: Second Enforcement Notice served on 24/01/96, effective on 27/02/96, date for compliance 27/08/96 - appeal lodged 27/02/96. Second Enforcement Notice withdrawn on Planning Sub Committee's instructions at September 1996 meeting. Second appeal withdrawn 19/09/96.

Members agreed injunctive proceedings at June 1997 Planning Sub-Committee. Injunction granted on 12/12/97 to remove unauthorised development by 12/02/98. February 1998; demolition works are virtually complete on South Lodge Drive frontage.

Application for retention of smaller extension on western side refused at June 1998 Planning Sub Committee - appeal dismissed 20/10/98.

Works remain outstanding in May 1999; Committee agreed to seek committal in the High Court for failure to comply with injunction, Counsel instructed.

07/11/00 Inspection reveals unauthorised extension adjacent to number 4 Belgrave Gardens has been removed.

Revised application for first floor side extension adjacent to South Lodge Drive approved at November 2000 Planning Committee.

Single storey side extension to South Lodge Drive has unauthorised temporary roof, further enforcement proceedings threatened if no compliance by August 2001.

Considering works in default action.

WARD:Enfield Highway

CON/4920 **Location:** 56, Osborne Road, Enfield, EN3 7RW

Breach: Unauthorised erection of part single storey, part two storey rear extension.
Report:

ENFORCEMENT ACTION AUTHORISED: 09/06/03

ENFORCEMENT NOTICE SERVED: 24/06/03

EFFECTIVE DATE: 05/08/03

COMPLIANCE DATE: 05/10/03

APPEAL LODGED: 31/07/03

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 21/04/04

NEW COMPLIANCE DATE: 21/10/04 (Notice varied to six months)

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD: Upper Edmonton

CON/4921 **Location:** 22, Hawthorne Road, Edmonton, London, N18 1EZ

Breach: Unauthorised conversion of single family dwellinghouse into two self-contained flats
Report:

ENFORCEMENT ACTION AUTHORISED: 22/06/03

ENFORCEMENT NOTICE SERVED: 04/07/03

EFFECTIVE DATE: 15/08/03

COMPLIANCE DATE: 15/11/03

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4918 **Location:** 83, TOWN ROAD, LONDON, N9 0SJ **WARD:** Lower Edmonton

Breach: The unauthorised erection of first floor rear extension together with increase height of existing ground floor rear extension and installation of door to front, contrary to planning refused TP/01/1376.

Report:

ENFORCEMENT ACTION AUTHORISED: 17/06/03

ENFORCEMENT NOTICE SERVED: 30/06/03

EFFECTIVE DATE: 12/08/03

COMPLIANCE DATE: 12/11/03

APPEAL LODGED: 06/08/03

APPEAL TYPE: Written Representations

APPEAL DECISION: No Further Action Taken by the Planning Inspectorate.

NEW COMPLIANCE DATE: 24/12/03

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4930 **Location:** TRENT BOYS SCHOOL HOUSE, 120, COCKFOSTERS ROAD, **WARD:** Cockfosters
BARNET, EN4 0DZ

Breach: The unauthorised use of the site for the purpose of a car wash.

Report:

ENFORCEMENT ACTION AUTHORISED: 18/07/03

ENFORCEMENT NOTICE SERVED: 08/09/03

EFFECTIVE DATE: 21/10/03

COMPLIANCE DATE: 21/11/03

APPEAL LODGED: 05/11/03

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 23/02/04

NEW COMPLIANCE DATE: 23/03/04

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4939 **Location:** 52, FALCON ROAD, ENFIELD, EN3 4LS **WARD:**Ponders End
Breach: The positioning of a structure within the curtilage of the dwellinghouse in breach of the parameters specified in Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Report:

ENFORCEMENT ACTION AUTHORISED: 12/02/04

ENFORCEMENT NOTICE SERVED: 18/02/04

EFFECTIVE DATE: 31/03/04

COMPLIANCE DATE: 30/04/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4940 **Location:** 1, RIPON ROAD, LONDON, N9 7RE **WARD:**Jubilee

Breach: The installation of a rear dormer window in excess of that approved in Planning Permission ref: TP/03/0044 dated 7th March 2003, and the erection of parapet walls above the single storey rear extension.

Report:

ENFORCEMENT ACTION AUTHORISED: 28/10/03

ENFORCEMENT NOTICE SERVED: 11/11/03

EFFECTIVE DATE: 23/12/03

COMPLIANCE DATE: 23/03/04

APPEAL LODGED: 29/10/03

APPEAL TYPE: Written Representations

APPEAL DECISION: Invalid Appeal 14/01/04

NEW COMPLIANCE DATE: 23/03/04

COURT PROCEEDINGS: Instructions to legal to prosecute sent 01/10/04

CONTRAVENTION CEASED:

REMARKS:

WARD:Grange

CON/4946 **Location:** 81, PARK AVENUE, ENFIELD, EN1 2BA

Breach: Construction of an unauthorised gable end roof extension.

Report:

ENFORCEMENT ACTION AUTHORISED: 16/02/04

ENFORCEMENT NOTICE SERVED: 01/03/04

EFFECTIVE DATE: 08/04/04

COMPLIANCE DATE: 08/06/04

APPEAL LODGED: 02/04/04

APPEAL TYPE: Informal Hearing

APPEAL DECISION: Dismissed 09/10/04 Notice Varied

NEW COMPLIANCE DATE: 09/12/04

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Southgate Green

CON/4957 **Location:** 325, BOWES ROAD, LONDON, N11 1BA

Breach: The unauthorised erection of a single storey rear extension.

Report:

ENFORCEMENT ACTION AUTHORISED: 02/04/04

ENFORCEMENT NOTICE SERVED: 15/04/04

EFFECTIVE DATE: 20/05/04

COMPLIANCE DATE: 20/08/04

APPEAL LODGED: 19/05/04

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 12/10/04

NEW COMPLIANCE DATE: 12/01/05

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4964 **Location:** 13, Bazile Road, London, N21 1HD **WARD:**Grange

Breach: The unauthorised erection of a fence exceeding one metre above ground level adjacent to a highway.
Report:

ENFORCEMENT ACTION AUTHORISED: 12/03/04

ENFORCEMENT NOTICE SERVED: 06/04/04

EFFECTIVE DATE: 11/05/04

COMPLIANCE DATE: 18/05/04

APPEAL LODGED: 11/05/04

APPEAL TYPE:

APPEAL DECISION: Invalid appeal 20/05/04 (Not lodged with Planning Inspectorate.

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4965 **Location:** Site Adjacent To, 1, Elstree Gardens, London, N9 8QY **WARD:**Lower Edmonton

Breach: The unauthorised use of the site as a hand car wash facility.

Report:

ENFORCEMENT ACTION AUTHORISED: 12/03/04

ENFORCEMENT NOTICE SERVED: 08/04/04

EFFECTIVE DATE: 11/05/04

COMPLIANCE DATE: 18/05/04

APPEAL LODGED: 14/05/04

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 28/09/04 (Notice varied to 28 days)

NEW COMPLIANCE DATE: 26/10/04

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4967 **Location:** 1, ELM PARK ROAD, LONDON, N21 2HP **WARD:**Bush Hill Park
Breach: That without Planning Permission, the positioning of a container used for commercial purposes at the rear of 1, Elm Park Road, London N21.

Report:
ENFORCEMENT ACTION AUTHORISED: 31/03/04

ENFORCEMENT NOTICE SERVED: 08/04/04

EFFECTIVE DATE: 14/05/04

COMPLIANCE DATE: 28/05/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/4970 **Location:** 21, PRINCES AVENUE, LONDON, N13 6HA **WARD:**Bowes

Breach: The unauthorised conversion of the single family dwellinghouse into two self-contained units of accommodation.
Report:

ENFORCEMENT ACTION AUTHORISED: 08/04/04

ENFORCEMENT NOTICE SERVED: 18/05/04

EFFECTIVE DATE: 21/06/04

COMPLIANCE DATE: 21/09/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS: Planning application TP/04/1509 for retention of flats refused 08/09/04.

CON/4981 **Location:** 41, LOPEN ROAD, LONDON, N18 1PN **WARD:**Haselbury
Breach: The erection of a part first floor, part single storey rear extension in conjunction with a loft conversion incorporating a rear dormer window.

Report:
ENFORCEMENT ACTION AUTHORISED: 17/06/04

ENFORCEMENT NOTICE SERVED: 16/07/04

EFFECTIVE DATE: 20/08/04

COMPLIANCE DATE: 20/11/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Winchmore Hill

CON/4987 **Location:** 6-8, The Green, Winchmore Hill, London, N21

Breach: The unauthorised installation of a 'dutch' blinds on the frontage of the retail unit.
Report:

ENFORCEMENT ACTION AUTHORISED: 13/07/04

ENFORCEMENT NOTICE SERVED: 28/07/04

EFFECTIVE DATE: 01/09/04

COMPLIANCE DATE: 01/10/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Grange

CON/4988 **Location:** 2, GREEN DRAGON LANE, LONDON, N21 2LD

Breach: Use of part of the residential curtilage for the purpose of a sign making business.

Report:

ENFORCEMENT ACTION AUTHORISED: 26/07/04

ENFORCEMENT NOTICE SERVED: 11/08/04

EFFECTIVE DATE: 15/09/04

COMPLIANCE DATE: 15/11/04

APPEAL LODGED: 18/08/04

APPEAL TYPE: Written Representations

APPEAL DECISION: Dismissed 11/01/05

NEW COMPLIANCE DATE: 11/03/05

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Jubilee

CON/4989 **Location:** 21, SCARBOROUGH ROAD, LONDON, N9 8AT

Breach: The erection of a canopy at the rear of the property.

Report:

ENFORCEMENT ACTION AUTHORISED: 22/09/04

ENFORCEMENT NOTICE SERVED: 14/10/04

EFFECTIVE DATE: 18/11/04

COMPLIANCE DATE: 18/12/04

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Bowes

CON/4995 **Location:** 7, MELBOURNE AVENUE, LONDON, N13 4SY

Breach: The unauthorised erection of a rear extension.

Report:

ENFORCEMENT ACTION AUTHORISED:

ENFORCEMENT NOTICE SERVED:

EFFECTIVE DATE:

COMPLIANCE DATE:

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/5001 **Location:** 3, WARWICK ROAD, ENFIELD, EN3 6HW **WARD:**Enfield Lock
Breach: The erection of a satellite antenna, the size of which is in excess of 90cm and as such of the paramters specified in Class H, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Report:

ENFORCEMENT ACTION AUTHORISED: 08/11/04

ENFORCEMENT NOTICE SERVED: 16/12/04

EFFECTIVE DATE: 18/01/05

COMPLIANCE DATE: 18/02/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/5010 **Location:** 21A, Totteridge Road, Enfield, EN3 6NE **WARD:**Enfield Lock

Breach: The unauthorised conversion of the first floor flat into two self contained units of accommodation.
Report:

ENFORCEMENT ACTION AUTHORISED: 25/11/04

ENFORCEMENT NOTICE SERVED: 23/12/04

EFFECTIVE DATE: 27/01/05

COMPLIANCE DATE: 27/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Enfield Highway

CON/5021 **Location:** 57, THE SUNNY ROAD, ENFIELD, EN3 5EG

Breach: The unauthorised erection of decking at the rear of the dwellinghouse.
Report:

ENFORCEMENT ACTION AUTHORISED: 29/12/04

ENFORCEMENT NOTICE SERVED: 18/01/2005

EFFECTIVE DATE: 22/02/05

COMPLIANCE DATE: 22/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Turkey Street

CON/5023 **Location:** 65, STONELEIGH AVENUE, ENFIELD, EN1 4HJ

Breach: The unauthorised erection of a single storey rear extension and canopy.
Report:

ENFORCEMENT ACTION AUTHORISED: 29/12/04

ENFORCEMENT NOTICE SERVED: 18/01/05

EFFECTIVE DATE: 18/02/05

COMPLIANCE DATE: 18/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

CON/5024 **Location:** 65, STONELEIGH AVENUE, ENFIELD, EN1 4HJ **WARD:**Turkey Street
Breach: The unauthorised subdivision of the property into two self-contained dwellings comprising of 1 x 3-bed and 1 x 2-bed.
Report:
ENFORCEMENT ACTION AUTHORISED: 29/12/04

ENFORCEMENT NOTICE SERVED: 18/01/05

EFFECTIVE DATE: 18/02/05

COMPLIANCE DATE: 18/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Ponders End

CON/5026 **Location:** 225, High Street, Enfield, EN3 4DX

Breach: The unauthorised erection of a first floor rear extension.

Report:

ENFORCEMENT ACTION AUTHORISED: 29/12/04

ENFORCEMENT NOTICE SERVED: 24/01/05

EFFECTIVE DATE: 23/02/05

COMPLIANCE DATE: 23/04/05

APPEAL LODGED:

APPEAL TYPE:

APPEAL DECISION:

NEW COMPLIANCE DATE:

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS:

WARD:Grange

CON/5039 **Location:** 150, PARK AVENUE, ENFIELD, EN1 2BG

Breach: Breach of Condition 2 and 3 of TP/03/2395.

Report:

ENFORCEMENT ACTION AUTHORISED: 2/03/05

BREACH OF CONDITION NOTICE SERVED: 18/03/05

COMPLIANCE DATE: 15/04/05

COURT PROCEEDINGS:

CONTRAVENTION CEASED:

REMARKS: Section 330 Notice served to establish owner.

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MUNICIPAL YEAR 2005/2006 PLANNING COMMITTEE - SECTION G - SECTION 215 NOTICES

CON/5221 **Location:** 87, TELFORD ROAD, LONDON, N11 2RL **WARD:**
Breach: Unauthorised untidy land at front and rear of property.
Action Authorised:
Date notice served: 07 Mar 2006 **Effective date:** 21 Apr 2006 **Compliance date:** 21 Jun 2006

CON/5251 **Location:** 117& 119, BOWES ROAD, LONDON, N13 4SB **WARD:**Bowes
Breach: Erection of a hoarding at the front of the site adjacent to the highway which, due to its appearance and dillapidated condition, is detrimental to the amenity of the area
Action Authorised:
Date notice served: 25 Apr 2006 **Effective date:** 05 Jun 2006 **Compliance date:** 05 Jul 2006

CON/4968 **Location:** 53, FAIRFIELD ROAD, LONDON, N18 2QP **WARD:**Edmonton Green
Breach: Unauthorised change of use of the land to storage and repair of electrical items and for storage of waste electrical items
Action Authorised:
Date notice served: 22 Jun 2005 **Effective date:** 27 Jul 2005 **Compliance date:** 27 Aug 2005

CON/5156 **Location:** 450, GREEN LANES, LONDON, N13 5XD **WARD:**Palmers Green
Breach: Land to the rear of 450 Green Lanes is untidy in that it is being used to store waste builders materials and garden waste in a derelict, crumbling outhouse.
Action Authorised:
Date notice served: 10 Jan 2006 **Effective date:** 14 Feb 2006 **Compliance date:** 14 Mar 2006

CON/5191 **Location:** 2, ORPINGTON ROAD, LONDON, N21 3PG **WARD:**Winchmore Hill

Breach: Untidy land at front, side and rear of the house in that builders materials, builders waste, litter, a duvet bags of unidentified domestic waste materials, discarded household items, furniture, carpets, bottles, jars, breeze blocks, an old motor vehicle and a tarpaulin have been deposited and scaffolding has been erected around the building.

Action Authorised:

Date notice served: 22 Mar 2006

Effective date: 10 May 2006

Compliance date: 10 Jul 2006

MUNICIPAL YEAR 2005/2006 PLANNING COMMITTEE - SECTION H - ADVERTISEMENTS

CON/5202	Location: TOWER POINT, 52, SYDNEY ROAD, Enfield, EN2 6UG	WARD: Grange
Breach: Unauthorised advertisement banners.		
Date Contravention opened : 13 Jan 2006	Action Authorised:	
<hr/>		
CON/5232	Location: 190, BOWES ROAD, LONDON, N11 2JH	WARD: Southgate Green
Breach: Unauthorised freestanding advertisement hoarding.		
Date Contravention opened : 14 Feb 2006	Action Authorised:	
<hr/>		
CON/5249	Location: LAND,, PAINTERS LANE, Enfield, EN3	WARD: Enfield Lock
Breach: Unauthorised installation of non illuminated advertisement hoarding.		
Date Contravention opened : 06 Apr 2006	Action Authorised:	
<hr/>		
CON/5241	Location: 19, THE GREEN, LONDON, N21 3NL	WARD: Winchmore Hill
Breach: Unauthorised erection of a projected internally illuminated sign.		
Date Contravention opened : 16 Mar 2006	Action Authorised:	

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MUNICIPAL YEAR 2006/2007 REPORT NO. 25

MEETING TITLE AND DATE:

Planning Committee
21.6.06

REPORT OF:

Assistant Director of Planning &
Transportation

Agenda – Part: 1	Item: 6
Subject: Enfield’s Conservation Areas – Article 4(2) Direction.	
Wards: Bush Hill Park, Grange, Chase, Town, Southgate, and Southgate Green, Cockfosters, Enfield Lock, Turkey Street, Winchmore Hill.	
Cabinet Member consulted: Councillor Terence Neville	

Contact officer Steve Jaggard, ext. 3873E-mail: steve.jaggard@enfield.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 Following consideration of a report, setting down the background to the Conservation Area Review and the detrimental impact that some small-scale ‘Permitted Development’ (PD) works have on dwelling houses in the Borough’s Conservation Areas, the Council resolved on 25th January 2006 to withdraw the rights to carry out such works without planning permission by making an Article 4 (2) Direction in specific areas and specifying what works need to be the subject of a planning application.
- 1.2 Once the Direction was served it came into immediate force, but it requires re-affirmation within 6 months. At the above meeting the Council further resolved that Planning Committee be given the power to authorise the subsequent confirmation of the Direction to make it permanent, having been advised if any representations have been received objecting to the Direction.
- 1.3 The report advises Committee of representations.

2. RECOMMENDATIONS

- 2.1 That “The London Borough of Enfield Council (Enfield Borough Conservation Areas) Article 4(2) Direction 2006” (as set down in Appendix A) be made permanent, and the statutory notification requirements be followed forthwith to enact this decision.

3. BACKGROUND

- 3.1 The full background to the need to address the adverse impact of small-scale developments on the Borough's Conservation Areas was set down in the earlier Report to Council, (which was supplied to all members and a further copy is available in the Members' library). It was also extensively addressed in the Paul Drury Partnership Character Appraisal reports that were periodically referred to Planning Committee for endorsement.
- 3.2 Following the decision at Council, the affected dwelling houses (800+) were served with a formal Notice of the Direction, plus a simple explanatory leaflet setting down the implications of the new controls. Furthermore a statutory press notice advertised the Direction, listing Classes of Permitted Development withdrawn, and the properties covered.
- 3.3 Representations The exercise did generate a number of queries and concerns, but the number of outright objections has been very limited. The appended table (A) sets down both telephoned and written representations.

4. ANALYSIS

- 4.1 Of the over 800 dwellings affected only 4 direct objections were received.
- 4.2 It was understandable that some residents queried some of the information and decisions as to what was included within the Direction.
- 4.3 No prior notification was given of the Article 4 Direction to avoid the possibility of unsympathetic works being rushed through in the time before it was formalised. The Direction was thus made unannounced. It was inevitable, therefore, that some residents would find themselves having ordered works but, following notification of the Direction, they then found that they required planning permission for these works. Every assistance was offered to these residents to help them to make an early submission, (the position relating to these proposals is set down below – para 5.2).

5. CONCLUSIONS

- 5.1 The limited representations received do not suggest very strong feeling against the retention of the Article 4(2) Direction. A few people were adversely affected by the timing when it was served, but even they, in the main, supported the Direction. The principal issue here was to ensure that they got the help they needed to make the necessary planning application and that any delay was minimised.
- 5.2 Following this initial bedding in period, the Article 4 (2) Direction has begun to work smoothly with the desired affect of helping preserve and enhance the Borough's conservation areas. To date seven planning applications have been generated by the Direction, with three refused, one approved, and the remaining three undetermined.
- 5.3 The serving of the Direction did identify a very small number of amendments to the schedule of affected properties. Some properties have been excluded; principally as they are now flats. The retention of the Direction, as revised and attached in Appendix B, is recommended for confirmation on a permanent basis. As Appendix B shows, the development rights withdrawn by the Direction are specifically targeted within individual Conservation areas to meet the particular circumstances of each area. Further development right withdraws will be brought forward as necessary to deal with other pressures arising from inappropriate development.

6. ALTERNATIVE OPTIONS CONSIDERED

- 6.1 Committee does have the option of not confirming the Direction, but there is no alternative way to secure control of otherwise 'Permitted Development' and address the deterioration to the character of the Borough's Conservation Areas.

7. REASONS FOR RECOMMENDATIONS

- 7.1 It is quite evident from the Conservation Area Appraisal reports that the character of these areas is being undermined by an increasing amount of unsympathetic minor development. The only way to address this is to remove these PD rights and secure a higher standard of work, or even to refuse wholly inappropriate proposals, by requiring them to seek planning permission for the works.

8. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE RESOURCES AND OTHER DEPARTMENTS – none beyond as originally made to Council, viz:

8.1 Financial Implications

It is expected that there will be some additional work for Planning staff but this can be contained within existing staffing levels and budgets.

8.2 Legal Implications

Under Section 59 of the Town and Country Planning Act 1990 the Secretary of State has the power to make General Permitted Development Orders (GDPO) to allow certain classes of development to take place without the need for the grant of a specific planning permission. Under Article 4 of the General Permitted Development Order, LPA's have the power to restrict those classes of development that will be generally permitted. Specifically, Article 4(2) of the GDPO allows an LPA to restrict the types of development that will be automatically permitted in Conservation Areas. The making of an Article 4(2) Direction by the LPA therefore means that the GDPO will not apply to certain developments within the areas specified in the Direction.

The withdrawal of permitted development (PD) rights may give rise to a claim for compensation if an application is refused or granted subject to conditions other than mentioned in the Order. Compensation may be claimed for abortive expenditure and loss or damage directly attributable to the loss of PD rights.

Compensation must be claimed within a limited time from the date of the refusal and may be claimed not only by the freeholder and leasehold owner of the land affected but also by anyone with a contractual right to use the land. It should be noted that special compensation provisions apply to statutory undertakers. Entitlement to compensation is conferred on, and special methods for its calculation are prescribed by the 1990 Act."

8.3 Property Implication

London Borough of Enfield owned properties may well be affected by this order although the scale, nature and impact cannot be assessed at this early stage. There is the possibility that the removal of these rights will fetter the discretion of successors in title to the Council to do what they wish with the property and therefore adversely affect the capital receipt received (if subsequently identified as surplus to the Councils

requirements). The same principle also applies to land owned by the Council which lies adjacent to properties affected by this order. In the alternative it is also possible that protection of an area's character can lead to enhanced values being received on sold properties where change of use, refurbishment or alteration would not otherwise be permitted.

9. PERFORMANCE MANAGEMENT IMPLICATIONS

9.1 The introduction of an Article 4 (2) Direction within Enfield's conservation areas comprises part of a wider package of management proposals being brought forward for these areas and it thus achieves compliance with current Government advice and performance indicators for such areas.

10. PUTTING ENFIELD FIRST

Having a new Article 4 (2) Direction in place across the Borough's conservation areas, with the added assistance to protection of the historic environment that it will bring, is fully consistent with the vision of 'Putting Enfield First' - in particular Aims and Objectives 2005 – 2008: Aim 1(f) "Protect and enhance the character and quality of Enfield's buildings and access to green spaces by preparing a new planning policy (Local Development Framework)."

Background Papers

Character Appraisal Reports by The Paul Drury Partnership.

Appendix A - Representations Received:

	A. Direct Objections	B. Issues	C. Queries	D. Support
Total Received	4	7	20	3
Representation – A: Objections		Comment/Action?		
<p><u>Objection 1</u> (from Enfield Lock – Government Row, new property). Against new properties being included – why was the rest of Enfield Island Village development not included? Their property being selectively disadvantaged; Not known about when property first purchased, Not identified when planning permission first granted.</p>		<p>Enfield Island Village development lies outside the Enfield Lock Conservation Area; The new cottages in Government Row were carefully designed to fit in with the existing old properties & hence merited particular protection. There is already a Direction in place covering the existing Government Row houses; Purchase date of house not advised – but clearly the completion date of these pre-dated the decision on the new Direction. See above;</p>		
<p><u>Objections 2 & 3</u> Points were made that development controls in Conservation Areas are already too restrictive</p>		<p>There are already controls within Conservation Areas, but the Conservation Area appraisals have shown that deterioration is taking place because these controls are too weak.</p>		
<p><u>Objection 4</u> Direction detrimental to property, boundary of Conservation Areas should be changed to now exclude their property.</p>		<p>Not agreed</p>		
Representation – B: Issues				
7 responses of this nature received	Nature of points made	These were from householders that had ordered work & were awaiting commencement, & hence the works now required planning permission. Concern over: – likely delays, or cost of preparing plans in order make an application. Some were very concerned or annoyed about being caught by the new requirement.	Comment There is sympathy with these residents. All assistance & advice was given and applications expedited. Changes No changes to the Direction necessitated.	
Representation – C: Queries				
Representation & No.	Issue raised	Comment	Change Necessitated?	
Queries – 20 2 were Ward Member queries.	Predominantly why were some properties included & others excluded?	Only houses enjoy extensive Permitted Development rights, so flats, offices etc are unable to exercise such rights & thus not included.	None required – the excluded properties were not houses, or already a listed building.	
Representation – D: Support				
2 from affected residents and 1 from a local Study Group		No action or changes required		

Appendix B – The Direction

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Appendix B

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(2)

WHEREAS the Council of the London Borough of Enfield, being the appropriate local planning authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, is satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on land in part of the **Bush Hill Park, Clay Hill, Enfield Lock, Enfield Town, Forty Hill, Hadley Wood, Southgate Green, Trent Park, Turkey Street, Vicar's Moor Lane, and Winchmore Hill Conservation Areas**, being the land shown stippled on the attached plans, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

NOW THEREFORE the said Council, in pursuance of the power conferred on it by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995, hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the Schedule below.

1. Bush Hill Park Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
<p>1 – 23 & 35 – 71 (odd); 2,, 6,, 10 - 18a/b/c, 20 – 22a, 24 – 52a/b, 54, 56 (evens) Abbey Road</p> <p>1 Bagshot Road</p> <p>1, 4 – 7, 9 – 20a, 21 – 23 (consec) Dryden Road</p> <p>1 – 7 Longleat Road</p> <p>2, 27c, 27d Park Avenue</p> <p>1 – 15, 19 – 39, (odd), 49 & 2, 8 – 30 (even) Private Road</p> <p>1-9 (odd), 13,15,15a,29, 31 2, 4, 8, 12 , 18 - 46(even) Queen Anne's Gardens</p> <p>14 – 32 (even) 23–37,43Queen Anne's Place</p> <p>15a, 17,32 Village Road</p>	<p>Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof - including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade). Classes B & C: The enlargement consisting of an addition or alteration to the roof. Class D: The erection or construction of a porch outside any external door. Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house. Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage. Part 2 Class A:</p>

13-27 (Odd), 23a, 25a, 27a, 29,31,31a, 33-39 (Odd), 43-47(Odd) 49a-d, 50a, 53, 57-79 (odd) 87,91-99 (odd) 22-30 (Even), 34a-d, 36-48 (Even) 48a, 50, 54, 54a, 54b, 56, 56a-c, 58- 62 (Even) 80-90(Even) Wellington Road	The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. Class C: The painting of the exterior that is presently exposed brickwork or unpainted render. Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
	To all elevations/aspects
All above properties	Part 1 Class A/B/C The demolition or replacement of chimneys.

2. Clay Hill Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
Claysmore Lodge, Beggars Hollow Kingswood, Claysmore Cottage Clay Hill Park Farm Cottage – 4,5 Flash Lane 1-21 (consec.) St. John's Terrace 17, 19 Strayfield Road 1,2,3,4 Oak Hill Cottages The Old Coach House Old Coach House Cottage Theobalds Park Road	Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof - including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade). Classes B & C: The enlargement consisting of an addition or alteration to the roof. Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. Class C: The painting of the exterior that is presently exposed brickwork or unpainted render. Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
	To all elevations/aspects
All above properties	Part 1 Class A/B/C The demolition or replacement of chimneys.
All above properties plus Woodfield, The Haven, Mavaan, 220,222, 224 Clay Hill Fortis Dignus, 1 Long Acre	To elevations facing or visible from a highway or open space Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Flash Lane 2, 21, Strayfield Road White House Stables, Theobalds Park Road	Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
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3. Enfield Lock Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
Lock House, Lock Cottage, 29-35a Government Row.	Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof - including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade). Classes B & C: The enlargement consisting of an addition or alteration to the roof. Class D: The erection or construction of a porch outside any external door. Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage. Part 2 – Class C: The painting of the exterior that is presently exposed brickwork or unpainted render.
	To all elevations/aspects
All above properties	Part 1 Class A/B/C The demolition or replacement of chimneys.

4. Enfield Town Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
81A – 99 (odd) Cecil Road 3-15 (odd) Chase Green Avenue 8-14 (consec) Gothic Cottages Chase Green Avenue 8 - 20 Chase Side (even)	Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof - including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade).

<p>1- 6 Conical Corner</p> <p>4, 10, 12, 16 – 22a, 26, 28, 32 38 (even), 13, 15, 21, 23 – 41(odd) Essex Road</p> <p>1 – 53 (odd), 2 – 8, 16 - 42, 46 - 56 (even), Raleigh Road</p> <p>17, 19, 27, – 39, 43 – 53 (odd) Sydney Road</p>	<p>Classes B & C: The enlargement consisting of an addition or alteration to the roof.</p> <p>Class D: The erection or construction of a porch outside any external door.</p> <p>Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house.</p> <p>Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage.</p> <p>Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.</p> <p>Class C: The painting of the exterior that is presently exposed brickwork or unpainted render.</p> <p>Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.</p>
	To all elevations/aspects
All above properties	<p>Part 1 Class A/B/C The demolition or replacement of chimneys.</p>

5. Forty Hill Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
Forty Hill	To elevations facing or visible from a highway or open space
<p>1 – 4 & 6 - 14 (consec), Augustus Lodge, 1 - 7 Maidens Bridge Cottages, Bulls Cross</p> <p>230, Caretaker's House Capel Manor Primary School, Capel Cottage, Capel Lodge Bullsmoor Lane</p> <p>Gough Park Cottage, Little Longfield , Clay Hill</p> <p>Waltham Cottage, The Coach House, Sparrow Hall, Gable Cottage, Atherton House 100,</p>	<p>Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof - including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade).</p> <p>Classes B & C: The enlargement consisting of an addition or alteration to the roof.</p> <p>Class D: The erection or construction of a porch outside any external door.</p> <p>Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house.</p> <p>Class H:</p>

<p>Elsyng House 43, Elsyng Cottage 43, The Dower House 100, Wolstenhome House, Longbourne, Longbourne B, Edelsten House, Garnault, The Vicarage, The Lodge Forty Hall, 11 – 21 (odd), 29 – 37 (odd), 70 – 78 (even), 88 – 98 (even), Forty Hill</p> <p>1, 2 Goat Cottages, 1,2, 4 Plum Tree Cottages, Goat Lane</p> <p>8, Old Forge Road</p> <p>29, 33 Russell Road</p> <p>163 - 169 (odd), Turkey Street</p> <p>Capel Manor House, Whitewebbs Lane</p>	<p>The installation, alteration or replacement of a satellite antenna on the property or within its curtilage.</p> <p>Part 2</p> <p>Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.</p> <p>Class C: The painting of the exterior that is presently exposed brickwork or unpainted render.</p> <p>Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.</p>
	To all elevations/aspects
All above properties	<p>Part 1 Class A/B/C The demolition or replacement of chimneys.</p>

6. Hadley Wood Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
<p>67 Camlet Way</p> <p>6 – 34 (even), 9, 11,13, (odd) Crescent East</p> <p>34 – 48 (even), 33 – 79 (odd) Crescent West</p> <p>1 – 31 (odd), Lancaster Avenue</p>	<p>Part 1</p> <p>Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof - including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade).</p> <p>Classes B & C: The enlargement consisting of an addition or alteration to the roof.</p> <p>Class D: The erection or construction of a porch outside any external door.</p> <p>Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the</p>

	<p>enjoyment of the dwelling house.</p> <p>Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage.</p> <p>Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.</p> <p>Class C: The painting of the exterior that is presently exposed brickwork or unpainted render.</p> <p>Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.</p>
	To all elevations/aspects
All above properties	<p>Part 1 Class A/B/C The demolition or replacement of chimneys.</p>

7. Southgate Green Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
<p>5 – 11 (odd) Arnos Grove</p> <p>1 – 4 (consec) Fieldview Cottages, Balaams Lane</p> <p>1-11 (odd), 2 –18a (evens) Cannon Hill</p> <p>19 Greenacre Walk</p> <p>5,7,15-25 (odd), 29-35 (odd), 46-50 (Even), High Street</p> <p>35 Minchenden Crescent</p> <p>1, 1a, 3 Selborne Road</p> <p>1-4 (Consec,) Arnoside Cottage (5), Arnoside House (5), 6,7,11,12,12a, 14-21 (Consec) 28, Ash Lodge (40), Ingleside (41), The Green</p>	<p>Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors. or alteration to the roof or alteration to the roof - including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade).</p> <p>Classes B & C: The enlargement consisting of an addition or alteration to the roof.</p> <p>Class D: The erection or construction of a porch outside any external door.</p> <p>Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house.</p> <p>Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage.</p> <p>Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.</p> <p>Class C: The painting of the exterior that is presently exposed</p>

	brickwork or unpainted render. Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
	To all elevations/aspects
All above properties	Part 1 Class A/B/C The demolition or replacement of chimneys.

8. Trent Park Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
305 – 319 & 323 – 345 (odd) Cockfosters Road	Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof - including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade). Classes B & C: The enlargement consisting of an addition or alteration to the roof. Class D: The erection or construction of a porch outside any external door. Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house. Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage. Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. Class C: The painting of the exterior that is presently exposed brickwork or unpainted render. Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
	To all elevations/aspects
All above properties	Part 1 Class A/B/C The demolition or replacement of chimneys.

9. Turkey Street Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part
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	& Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
40 Gilbert Street 1, 3, 5, 7, 15, 17, 19, 21, 33, 37, 39, 41, 43, 43A, 45/a/b Turkey Street	Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof – including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade). Classes B & C: The enlargement consisting of an addition or alteration to the roof. Class D: The erection or construction of a porch outside any external door. Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house. Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage. Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. Class C: The painting of the exterior that is presently exposed brickwork or unpainted render. Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
	To all elevations/aspects
All above properties	Part 1 Class A/B/C The demolition or replacement of chimneys.

10. Vicar's Moor Lane Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
70 – 112 (even) Vicars Moor Lane	Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof – including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade). Classes B & C:

	<p>The enlargement consisting of an addition or alteration to the roof.</p> <p>Class D: The erection or construction of a porch outside any external door.</p> <p>Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house.</p> <p>Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage.</p> <p>Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.</p> <p>Class C: The painting of the exterior that is presently exposed brickwork or unpainted render.</p> <p>Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.</p>
	To all elevations/aspects
All above properties	<p>Part 1 Class A/B/C The demolition or replacement of chimneys.</p>

11. Winchmore Hill Green Conservation Area

Addresses Affected	Town & Country Planning (General Permitted Development) Order 1995 – as amended: Schedule 2, Part & Classes of Permitted Development being withdrawn
	To elevations facing or visible from a highway or open space
<p>17, 18 Barber Close</p> <p>86, 88 Broad Walk</p> <p>37 – 55 (odd), 61, 46, 48, 56, 60 – 70 (even), The Cottage, 1 & 2 Woodside Cottages, St. Paul's Vicarage Church Hill</p> <p>1a & 1b Downes Court</p> <p>1 – 10, Harwoods Yard</p> <p>212, Hoppers Road 1 – 13 Compton Terrace, Hoppers Road</p> <p>1 – 10 (consec) Old Dairy Square</p>	<p>Part 1 Class A: Enlargement, improvement or other alteration (including installation/ replacement windows, doors or alteration to the roof including replacement roof coverings with a different material, the fitting of roof lights - or guttering to a new design or in different materials, the rendering or cladding of a façade).</p> <p>Classes B & C: The enlargement consisting of an addition or alteration to the roof.</p> <p>Class D: The erection or construction of a porch outside any external door.</p> <p>Class F: The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house.</p> <p>Class H: The installation, alteration or replacement of a satellite antenna on the property or within its curtilage.</p>

35 The Green	Part 2 Class A: The erection of, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. Class C: The painting of the exterior that is presently exposed brickwork or unpainted render. Part 31B The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
3 Paulin Drive	
1 Stratfield Park Close	
1- 13, 4 -14 Wades Grove	
15 – 29 (odd), 16 – 22, 26, 28, 38 – 56 (even) Wades Hill	
5 – 19 (odd), 2 – 38 (even) Wilson Street	
	To all elevations/aspects
All above properties	Part 1 Class A/B/C The demolition or replacement of chimneys.

THIS DIRECTION is made under Article 4(2) of the said Order and has been confirmed as permanent by the London Borough of Enfield as Local Planning Authority.

Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995.

This Direction may be cited as “The London Borough of Enfield Council (Enfield Borough Conservation Areas) Article 4(2) Direction 2006 (as confirmed)”.

Given under the Common Seal of the Council of the London Borough of Enfield this th day of 2006.

The Common Seal of the Council was affixed to this Direction in the presence of:
{.....}

MUNICIPAL YEAR 2006/2007 REPORT NO. 26**MEETING TITLE AND DATE:**

Planning Committee
21 6 06

REPORT OF:

Director of Environment, Street
Scene and Parks

Agenda – Part: 1

Subject:

ANNUAL REVIEW OF WORK OF THE CONSERVATION ADVISORY GROUP 2005/06

Wards: All

Contact officer and telephone number:

Christine White

Tel : 020-8379-3852

1. EXECUTIVE SUMMARY

This report is for Members information and is an annual review summarising the contribution made by the Conservation Advisory Group (CAG) over the municipal year 2005/06 to built heritage and other environmental initiatives.

2. RECOMMENDATIONS

That the report be noted, for information.

3. BACKGROUND

3.1 The Conservation Advisory Group (CAG) in Enfield has been established for very many years and comprises six members of the Council and eleven co opted members from a number of local groups. The Group's remit is to consider and advise the Council (particularly the Planning Committee and Cabinet Member for the Environment) on development affecting conservation areas, ancient monuments and listed buildings, the preservation or enhancement of heritage features and areas, the improvement of heritage features and areas, and the designation of conservation areas.

3.2 The table attached as Appendix A summarises the issues in which CAG has been involved in the Municipal year 2005/06 and

demonstrates how CAG have contributed to facilitating and driving forward built heritage and other environmental initiatives in 2005/06.

- 3.3 The statistics show that CAG has considered in detail and tendered advice on over one hundred and forty applications during the last municipal year, adding value to the quality of decisions taken on the most environmentally sensitive sites. The Group has also monitored the decisions taken on six hundred and seventy applications in the last year. Most of these applications were considered in detail and commented on by the relevant individual local study groups represented on CAG. CAG has maintained a steady level of input into a broadly similar number of applications during 2005/06 as in previous years.
- 3.4 In addition, CAG has maintained a strong input into :-
- Conservation Area Review, contributing extensive local knowledge to the preparation of the conservation area character appraisals (enabling the Council to meet new Best Value Performance Indicator 219b)
 - issues affecting the public realm and streetscene, such as street lighting, highway tree management and footway surfacing proposals in environmentally sensitive locations
 - contributing to the consideration of the details on the redevelopment of Enfield Town Centre
 - monitoring key appeal decisions in conservation areas.
- 3.5 The figures reflect the work the Group have done over the past year on the Enfield Design Awards (EDA). The EDA is a biennial scheme promoted by CAG in partnership with the Council and encourages a wider awareness of good design in the built environment and the positive impact it can have on everybody's life. The EDA 2005 was the second time the scheme has been run and the quality of entries and the outstanding support (more than double the numbers for the EDA 2003) has clearly shown the success of the scheme. The Group also supported the local operation of the national Civic Trust Awards 2006.
- 3.6 Figures for issues raised by CAG Members in Open Session are up on previous years. These include a wide and diverse range of matters including enquiries related to the monitoring of change at major heritage sites and reporting potential contraventions of planning legislation for investigation by the Enviro Crime Unit.
- 3.7 CAG has spent time continuing to review the organisation and working practices of CAG itself, for maximum efficiency and effectiveness, including securing an amendment to CAG's membership and terms of reference to enable CAG to expand its active membership and skills base and ensure that its terms of reference are up to date and reflect the full range of its current field of operation.
- 3.8 CAG has become engaged with the LDF process, and contributed to the process of formulating the Statement of Community Involvement (SCI).
- 3.9 The work of CAG is consistent with the Enfield First objectives, particularly Aim 5, 'Supporting the delivery of excellent services' and

5e) to 'provide effective community leadership and increase public participation in the Council's decision making processes and local initiatives. The proposal is also consistent with Aim 1 of this initiative 'A Cleaner and Greener Enfield' and 1f) to 'protect and enhance the character and quality of Enfield's buildings and access to green spaces by preparing a new Local Development Framework'.

Background Papers

File PL52

APPENDIX A

**NUMBER OF REPORTS CONSIDERED BY CAG
MUNICIPAL YEAR 2005/06**

NATURE OF REPORT	2005/06	2004/05	2003/04	2002/03	2001/02
APPLICATIONS DISCUSSED	142	137	142	162	114
DECISIONS MONITORED / NOTED	670	611	622	415	343
NEW RIVER LOOP RESTORATION PROJECT (LOTTERY FUNDED)	0	2	2	4	5
EDMONTON HERITAGE ECONOMIC REGENERATION SCHEME	1	2	1	2	1
CONSERVATION AREA REVIEW (CHARACTER APPRAISALS, ARTICLE 4, MANAGEMENT PROPOSALS, CHARACTERISATION STUDY, DESINGATION CRITERIA)	7	10	0	5	1
ENVIRONMENTAL IMPROVEMENTS (BOUNDARY BROOK / LIVING RIVERS PROJECT, HISTORIC FINGERPOST RESTORATION PROJECT, EDMONTON INITIATIVES)	3	8	6	8	4
BUILDINGS AT RISK (ENGLISH HERITAGE REGISTER UPDATE)	1	1	2	3	2
DESIGN AWARDS (ENFIELD DESIGN AWARDS, CIVIC TRUST AWARDS)	8	1	12	1	2
ENFIELD TOWN PHASE II	4	2	3	0	2
ADDITIONS AND AMENDMENTS TO STATUTORY AND LOCAL LIST (STATUTORY LIST : MAIDENS BRIDGE, THE RIDGEWAY,).	3	3	3	6	4
HIGHWAY AND STREETSCENE SCHEMES PFI STREET LIGHTING, HIGHWAY TREE MANAGEMENT STRATEGY, GENTLEMANS ROW FOOTWAY RESURFACING, ENFIELD TOWN FOOTWAY RECONSTRUCTIONS).	7	5	3	5	4
NEW BUS ROUTES AND SHELTERS THROUGH CONSERVATION AREAS	0	0	0	1	4
ISSUES RAISED BY MEMBERS IN OPEN SESSION	115	89	81	88	50
APPEAL DECISIONS (27/28 THE TOWN FASCIA, ARCHWAY HOUSE FRONT GARDEN PARKING, 82 THE RIDGEWAY REDEVELOPMENT).	4	1	2	2	1
PARKS ISSUES	0	0	2	2	3
REVIEW OF WORK OF CAG & MEMBERSHIP ISSUES (ANNUAL CAG MONITORING REPORT 04/05, AMENDMENTS TO CONSTITUTION AND REMIT, CALENDAR ISSUES)	3	2	5	4	2
LONDON OPEN HOUSE	1	0	1	1	0
NEW AND DRAFT GUIDANCE, LEGISLATION AND POLICY (DCMS CONSULTATION, REVISIONS TO OF SELECTION FOR LISTING).	1	3	4	5	1
PRE APPLICATION SCHEMES (SIGNAGE AT EDMONTON POLICE STATION)	1	2	2	2	0
RECRUITMENT UPDATES	0	0	4		0
ENFORCEMENT (FEEDBACK FROM ENVIRO CRIME PLANNING SUPERVISOR)	0	3	1	0	0
ARCHAEOLOGY (GLAAS QUARTERLY REVIEW)					
LOCAL DEVELOPMENT FRAMEWORK (STATEMENT OF COMMUNITY INVOLVEMENT SCI)	2				
TOTAL ITEMS	973	882	898	716	543